



# 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:** September 14, 2021

**ARC REVIEW CODE:** P202109141

**TO:** Mayor Robert Price, City of Locust Grove  
**ATTN TO:** Daunte Gibbs, Director, Community Development Department  
**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:** 2021 City of Locust Grove CIE Annual Update

**Review Type:** Local Comprehensive Plan

**Description:** A review of the draft 2021 City of Locust Grove Capital Improvement Element (CIE) Annual Update

**Submitting Local Government:** City of Locust Grove

**Action Under Consideration:** Approval

**Date Opened:** September 14, 2021

**Deadline for Comments:** October 5, 2021

**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 DATA RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
HENRY COUNTY  
CITY OF McDONOUGH

ARC TRANSPORTATION ACCESS AND MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
SPALDING COUNTY  
MARTA

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
SRTA/GRTA  
CITY OF JENKINSBURG

## Attached is information concerning this review.

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org) or 470-378-1645. If ARC staff does not receive comments from you on or before **Tuesday October 5, 2021**, 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 <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.

# 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

## NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

<b>Submitting Local Government:</b>	City of Locust Grove	<b>Date Received:</b>	September 14, 2021
<b>Local Contact:</b>	Daunte Gibbs, Director, Community Development Department		
<b>Phone:</b>	770.692.2355	<b>E-Mail:</b>	<a href="mailto:dgibbs@locustgrove-ga.gov">dgibbs@locustgrove-ga.gov</a>
<b>Fax:</b>		<b>Website:</b>	<a href="https://www.locustgrove-ga.gov">https://www.locustgrove-ga.gov</a>
<b>Street</b>	P.O. Box 900	<b>City State, Zip:</b>	Locust Grove, GA 30248

### Department of Community Affairs Review Required

<b>Review Title:</b>	2021 City of Locust Grove CIE Annual Update
<b>Description:</b>	<p>A review of the draft 2021 City of Locust Grove Capital Improvement Element (CIE) Annual Update</p> <p>Document can be viewed on the ARC website at:  <a href="https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/">https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/</a>  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:

Atlanta Regional Commission  
229 Peachtree Street NE, Suite 100  
Atlanta, GA 30303

Phone 404-463-3100 | Fax 404-463-3254

<b>Contact Person:</b>	Andrew Smith, Principal Planner
------------------------	---------------------------------



RESOLUTION NO. 21-08-056

**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 August 16, 2021 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 16<sup>th</sup> day of August 2021.

  
\_\_\_\_\_  
ROBERT S. PRICE, MAYOR

ATTEST:

  
\_\_\_\_\_  
MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

COPY

**EXHIBIT "A"**

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

**EXHIBIT "B"**

**PUBLIC NOTICE OF TRANSMITTAL RESOLUTION**

**CAPITAL IMPROVEMENT ELEMENT – SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2026+**

(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 (6 Share)	(8) Responsible Party
<b>Administration</b>							
Update Plan and methodology, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2021	2023	\$ 20,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, Impact fees (5% CE fee/Admin)
<b>CIE Cost Recovery</b>							
Update CIE, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2021	2023	\$ 25,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, Impact fees (5% CE fee/Admin)
<b>Public Safety</b>							
<b>SPLOST MW Involved Projects</b>							
Additional Parking as part of Phase II of Municipal Complex along both sides of Claude Gray Drive.	Citywide	2022	2024	\$ 500,000	20%	SPLOST IV - V, Impact fees up to \$100,000	City, Impact Fees, SPLOST
<b>Highways and Streets</b>							
<b>Transportation Planning Related Items</b>							
Central Corridor – Tanger to Frances Ward Blvd	LCI	TBD	TBD	TBD	25%	GDOT, County, City	GDOT, County, City
Peeblesville Connector – State Route 42 to Cleveland Street	LCI	2022	2025	\$ 350,000	25%	GDOT, County, City	GDOT, County, City
Realignment of Price Dr to Intersect with Bethlehem Rd	Citywide	2022	2027	\$ 6,600,000	25%	Private, City, ARC, GDOT, SPLOST	Private (RW and or Installation), part of Bethlehem Road Interchange
Industrial Interchange at Bethlehem Road and I-75 (LOC-01) Scoping and Concept	Citywide	2021	2027	\$ 52,000,000	TBD	Private, SPLOST IV (PERROW), HB 170, Local (Ent + Concept)	GDOT, County, City, Region
<b>SPLOST / T-SPLOST Involved Projects</b>							
Bill Gardner at SR 42 Intersection - Initial was roundabout but may change to signalization and turning lane additions.	Citywide	2021	2026	\$ 2,250,000	20%	GDOT (20%), Local (80%), T-SPLOST or SPLOST V	GDOT, 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 GDOT). Includes extending turning lane between Bill Gardner towards Cleveland Street to allow for turning onto Bowden Street crossing and to Peeblesville Road.	Citywide	2022	2025	\$ 200,000	20%	GDOT/Local (utilities)/HB 170	GDOT/County



**CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2028+**

(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 (to share)	(8) Responsible Party
Interchange Reconstruction, Exit 212 at I-75 (formerly IIA-HE-015)	Citywide	2023	2028	\$ 20,900,000	20%	Local (SPLOST-V and future T-SPLOST) and regional	City, County, GaDOT, Region
Bill Gertner 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 Gertner to SB I-75.	Citywide	2021	2026	\$ 2,000,000	20%	Local (FE), GaDOT/HB-170	City, GaDOT
Bill Gertner Parkway (HE-1208, CR 650) Widened from 2-4 lanes from Hwy 155 to Lecker Mill Road and from 2-6 lanes from Lecker Mill Road to west side of I-75 interchange. (former project to upgrade existing 2-lane facility)	Citywide	2023	2027	\$ 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 Gertner and Bethlehem Road.	Citywide	2022	2023	\$ 150,000	100%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Signal Installation at Hwy 42 and Marketplace Blvd	Citywide	2021	2023	\$ 300,000	20%	LWRG, Local, SPLOST V	City, GaDOT
<b>Parks and Recreation</b>							
Install walking trails/passive recreation along Davis Lake property	Citywide	2022	2024	\$ 135,000	25%	Local funds through possible future impact fees	City
Construct new passive recreation park on old oxidation pond site	Citywide	2020	2021	\$ 315,000	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
				<b>\$ 89,995,000</b>			

JONESBORO GROUP  
SCNI D/B/A GRAY PUBLISHING  
PO BOX 1286  
LAWRENCEVILLE GA 30046  
(770)963-9205

ORDER CONFIRMATION (CONTINUED)

Salesperson: DAWN WARD

Printed at 07/22/21 15:47 by dward-lv

Acct #: 119830

Ad #: 43141

Status: New

Public Hearing Notice  
City of Locust Grove  
August 18, 2021  
8:00 PM  
Locust Grove  
Public Safety Building  
8840 Highway 42 South  
Locust Grove, GA 30608

Notice is hereby given as required by Chapter 16 of Title 28 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, August 16, 2021, at 8:00 PM, will conduct public hearings for the purpose of the following:

**ORDINANCE AMENDMENT**  
ORD 21-08-01 To amend Chapter 17, adding Table 17.04.041 Principal Uses allowed in each zoning district.

**REZONING**  
RD-17-07-01 Sonawell Properties of Indianapolis, IN requests rezoning of 2.86 +/- acres located at 170 Pine Grove Road from R-S (Medium Single Family Residential) to M-1 (Light Industrial); Parcel 127-08018004, in Land Lot 282 of the 2nd District; the applicant intends to combine this lot with 83.48 +/- acres rezoned in May of 2021 to build a 1.34+ million sq. ft. warehouse accompanied by car parking and truck courts.

