



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

**DATE:** 7/8/2005

**ARC REVIEW CODE:** P507081

**TO:** Mayor Lorene Lindsey  
**ATTN TO:** Theresa Breedlove, City Clerk  
**FROM:** Charles Krautler, Director

NOTE: This is 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 regarding related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** City of Locust Grove Future Land Use Element and Map Amendment  
**Review Type:** Local Comprehensive Plan

**Description:** Amendment to the future land use element and future land use map of the Henry County-Cities joint comprehensive development plan.

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

**Action Under Consideration:** Approval

**Date Opened:** 7/8/2005

**Deadline for Comments:** 7/22/2005

**Earliest the Regional Review can be Completed:** 9/6/2005

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
HENRY COUNTY  
CITY OF STOCKBRIDGE

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF HAMPTON  
CITY OF LOVEJOY

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF McDONOUGH

## Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 7/22/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



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

<b>Submitting Local Government:</b>	City of Locust Grove	<b>Date Received:</b>	7/8/2005
<b>Local Contact:</b>	Theresa Breedlove, City Clerk City of Locust Grove	<b>Public Hearing Date and Time:</b>	7/22/2005 8:30am
<b>Phone:</b>	770-957-5043	<b>E-Mail:</b>	LGCITYHALL@aol.com
<b>Fax:</b>	770-954-1223	<b>Website:</b>	
<b>Street</b>	PO Box 900	<b>City State, Zip:</b>	Locust Grove, Georgia 30248

### **Department of Community Affairs Review Required**

<b>Review Title:</b>	City of Locust Grove Future Land Use Element and Map Amendment
<b>Description:</b>	<p>Amendment to the future land use element and future land use map of the Henry County-Cities joint comprehensive development plan.</p> <p>Document can be viewed on the ARC website at: <a href="http://www.atlantaregional.com/qualitygrowth/compplanreviews.html">http://www.atlantaregional.com/qualitygrowth/compplanreviews.html</a> Click on the Regional Review Notice for the City of Locust Grove.</p>

**The submitted documents are available for review at the City and at ARC.**

### **Reviewing Regional Development Center:**

Atlanta Regional Commission  
40 Courtland Street, NE Atlanta, GA. 30303  
Phone 404.463.3302 FAX 404.463.3254

<b>Contact Person:</b>	Mike Alexander, Review Coordinator
<b>E-Mail</b>	<a href="mailto:malexander@atlantaregional.com">malexander@atlantaregional.com</a>

**RESOLUTION NO. 05-07-053**

**A RESOLUTION TO TRANSMIT AN UPDATE TO THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE DEVELOPMENT 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 May 2, 2005 to announce intent to update the Future Land Use Map and Future Land Use Element of the Henry County-Cities Joint Comprehensive Development Plan;

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

**WHEREAS**, said amendment has been reviewed by and the Henry County Municipal Planning Commission (hereinafter referred to as "Commission") in a public hearing on June 30, 2005;

**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 Future Land Use Amendment and respective maps 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, and 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 Future Land Use Map and Future Land Use Element updates 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 RESOUTION adopted this 5<sup>th</sup> day of July, 2005

  
LORENE LINDSEY, MAYOR

ATTEST:

  
THERESA BREEDLOVE, CITY CLERK  
(seal)

**EXHIBIT “A”**

**AMENDMENT TO FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP  
OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE DEVELOPMENT  
PLAN**



# FUTURE LAND USE

## Future Land Use Update

The City of Locust Grove has undergone tremendous growth since 2000, adding over 8 square miles of land area into the city limits through an aggressive annexation policy. In addition, the city constructed a major wastewater treatment facility along Indian Creek at the Butts County line. This major facility opened up a large area of the southern portion of Henry County for more intense development of commercial and residential land use.

