

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: October 21, 2020

ARC REVIEW CODE: P2010211

TO: Mayor Robert Price, City of Locust Grove
ATTN TO: Daunté Gibbs, Community Development Director
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2020 City of Locust Grove CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2020 City of Locust Grove Capital Improvement Element (CIE) annual update.

Submitting Local Government: City of Locust Grove

Action Under Consideration: Approval

Date Opened: October 21, 2020

Deadline for Comments: November 11, 2020

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
HENRY COUNTY
SPALDING COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF McDONOUGH
BUTTS COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GRTA/SRTA
THREE RIVERS REGIONAL COMMISSION

Attached is information concerning this review.

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or 470-378-1531. If ARC staff does not receive comments from you on or before **Wednesday, Nov. 11, 2020**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <http://www.atlantaregional.org/land-use/planreviews>.

NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Locust Grove	Date Received:	October 21, 2020			
Local Contact:	Daunté Gibbs, Community Development Director, City of Locust Grove					
Phone:	770-692-2355	E-Mail:	dgibbs@locustgrove-ga.com			
Fax:		Website:	https://www.locustgrove-ga.gov/our-government/city-departments/community-development			
Street	PO Box 900	City State, Zip:	Locust Grove, GA 30248			
Department of Community Affairs Review Required						
Review Title:	2020 City of Locust Grove CIE Annual Update					
Description:	<p>A regional review of the draft 2020 City of Locust Grove Capital Improvement Element (CIE) annual update.</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the City of Locust Grove.</p>					
The submitted documents are available for review at ARC and the local government.						
Reviewing Regional Commission:						
<p>Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303</p> <p>Phone 404-463-3100 Fax 404-463-3254</p>						
Contact Person:	Greg Giuffrida, Plan Reviews Program Manager					
E-Mail	ggiuffrida@atlantaregional.org					

[illegible]

RESOLUTION NO. 20-10-049

A RESOLUTION TO TRANSMIT AN ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE AND DELIVER ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Locust Grove, Georgia ("City") held a public hearing on October 19, 2020 to transmit an update of the Capital Improvement Element ("CIE") for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan;

WHEREAS, the City has prepared an amendment in accordance with the guidance of the latest Minimum Standards under the Georgia Planning Act and the Rules and Regulations by the Georgia Department of Community Affairs as shown in Exhibit "A";

WHEREAS, notice of this matter (as attached hereto and incorporated herein as Exhibit "B") has been provided in accordance with applicable state law and local ordinances;

WHEREAS, the Mayor and City Council wish to submit the CIE update to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

WHEREAS, the Mayor and City Council wish to submit a Statement of Accomplishments of the CIE to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

WHEREAS, the Mayor and City Council in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare to the citizens of the City, have determined this amendment to be in the best interests of the citizens of the City, that this Resolution be adopted.

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:

1. **Authorization.** That the Locust Grove City Council hereby authorizes the Mayor to submit the CIE update to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs.

2. **Public Purpose.** The City finds that the foregoing actions constitute a major step in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk to attest the signature of any City official appearing on documents necessary to carry out this Resolution, to affix the official seal of the City thereto, as necessary, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 19th day of October, 2020.


ROBERT S. PRICE, MAYOR

ATTEST:


MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:



City Attorney

EXHIBIT "A"

**AMENDMENT TO CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF
LOCUST GROVE PORTION OF THE HENRY COUNTY-CITIES JOINT
COMPREHENSIVE PLAN**

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2021 - 2025+

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
<i>Administration</i>							
Update Plan and methodology, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2020	2022	\$ 20,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee/Admin)
<i>CIE Cost Recovery</i>							
Update CIE, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2020	2022	\$ 25,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee/Admin)
<i>Public Safety</i>							
SPLOST IV/V Involved Projects							
Additional Parking as part of Phase II of Municipal Complex along both sides of Claude Gray Drive.	Citywide	2021	2023	\$ 500,000	20%	SPLOST IV - V. Impact fees up to \$100,000	City, Impact Fees, SPLOST
<i>Highways and Streets</i>							
Transportation Planning Related Items							
Central Connector -- Tanger to Frances Ward Blvd	LCI	TBD	TBD	TBD	25%	GDOT, County, City	GDOT, County, City
Peeksville Connector -- State Route 42 to Cleveland Street	LCI	2021	2024	\$ 350,000	25%	GDOT, County, City	GDOT, County, City
Realignment of Price Dr to intersect with Bethlehem Rd	Citywide	2021	2026	\$ 6,800,000	25%	Private, City, ARC, GDOT, SPLOST	Private (R/W and or installation), part of Bethlehem Road Interchange
Industrial Interchange at Bethlehem Road and I-75 (LOC-01) Scoping and Concept	Citywide	2020	2026	\$ 52,000,000	TBD	Private, SPLOST IV (PE/ROW), HB 170, Local (Env + Concept)	GaDOT, County, City, Region
SPLOST / T-SPLOST Involved Projects							
Bill Gardner at SR 42 Intersection - initial was roundabout, but may change to signalization and turning lane additions.	Citywide	2020	2025	\$ 2,250,000	20%	GaDOT (20%), Local (80%), T-SPLOST or SPLOST V	GaDOT, City, County
Additional right-turn lane, Hwy 42 NB onto Bill Gardner Parkway (reconfiguration of existing intersection with enhanced split-phase signalization - striping as deemed necessary by GaDOT). Includes extending turning lane between Bill Gardner towards Cleveland Street to allow for turning onto Bowden Street crossing and to Peeksville Road.	Citywide	2021	2024	\$ 200,000	20%	GaDOT/Local (utilities)/HB 170	GaDOT/City