**AMENDMENT TO ZONING**  
MC-21-08-01 Pulse Group of Alpharetta, GA requests a modification to zoning conditions for property located on Locust Grove within Oak Ridge Meadows Planned Development PDD E (Parcel ID: 130-01017000) in Land Lot 138 of the 2nd District; the property consists of 118.86 +/- acres and the request is to modify zoning conditions to allow for the development of an aged-targeted community.

**CAPITAL IMPROVEMENT**  
**PLANNING DEPARTMENT**  
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 8840 Highway 42 South.

Dawn Gibbs  
Community Development  
Director - City of Locust Grove  
48141-728/2021

**CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2026+**

(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	2021	2023	\$ 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	2021	2023	\$ 25,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee/Admin)
<i>Public Safety</i>							
<b>SPLOST IV/V Involved Projects</b>							
Additional Parking as part of Phase II of Municipal Complex along both sides of Claude Gray Drive.	Citywide	2022	2024	\$ 500,000	20%	SPLOST IV - V. Impact fees up to \$100,000	City, Impact Fees, SPLOST
<i>Highways and Streets</i>							
<b>Transportation Planning Related Items</b>							
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	2022	2025	\$ 350,000	25%	GDOT, County, City	GDOT, County, City
Realignment of Price Dr to intersect with Bethlehem Rd	Citywide	2022	2027	\$ 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	2021	2027	\$ 52,000,000	TBD	Private, SPLOST IV (PE/ROW), HB 170, Local (Env + Concept)	GaDOT, County, City, Region
<b>SPLOST / T-SPLOST Involved Projects</b>							
Bill Gardner at SR 42 Intersection - initial was roundabout, but may change to signalization and turning lane additions.	Citywide	2021	2026	\$ 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	2022	2025	\$ 200,000	20%	GaDOT/Local (utilities)/HB 170	GaDOT/City

**CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2026+**

(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	2023	2028	\$ 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	2021	2026	\$ 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	2023	2027	\$ 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	2022	2023	\$ 150,000	100%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Signal Installation at Hwy 42 and Marketplace Blvd	Citywide	2021	2023	\$ 300,000	20%	LMIG, Local, SPLOST V	City, GaDOT
<i>Parks and Recreation</i>							
Install walking trails/passive recreation along Davis Lake property	Citywide	2022	2024	\$ 135,000	25%	Local funds through possible future impact fees	City
Construct new passive recreation park on old oxidation pond site	Citywide	2020	2021	\$ 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
				<b>\$ 89,695,000</b>			

## Impact Fee Collections, Calendar Year 2020

### Revenues

	<i>Administration</i>	<i>CIE Cost Recovery</i>	<i>Public Safety</i>	<i>Highways and Streets</i>	<i>Parks &amp; Recreation</i>	<i>Total</i>
Balance Prior Period	\$68,683	\$15,253	\$116,368	\$311,634	\$404,976	\$ 916,914
Collections	\$11,298	\$ 2,766	\$ 20,979	\$ 58,179	\$ 293,110	\$ 386,332
Interest Income	\$21	\$ 5	\$ 36	\$ 97	\$ 126	\$ 285
Current Year (2020)	\$11,319	\$2,771	\$21,015	\$58,276	\$293,236	\$ 386,617
Total Receipts + Balance	\$ 80,002	\$ 18,024	\$ 137,383	\$ 369,910	\$ 698,212	\$ 1,303,531

### Expenditures

Expenditures Prior (in balance)	\$10,490	\$ -	\$ 41,209	\$ 142,134	\$ 1,032,680	\$1,226,513
Expenditures 2020	\$ -	\$ -	\$ -	\$ -	\$ 1,003,922	\$1,003,922
Total Expenditures 2020	\$0	\$0	\$0	\$0	\$1,003,922	\$1,003,922
<b>Balance at Year End</b>	<b>\$80,002</b>	<b>\$18,024</b>	<b>\$137,383</b>	<b>\$369,910</b>	<b>(\$305,710)</b>	<b>\$299,609</b>

Source: Unaudited Financial Figures of City of Locust Grove, awaiting final audit by Rushton Accountants

Note: There were NO refunds of impact fees in 2020.