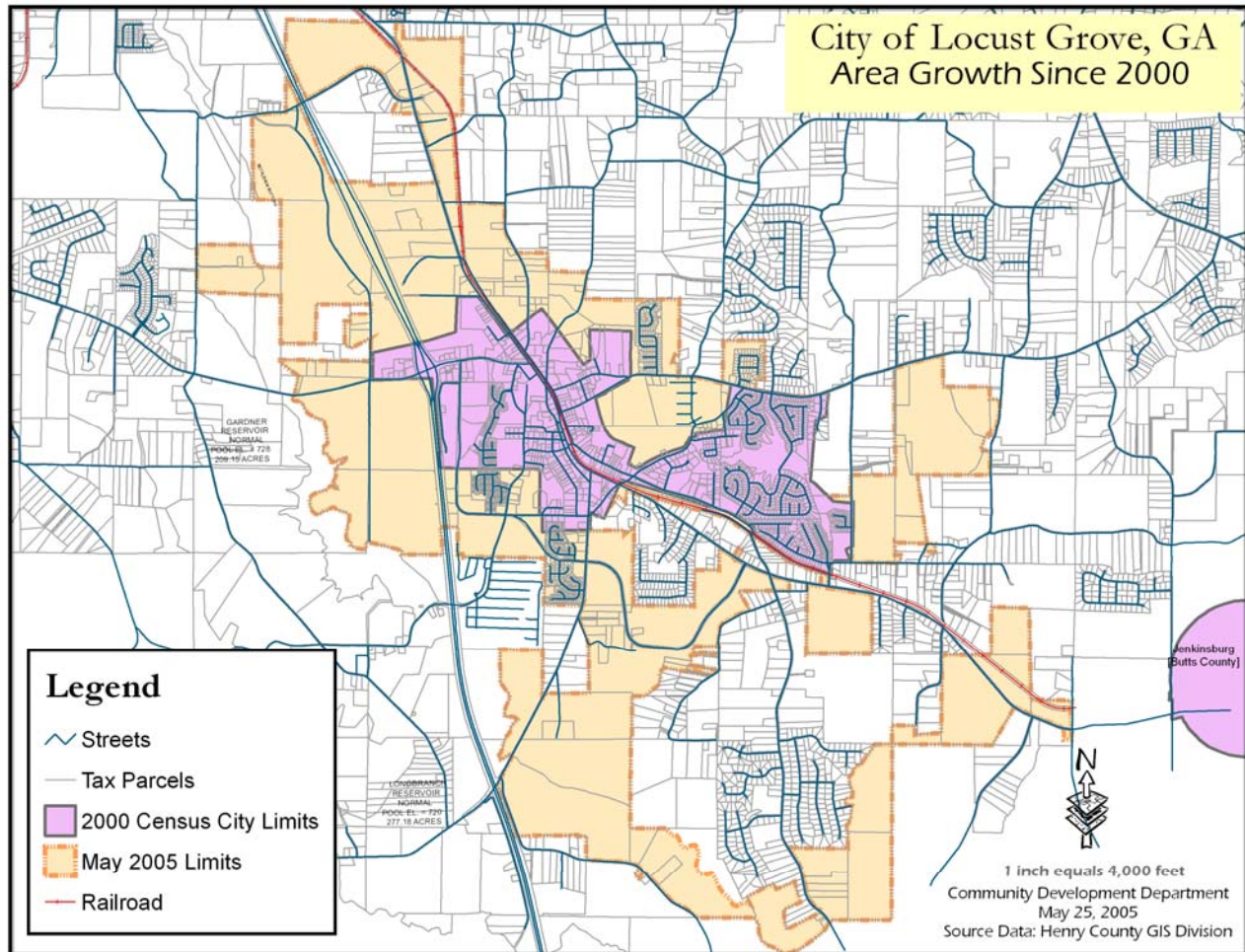


Figure 1. Growth in city limits since 2000. Area in orange shows new territory added into the city. Area in magenta is the old 2000 Census Boundary for the City of Locust Grove.

