

DATE: August 31, 2023

TO: Mayor Robert Price, City of Locust Grove
ATTN TO: Anna Williams, Planner II, City of Locust Grove
FROM: Mike Alexander, COO, Atlanta Regional Commission

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: 2023 City of Locust Grove Annual CIE Update

Description:

Submitting Local Government: City of Locust Grove

Action Under Consideration: Approval

Date Opened: August 31, 2023

Deadline for Comments: September 21, 2023

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
SPALDING COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF HAMPTON
BUTTS COUNTY

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

Review information is attached.

Please submit comments to dshockey@atlantaregional.org. For questions, please contact ARC Plan Review Manager Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If no comments are received by **September 21, 2023**, ARC will assume your agency has no input on the subject plan. For more information on the review process, visit the ARC review website at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.

COPY

RESOLUTION NO. 23-08-075

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 21, 2023 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.

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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 21st day of August 2023.



ROBERT S. PRICE, MAYOR

ATTEST:



MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:



City Attorney

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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 - 2022 - 2027

(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) Source of Funds (8 Share)	(8) Responsible Party
Administration							
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)
CIE Cost Recovery							
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)
Public Safety							
SPLOST IV/V Involved Projects							
Additional Parking as part of Phase II of Municipal Complex along both sides of Claude Gray Drive for Public Safety/Courts.	Citywide	2024	2025	\$ 500,000	20%	SPLOST IV - V, Impact fees up to \$100,000	City, Impact Fees, SPLOST
Highways and Streets							
Transportation Planning Related Items							
Central Connector -- Tanger to Frances Ward Blvd	LCI	2024	2028	\$ 5,000,000	25%	Private, GDOT, County, City	City, private developer via rezoning conditions
Peeksville Connector -- State Route 42 to Frances Ward Dr.	LCI	2022	2026	\$ 4,250,000	25%	GDOT, City, T-SPLOST, ARPA designated funding	City, GDOT
Realignment of Price Dr to intersect with Bethlehem Rd	Citywide	2023	2025	\$ 7,800,000	25%	Private, City, CID, HCDA	Private (FRW and or installation), part of Bethlehem Road Interchange
Industrial Interchange at Bethlehem Road and I-75 (LOC-01) Scoping and Concept	Citywide	2021	2024	\$ 6,500,000	0%	GDOT, SPLOST IV (Henry County), City General Fund \$1 million	GADOT, County, City, Region
Industrial Interchange at Bethlehem Road and I-75 (LOC-01) Design-Build/Construction	Citywide	2024	2027	\$ 119,000,000	0%	Private, SPLOST IV (PE/ROW), HB 170, Local (Env + Concept)	GADOT, County, City, Region
SPLOST / T-SPLOST Involved Projects							

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2027

(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 (A Share)	(8) Responsible Party
Bill Gardner at SR 42 Intersection - initial was roundabout, but may change to signalization and turning lane additions.	Citywide	2023	2027	\$ 2,250,000	20%	GADOT (20%), Local (80%), T-SPLOST or SPLOST V	GADOT, City, County
Additional left-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 Peeksville Road.	Citywide	2022	2026	\$ 200,000	20%	GADOT/Local (utilities)/HB 170	GADOT/City
Interchange Reconstruction, Exit 212 at I-75 (formerly T/A-HE-015) Local project to add lane on north side of Bill Gardner between Tanger and I-75 with additional left-turning lane SB onto I-75 from WB Bill Gardner	Citywide	2022	2023	\$ 3,250,000	20%	Local (SPLOST-IV and T-SPLOST) and GDOT additional LMIG allowance.	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	\$ 3,450,000	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. PI#0017770	Citywide	2022	2024	\$ 900,000	0%	Local (SPLOST-IV) from NS X-ing closure fund and GDOT	City, County, GADOT, Region
City street resurfacing	Citywide	2023	2023	\$ 3,880,000	100%	Local (TSPLOST) & LMIG including supplemental	City, GADOT
Signal Installation at Hwy 42 and Marketplace Blvd	Citywide	2021	2022	\$ 300,000	20%	LMIG and SPLOST, Completed at cost of \$153,000	City, GADOT
Parks and Recreation							