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2021 - 2025+

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party
Interchange Reconstruction, Exit 212 at I-75 (formerly TIA-HE-015)	Citywide	2022	2027	\$ 20,900,000	20%	Local (SPLOST-V and future T-SPLOST) and regional	City, County, GaDOT, Region
Bill Gardner Parkway between I-75 and Tanger: enhancements for safety and traffic operations, including possible north side turning lane for dual turning and raised median between I-75 to Tanger along with additional left turning lane for WB Bill Gardner to SB I-75.	Citywide	2019	2024	\$ 2,000,000	20%	Local (PE), GDOT/HB-170	City, GaDOT
Bill Gardner Parkway (HE-126B, CR 650) Widen from 2>4 lanes from Hwy 155 to Lester Mill Road and from 2>6 lanes from Lester Mill Road to west side of I-75 interchange. (former project to upgrade existing 2-lane facility)	Citywide	2022	2026	\$ 3,200,000	20%	Private (15%), County (15%), GaDOT (10%), Local (15%) through future SPLOST and regional efforts (45%)	City, County, GaDOT, Region
Overhead Bridge Crossing Study: Study for feasibility and location of overhead bridge over N-S Railway between Bill Gardner and Bethlehem Road.	Citywide	2021	2022	\$ 150,000	100%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Signal Installation at Hwy 42 and Marketplace Blvd	Citywide	2020	2022	\$ 300,000	20%	LMIG, Local, SPLOST V	City, GaDOT
Parks and Recreation							
Install walking trails/passive recreation along Davis Lake property	Citywide	2021	2023	\$ 135,000	25%	Local funds through possible future impact fees	City
Construct new passive recreation park on old oxidation pond site	Citywide	2020	2020	\$ 815,000	100%	Impact Fees and City	City
Parks Improvements	Citywide	Ongoing	Ongoing	\$ 50,000	10%	Henry County (65%), Local (35%) through possible future SPLOST and Impact Fees	City, County
				\$ 89,695,000			

Impact Fee Collections, Calendar Year 2019

Revenues

	<i>Administration</i>	<i>CIE Cost Recovery</i>	<i>Public Safety</i>	<i>Highways and Streets</i>	<i>Parks & Recreation</i>	<i>Total</i>
Balance Prior Period	\$50,106	\$14,668	\$72,678	\$275,624	\$379,082	\$ 792,158
Collections	\$18,553	\$ 4,623	\$ 43,666	\$ 118,392	\$ 453,557	\$ 638,792
Interest Income	\$13	\$ 3	\$ 29	\$ 81	\$ 309	\$ 435
Current Year (2019)	\$18,566	\$4,626	\$43,695	\$118,473	\$453,866	\$ 639,227
Total Receipts + Balance	\$ 68,672	\$ 19,294	\$ 116,373	\$ 394,097	\$ 832,948	\$ 1,431,385

Expenditures

Expenditures Prior (in balance)	\$10,490	\$ -	\$ 41,209	\$ 142,134	\$ 817,297	\$1,011,130
Expenditures 2019	\$ -	\$ -	\$ -	\$ -	\$ 1,912	\$1,912
Total Expenditures 2019	\$0	\$0	\$0	\$0	\$1,912	\$1,912
Balance at Year End	\$68,672	\$19,294	\$116,373	\$394,097	\$831,036	\$1,429,473

Source: Audited Financial Statement of City of Locust Grove, Whaley-Hammonds-Tomasello, PC dated July 30, 2019

Note: There were NO refunds of impact fees in 2019.

EXHIBIT "B"

PUBLIC NOTICE OF TRANSMITTAL RESOLUTION

Henry Herald

PUBLISHER'S AFFIDAVIT

Public Hearing Notice
City of Locust Grove
October 19, 2020
6:30 PM
Locust Grove Public
Safety Building
3840 Highway 42 South
Locust Grove, GA 30249

Notice is hereby given as required by Chapter 86 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, October 19, 2020 at 6:00 PM, will conduct public hearings for the purpose of the following:

CAPITAL IMPROVEMENT ELEMENT REEVALUATION

A resolution to transmit an annual update of the Capital Improvement Element for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan to the Atlanta Regional Commission for regional and state review; to authorize the Mayor and City Clerk to execute and deliver any documents necessary to carry out this resolution; to repeal inconsistent provisions; to provide an effective date; and for other purposes.

The public hearing will be held in the Locust Grove Public Safety Building, located at 3840 Highway 42 South.

Daunté Gibbs
Community Development
Director - City of Locust
Grove
14829-9/30/2020

State of Georgia
County of Henry

Personally appeared before the undersigned, Dawn Ward who after being first duly sworn states that he/she is the **Legal Advertising Clerk, for the Henry Herald**, official legal organ of **Henry County, Georgia**, and that upon his/her own personal knowledge knows that the advertisement, a true copy of which is hereto annexed, was published in said newspaper of general circulation on the following dates:

September 30, 2020

Dawn Ward

Affiant

Sworn to and subscribed before me this the
30 day of September, 2020.

Signed Tina Partridge
Notary Public