## Revisions to Population, Employment, and Housing Needs

The city recently completed a study for the implementation of Development Impact Fees. As part of this process, the Methodology Report showed a tremendous increase in the population, housing units, and employment within the city between now and 2025.





# FUTURE LAND USE

**Table F-2**  
**Population Forecast Trends**  
**2004 - 2025**

Year	City Forecast	Straight Line (trend)	"Ess" Curve
2004	3,518		3,316
2005	4,160		4,505
2006	4,940		6,048
2007	7,280		7,999
2008	9,620		10,383
2009	13,520		13,180
2010	17,160		16,307
2011		18,868	19,621
2012		20,575	22,940
2013		22,283	26,081
2014		23,991	28,898
2015		25,698	31,305
2016		27,406	33,278
2017		29,114	34,842
2018		30,821	36,047
2019		32,529	36,958
2020		34,236	37,635
2021		35,944	38,132
2022		37,652	38,756
2023		39,359	38,945
2024		41,067	39,080
2025		42,775	39,177

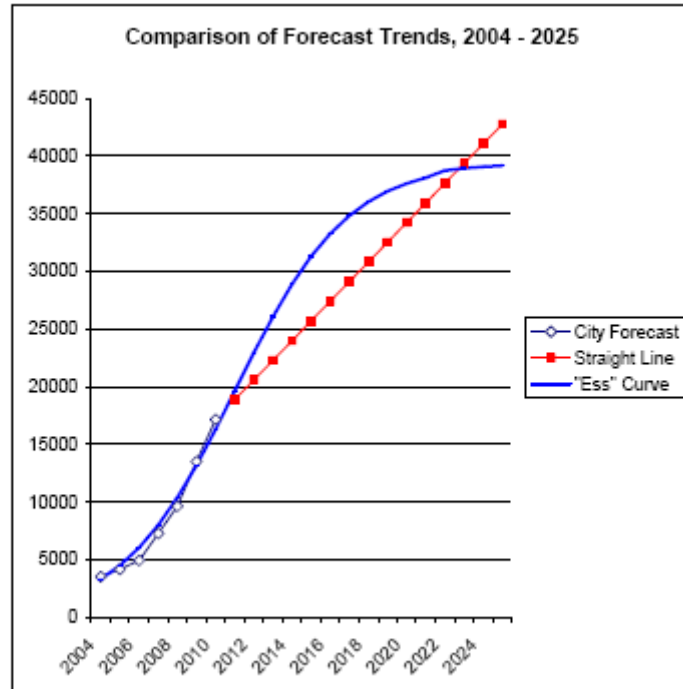


Table F-2 of Impact Fee Methodology Report Showing Expected Population Growth

From the data, the total expected population in 2025 is 39,177, which parallels the expected increase by the city based on recent rezoning activity for all types of residential uses since 2000.

**Table F-3**  
**Dwelling Unit Forecasts**  
**2005 - 2025**

Year	Population	Average Household Size*	Dwelling Units**
2005	4,505	2.82	1,710
2006	6,048	2.81	2,300
2007	7,999	2.81	3,047
2008	10,383	2.80	3,962
2009	13,180	2.80	5,037
2010	16,307	2.79	6,243
2011	19,621	2.79	7,524
2012	22,940	2.79	8,812
2013	26,081	2.78	10,036
2014	28,898	2.78	11,138
2015	31,305	2.77	12,086
2016	33,278	2.77	12,866
2017	34,842	2.76	13,496
2018	36,047	2.76	13,986
2019	36,958	2.75	14,364
2020	37,635	2.75	14,652
2021	38,132	2.74	14,870
2022	38,756	2.74	15,139
2023	38,945	2.73	15,238
2024	39,080	2.73	15,316
2025	39,177	2.73	15,380

\*Based on annualized observed change, 1990 - 2000.

\*\*Based on estimated rate of 7%.

