



# 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 30, 2022

**TO:** Mayor Robert Price, City of Locust Grove  
**ATTN TO:** Anna Williams, Planner II, City of Locust Grove  
**FROM:** Mike Alexander, Director, ARC Center for Livable Communities

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:** 2022 City of Locust Grove Annual CIE Update

**Description:** A regional review of the draft City of Locust Grove Annual CIE Update.

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

**Date Opened:** September 30, 2022

**Deadline for Comments:** October 21, 2022

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

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
CITY OF McDONOUGH  
SRTA/GRTA

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
HENRY COUNTY  
BUTTS COUNTY  
MARTA

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
SPALDING COUNTY  
CITY OF JENKINSBURG

**Attached is information concerning this review.**

If you have any questions regarding this review, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If ARC staff do not receive comments from you on or before **October 21, 2022**, 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/>

RESOLUTION NO. 22-08-093

**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 15, 2022 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.

COPY

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 15<sup>th</sup> day of August 2022.



ROBERT S. PRICE, MAYOR

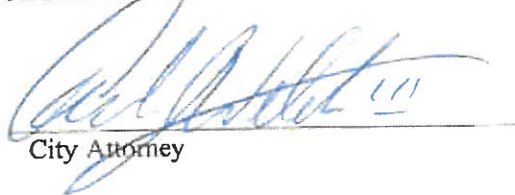
ATTEST:



MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:



City Attorney



**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	2024	\$ 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	2024	\$ 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	2025	\$ 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	2026	\$ 350,000	25%	GDOT, County, City	GDOT, County, City
Realignment of Price Dr to intersect with Bethlehem Rd	Citywide	2022	2028	\$ 6,800,000	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	2028	\$ 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	2027	\$ 2,250,000	20%	GaDOT (20%), Local (80%), T-SPLOST or SPLOST V	GaDOT, City, County

# 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
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	2026	\$ 200,000	20%	GaDOT/Local (utilities)/HB 170	GaDOT/City
Interchange Reconstruction, Exit 212 at I-75 (formerly TIA-HE-015)	Citywide	2023	2029	\$ 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	2027	\$ 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	2028	\$ 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	2024	\$ 150,000	100%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Signal Installation at Hwy 42 and Marketplace Blvd	Citywide	2021	2024	\$ 300,000	20%	LMIG, Local, SPLOST V	City, GaDOT
<b>Parks and Recreation</b>							
Install walking trails/passive recreation along Davis Lake property	Citywide	2022	2025	\$ 135,000	25%	Local funds through possible future impact fees	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
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 2021

### Revenues

	Administration	CIE Cost Recovery	Public Safety	Highways and Streets	Parks & Recreation	Total
Balance Prior Period	\$80,002	\$18,024	\$137,383	\$369,910	\$206,849	\$ 812,168
Collections	\$23,412	\$ 5,797	\$ 74,822	\$ 223,933	\$ 481,524	\$ 809,487
Interest Income	\$29	\$ 18	\$ 43	\$ 89	\$ 64	\$ 243
Current Year (2021)	\$23,441	\$5,815	\$74,865	\$224,022	\$481,588	\$ 809,730
Total Receipts + Balance	\$ 103,443	\$ 23,839	\$ 212,248	\$ 593,932	\$ 688,437	\$ 1,621,898

### Expenditures

Expenditures Prior (in balance)	\$10,490	\$ -	\$ 41,209	\$ 142,134	\$ 1,032,680	\$1,226,513
Expenditures 2021	\$ -	\$ -	\$ -	\$ -	\$ 153,048	\$153,048
Total Expenditures 2021	\$0	\$0	\$0	\$0	\$153,048	\$153,048
<b>Balance at Year End</b>	<b>\$103,443</b>	<b>\$23,839</b>	<b>\$212,248</b>	<b>\$593,932</b>	<b>\$535,389</b>	<b>\$1,468,850</b>

Source: (draft) Audited Financial Figures of City of Locust Grove, awaiting final audit report by Rushton Accountants

Note: There were NO refunds of impact fees in 2021.



**CITY OF LOCUST GROVE, GEORGIA**  
**DEVELOPMENTAL IMPACT CAPITAL PROJECTS FUND**  
**COMPARATIVE BALANCE SHEETS**  
**December 31, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
<b>ASSETS</b>		
Cash and cash equivalents	<u>\$ 1,468,850</u>	<u>\$ 812,648</u>
<b>LIABILITIES</b>		
Accounts payable	\$ 0	\$ 480
<b>FUND BALANCES</b>		
Restricted for capital projects	<u>1,468,850</u>	<u>812,168</u>
<b>Total liabilities and fund balances</b>	<u>\$ 1,468,850</u>	<u>\$ 812,648</u>

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**CITY OF LOCUST GROVE, GEORGIA**  
**DEVELOPMENTAL IMPACT CAPITAL PROJECTS FUND**  
**COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
*For the years ended December 31, 2021 and 2020*