Table F-3 of Impact Fee Methodology Report Showing Expected Increase in Housing Units

Table F-3 shows the expected increase in the number of housing units between now and 2025. Using a declining household size that is typically expected over a long period of growth and development of a city, the number of dwelling units is estimated at 15,380 by 2025. This is a marked increase of slightly more than 1,100 units reported in the 2000 Census. Given that the predominant zoning has been for a medium-density zoning, the typical lot size is 10,000 square feet, meaning that by 2025 an additional 3,374 acres of land will be needed to accommodate the additional dwelling units. Residential will be the dominant land use at the end of the planning horizon.



# FUTURE LAND USE

## MAJOR UPDATE OF FUTURE LAND USE MAP

Table F-5 from Impact Fee Methodology Report  
Showing Expected Increase in Employment

Table F-5 shows the expected increase in employment between now and 2025. Using the estimate of 500 square feet per employee in the Methodology Report, a total of 9,458,000 square feet of commercial space will be needed. Given that the typical FAR is 0.25, the total amount of additional acreage needed is 870 acres by 2025.

Table F-5  
Employment Forecasts  
2005 - 2025

	Population	Employees per capita	Total Employment
2005	4,505	0.482096	2,172
2006	6,048	0.484761	2,932
2007	7,999	0.487440	3,899
2008	10,383	0.490134	5,089
2009	13,180	0.492843	6,496
2010	16,307	0.495566	8,081
2011	19,621	0.498305	9,777
2012	22,940	0.501059	11,494
2013	26,081	0.503829	13,140
2014	28,898	0.506613	14,640
2015	31,305	0.509413	15,947
2016	33,278	0.512228	17,046
2017	34,842	0.515059	17,946
2018	36,047	0.517906	18,669
2019	36,958	0.520768	19,247
2020	37,635	0.523646	19,707
2021	38,132	0.526540	20,078
2022	38,756	0.529451	20,519
2023	38,945	0.532377	20,733
2024	39,080	0.535319	20,920
2025	39,177	0.538278	21,088

Forecasts are based on the estimated number of employees per capita applied to the population forecast of the city.

## Existing Land Use

From the needs listed above, the next step is to examine the current land use of the city. In 2000, the city limits encompassed only 2.1 square miles. As of May of this year, the city has grown to over 6,456 acres or 10.1 square miles. Table 1 below shows the breakdown of existing land use.

Classification	Acres	Percentage
Agriculture/Timber Harvesting	3,862	59.8
Residential	1,296	20.1
Commercial	295	4.6
Industrial	141	2.1
Public and Institutional	51	0.8
Transportation/Communications/Utilities	683	10.6
Parks and Open Space	128	2.0
Total	6,456	100.0





# FUTURE LAND USE

MAJOR UPDATE OF FUTURE LAND USE MAP

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Insert: Existing Land Use Map



# FUTURE LAND USE

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Figure 2 shows the Existing Land Use pattern in the city. The largest portion of the city is being used for Agriculture and or Timber Harvesting, with the next largest portion of the city used for residential. This is a rather strange pattern for a city; however, this is mainly due to large areas annexed since 2000 that are still undeveloped at this point. It is expected that the residential component will be the largest land use in the city by 2025.

For residential, the breakdown in intensity of use is as follows:

- Lower-density single family comprises 53.5% of residentially-used land. Low-density here is less than 2 units per net acre.
- Medium-density single-family developments comprise 38.8% of residential property, confined mostly to the Skyland Manufactured Home Park and some of the newer residential developments since 2002. This class of residential consists of 2 to 4 units per net acre.
- High-density residential consists of 7.7% of the residential land use. This is all residential over 4 units per net acre. There are no apartments currently in the city, with this type of residential confined to detached, cluster-types of single-family residential.

Commercial land use is broken into classes as well:

- Regional Commercial, the area near the I-75 interchange that serves a trade area larger than the city or county as a whole and consists of the Tanger Outlet Center. This class consists of over 68.5% of the total commercial land use of the city.
- Neighborhood Commercial, those areas that serve convenience goods nearer to residential areas or near major industrial areas. This class consists of 4.6% of the commercial land use.
- Service Commercial, those types of commercial and quasi-industrial activities that require outdoor storage of equipment and/or material. This class accounts for 16.3% of the total commercial land use of the city.
- Central Business District, the area of the downtown core that has a mixture of mainly commercial uses. This comprises the remainder (0.9%) of the commercial land use within the city.

The remainder of the city land is used for parks and open space, transportation / communications / utilities, and public / institutional purposes.

## Future Land Use Policy

The 2025 Future Land Use Policy relies on the commercial center concept in defining distinct areas for the location of appropriate-scale commercial and/or industrial activities. Residential and areas for mixed use are also provided for to allow for more traditional-scale development and to provide for areas with a mixture of land uses.



# FUTURE LAND USE

MAJOR UPDATE OF FUTURE LAND USE MAP

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Insert: Future Land Use Map



# FUTURE LAND USE

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The following land designations are shown on the accompanying Future Land Use Map:

- Residential
  - Low-Density Single-Family at densities below 2 units per acre. These areas are primarily in areas without public sewer or in watershed protection areas on the east and western edges of the city.
  - Medium-Density Single-Family at densities between 2 to 4 units per acre. These areas are within public sewer and lie primarily outside of environmentally-sensitive areas on the south side of the city.
  - High-Density residential at densities over 4 units per acre. These areas are found near the central core of the city and along Tanger Boulevard. These types of uses may be integrated within appropriate commercial/office development in the Mixed-Use categories listed below.
- Commercial
  - Office/professional. These are limited to the mixed-use areas of the city shown below and are along the edges of the downtown core.
  - Neighborhood Commercial. These serve primarily local convenience needs and are placed at appropriate intervals, mainly along Tanger Boulevard and one area on the eastern side of the city. The largest tenant may be no larger than 35,000 square feet. These centers are rarely larger than 100,000 square feet in leasable area.
  - Community Commercial. There is one community-scale commercial center at the intersection of Tanger Boulevard and Highway 42 South. This center serves a trade area of at least 25,000 and mainly consists of grocery stores and other anchor tenants less than 70,000 square feet in size. These centers are typically no larger than 300,000 square feet in leasable area.
  - Regional Commercial. The area at the I-75 Interchange at Bill Gardner Parkway. There is no limit to the largest tenant/anchor or largest center size. These areas serve a trade population of 100,000 or more and typically provide services for the traveling public.
  - Service Commercial. There are two areas for service commercial in the city: along the northern edge of the city and at the southern edge at the Butts County line. These centers are located within or near industrial land uses and should be the concentration of uses that require a lot of outdoor storage or display of equipment and/or bulk materials. Certain neighborhood commercial activities are encouraged to provide nearby convenience needs to these employment centers.
- Industrial
- Parks and Open Space
- Transportation/Communications/Utilities
- Public and Institutional



# FUTURE LAND USE

- **Mixed-Use**

- **Mixed Historic Neighborhood.** This area is primarily east of the railroad along SR 42 and along areas SW of the central business district. This area is reserved for the preservation of the existing historic buildings that may be transformed into professional offices or personal services establishments. The main focus is along the Jackson Street Corridor and may have areas for higher-density residential uses. All existing structures should be preserved, and all new construction should be of similar architectural style.
- **Mixed Use Neighborhood.** There are two areas reserved for Greenfield TND-type of development to incorporate commercial and higher-density residential near the Regional Commercial Center east of the I-75 interchange.
- **Central Business District.** This is the existing central core and is projected to expand over time westward towards France Ward Drive. Most any use is permitted in this area under strict development standards to limit the maximum building envelope. It is anticipated that most loft apartments and condominium development in the city will occur in this area.
- **Mixed Use District.** This is the area along I-75 between Bill Gardner Parkway and Bethlehem Church Road. This area should primarily be a mixture of commercial, office, or industrial uses where appropriate. Of special interest is the development of a medical office campus that is not a new hospital but a complex of specialists in a park-like setting to compliment the nearby hospital facilities in Jackson, Griffin, and Stockbridge-Eagles Landing.