	<u>2021</u>	<u>2020</u>
<b>REVENUES</b>		
Charges for services	\$ 809,487	\$ 386,332
Interest	<u>243</u>	<u>285</u>
<b>Total revenues</b>	<u>809,730</u>	<u>386,617</u>
<b>EXPENDITURES</b>		
Capital outlay		
Recreation	<u>153,048</u>	<u>1,003,922</u>
<b>Total expenditures</b>	<u>153,048</u>	<u>1,003,922</u>
Excess (deficiency) of revenues over (under) expenditures	656,682	(617,305)
Fund balances, January 1	<u>812,168</u>	<u>1,429,473</u>
<b>Fund balances, December 31</b>	<u><u>\$ 1,468,850</u></u>	<u><u>\$ 812,168</u></u>

Ad text :     Public Hearing Notice  
City of Locust Grove  
August 15, 2022  
6:00 PM  
Locust Grove Public  
Safety Building  
3640 Highway 42 South  
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 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, August 15, 2022, at 6:00 PM, will conduct public hearings for the purpose of the following:

#### REZONINGS

RZ-22-05-01 Standard Properties of McDonough, GA requests a rezoning of 4.355 +/- acres located on Martin Luther King Jr. Blvd in Land Lot 167 of the 2nd District from OI (Office Institutional) to R-3 (Single Family Residential) for the purpose of developing six single-family homes.

RZ-22-06-01 Tellus Partners of Chamblee, GA requests a rezoning of 50.16 +/- acres located on Price Drive in Land Lot 201 of the 2nd District from C-2 (General Commercial) to PD (Planned Development) for the purpose of developing a multifamily residential community and general commercial parcels.

RZ-22-06-02 The Beverly J. Searles Foundation requests a rezoning of 21.97 +/- acres located on Frances Ward Dr in Land Lot 168 of the 2nd District from R-3 (Single-Family Residential) to PR-4 (Planned Residential District) for the purpose of developing a 100-lot single-family subdivision

RZ-22-07-01 (DRI# 3497) Majestic Realty Co. of Atlanta, GA requests a rezoning of approximately 156.82 +/- acres that Norfolk Southern Corporation owns located between Interstate 75 (I-75) and the Norfolk Southern Railroad in Locust Grove (Parcel Number 110-01023000) from Residential Agricultural (RA) to the Light Manufacturing (M-1) to allow the development of a 1,845,000 +/- s.f. warehouse/distribution facility.

#### FUTURE LAND USE MAP AMENDMENT

FLU-AM-22-05-02 Standard Properties of McDonough, GA requests an amendment to the Future Land Use Map for 4.355 +/- acres located on Martin Luther King Jr. Blvd, (parcels L06-05001002, L06-05001003, L06-05001004, and L06-05001005) in Land Lot 167 of the 2nd District from Office to Mixed Historic Neighborhood.

FLU-AM-22-06-06 The Beverly J Searles Foundation requests an amendment to the Future Land Use Map for 21.97 +/- acres located on Frances Ward Dr. (Parcel 129-01047000) in Land Lot 168 of the 2nd District from Mixed Historic Neighborhood to High Density Residential.

#### CAPITAL IMPROVEMENT ELEMENT (CIE) UPDATE

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 hearings will be held in the Locust Grove Public Safety Building, located at 3640 Highway 42 South.

Daunté Gibbs  
Community Development  
Director - City of Locust  
Grove  
76543-7/27/2022

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

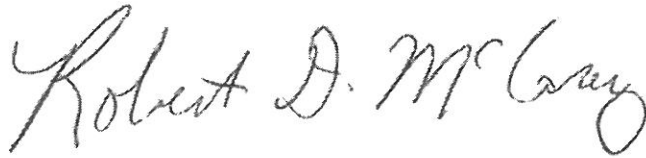
Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements for said county, who being duly sworn, states on oath that the report of

Ad No.: **76543**

Name and File No.: **PUBLIC HEARING 8/15/2022**

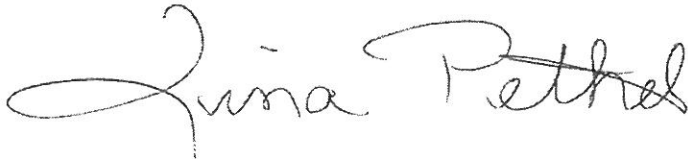
a true copy of which is hereto attached, was published in said newspaper on the following date(s):

**07/27/2022**



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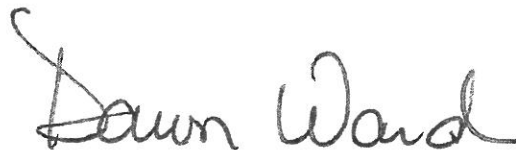
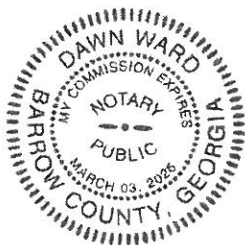
Robert D. McCray, SCNI Vice President of Sales and Marketing



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By Tina Pethel  
SCNI Controller

Sworn and subscribed to me 07/27/2022



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Notary Public  
My commission expires 03/03/2026