## Future Land Use Allocation

Land Use Classification	Existing Land Use	%	Future Land Use	%
Agriculture/Timber Harvesting	3,862	59.8	0	0.0
Residential	1,296	20.1	2,711	42.0
Commercial	295	4.6	734	11.4
Industrial	141	2.1	228	3.5
Mixed-Use	0.0	0.0	824	12.8
Public and Institutional	51	0.8	266	4.1
Transportation/Communications/Utilities	683	10.6	1164	18.0
Parks and Open Space	128	2.0	529	8.2
Total	6,456	100.0	6456	100.0

*Residential Demand for Land.* Projections from population show a need for an additional 3,374 acres of land for residential needs. The future land use map shows an addition of 1,500 acres of purely residential land, meaning that additional units must be comprised in higher densities, as part of mixed use development, or a combination of both.



# FUTURE LAND USE

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*Commercial / Industrial Demand for Land.* Accounting for the number of new employment, there was a need for an additional 870 acres. With adjustment for efficiency of land use and market choice (15%), the gross land area needed is 1,000 acres. The future land use map adds only an additional 526 acres of segregated commercial or industrial land. Thus, the addition of 824 acres must accommodate both the anticipated need for residential and employment demand.

*Other Land Use Demand.* It is anticipated that most all of the property within the existing city limits will be utilized for some type of land use other than agriculture or timber harvesting. Thus, the amount of remaining agriculture land is estimated at zero or some negligible amount. There is a tremendous growth in the allocation of land for transportation, communications, and utilities. This is due mainly to the need to construct streets within the various land use categories along with the need for new transportation corridors as the overall area grows. In addition, there is a marked increase in the amount of open space; however, this is mainly due to existing ordinances protecting areas along major streams and in buffers between residential areas that are subject to conservation residential overlay.

## Implementation

Implementation of the land use policy will be performed through the use of zoning and development regulation along with the timely construction of infrastructure to serve the necessary transition of land.

The City of Locust Grove is to take over all zoning and development functions under the Service Delivery Strategy Agreement (SDSA) of 2005 by July 1, 2005. As part of this assumption of services, the city is preparing an interim zoning ordinance and subdivision code.

Under the SDSA, the city and county are to work together on the preparation of a new joint comprehensive plan. Preparations are underway for this work to begin by the end of 2005. Prior to completion of that plan, the city will begin a major revision to its codes in a similar fashion as Henry County in the development of a Unified Land Development Code (ULDC). The ULDC will be a more effective tool to accommodate this Future Land Use Policy. The City anticipates adoption of this code by 2007.



# City of Locust Grove, GA

## Existing Land Use

### Legend

- Streets
- Railroad
- Tax Parcels
- Creeks and Streams
- Corporate Limits

### Existing Land Use

- Agriculture/Timber/Undev.
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Office/Institutional
- Neighborhood Comm.
- Regional Comm
- Service Comm
- Downtown\_Mixed Use
- Industrial
- Parks/Open Space
- Public
- Trans/Comm/Utilities
























1 inch equals 4,000 feet  
Community Development Department  
May 24, 2005  
Source Data: Henry County GIS Division

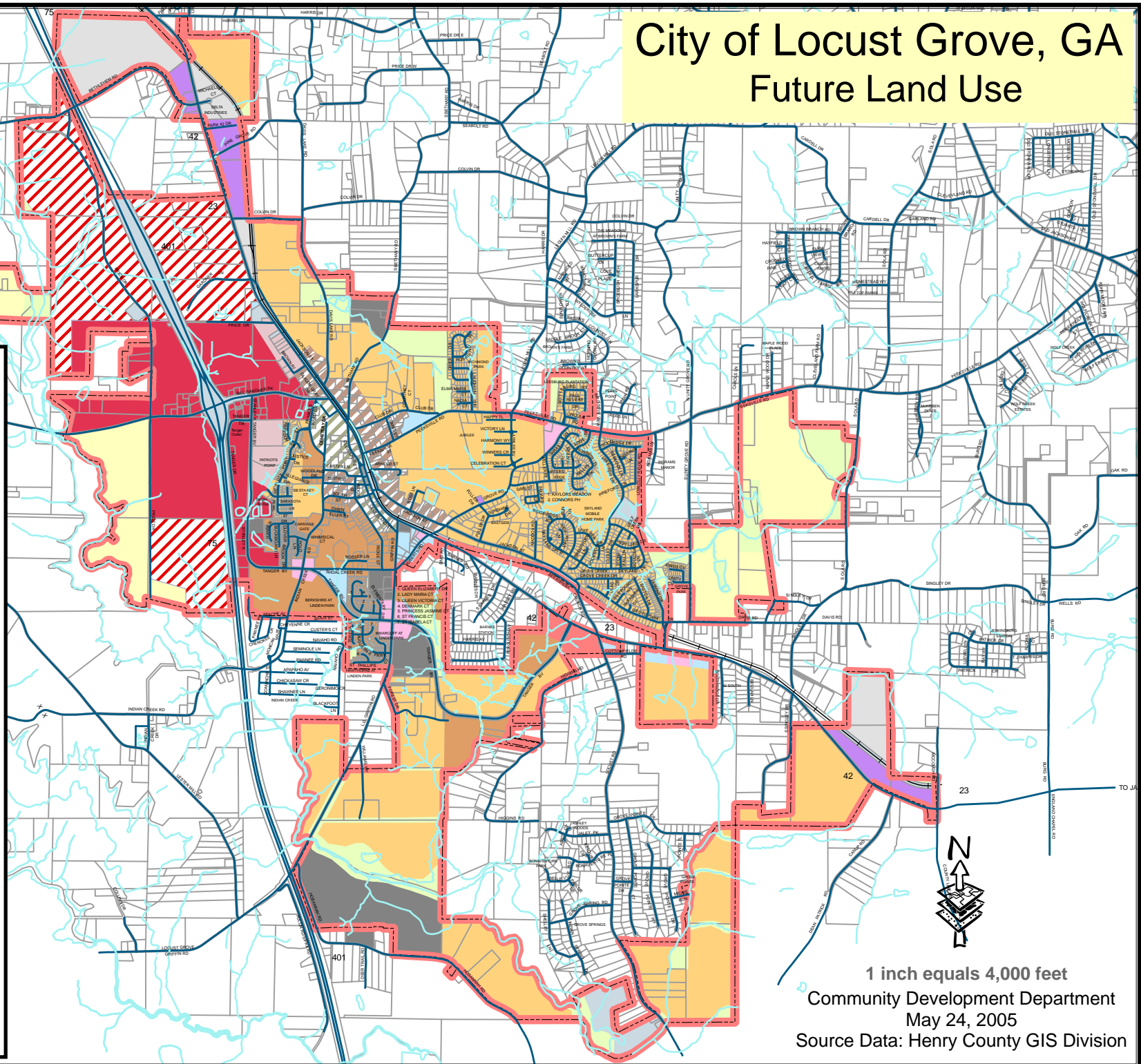
# City of Locust Grove, GA

## Future Land Use

### Legend

#### Future

-  CBD
-  Low-Density Res
-  Medium-Density Res
-  High Density Res
-  Office
-  Mixed Historic NHood
-  Mixed Use NHood
-  Neighborhood Comm
-  Community Comm
-  Regional Comm
-  Service Comm
-  Mixed-Use District
-  Industrial
-  Open Space
-  Public/Institutional
-  Trans/Comm/Utilities
-  Streets
-  Railroad
-  Creeks and Streams
-  Tax Parcels
-  City Limit



1 inch equals 4,000 feet

Community Development Department  
May 24, 2005

Source Data: Henry County GIS Division