COPY

COPY

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2022 - 2027

(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 (8, Share)	(8) Responsible Party
Install walking trails/passive recreation along Davis Lake property	Citywide	2023	2025	\$ 255,000	25%	Local Funds with County participation, SPLOST V eligible	City
Construct new passive recreation park on old oxidation pond site	Citywide	2020	2022	\$ 815,000	100%	Impact Fees and General Fund	City
Veterans Memorial and Scatter Garden	Citywide	2022	2023	\$ 400,000	20%	SPLOST V, Cemetery Fund	City
Historic City Hall Rehabilitation	Citywide	2023	2024	\$ 310,000	0%	SPLOST V	City
Parks Improvements	Citywide	Ongoing	Ongoing	\$ 350,000	100%	Henry County (65%), Local (35%) through possible future SPLOST and Impact Fees	City, County
				\$ 161,455,000			

Impact Fee Collections, Calendar Year 2022

Revenues

	Administration	C/E Cost Recovery	Public Safety	Highways and Streets	Parks & Recreation	Total
Balance Prior Period	\$103,443	\$23,839	\$212,247	\$593,932	\$535,389	\$1,468,850
Collections	\$14,967	\$3,706	\$59,426	\$157,323	\$282,105	\$517,527
Interest Income	\$99	\$23	\$203	\$568	\$512	\$1,405
Current Year (2022)	\$15,066	\$3,729	\$59,629	\$157,891	\$282,617	\$518,932
Total Receipts + Balance	\$118,509	\$27,568	\$271,876	\$751,823	\$818,006	\$1,987,782

Expenditures

Expenditures Prior (in balance)	\$10,490	\$0	\$41,209	\$142,134	\$1,185,728	\$1,379,561
Expenditures 2022	\$0	\$0	\$0	\$0	\$2,780	\$2,780
Total Expenditures 2022	\$0	\$0	\$0	\$0	\$2,780	\$2,780
Balance at Year End	\$118,509	\$27,568	\$271,876	\$751,823	\$815,226	\$1,985,002

Source: Audited Financial Figures of City of Locust Grove by Rushon and Company, June 30, 2023, submitted to DCA July 5, 2023

Note: There were NO refunds of impact fees in 2022

COPY

EXHIBIT “B”

PUBLIC NOTICE OF TRANSMITTAL RESOLUTION

COPY

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

Phone (770) 951-9161
Fax (770) 339-5869

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

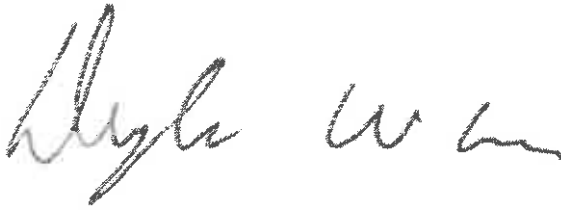
Personally appeared before the undersigned, a notary public within and for said county and state, Douglas W. Crow, Vice President of Operations, Times Journal Inc., which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements for said county, who being duly sworn, states on oath that the report of

Ad No.: **355036**

Name and File No.: **HDH1761 GPN16 8/21/23**

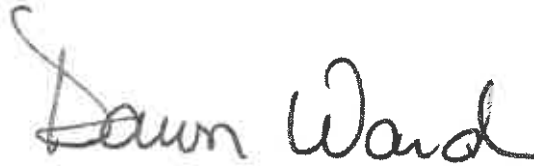
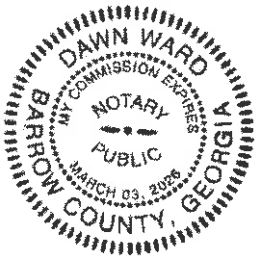
a true copy of which is hereto attached, was published in said newspaper on the following date(s):

07/26/2023



Douglas W. Crow, Vice President of Operations, Times Journal Inc.

Sworn and subscribed to me 07/26/2023



Notary Public

My commission expires 03/03/2026

Ad text :
Hdh1761
gpn16

Public Hearing Notice
City of Locust Grove
August 21, 2023
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 21, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

CONDITIONAL USE

CU-23-07-02 Five Rivers North, LLC of Stockbridge, GA requests a Conditional Use for 15.19 +/- acres located on Highway 42 and County Line Road (Parcel ID # 162-01004003 and 162-01004001) in Land Lot 130 of the 2nd District for the purpose of developing a gravel truck parking lot.

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.

Daunt? Gibbs
Community Development Director - City of Locust Grove
7:26, 2023

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>							
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<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	2023	2025	\$ 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	2022	2026	\$ 350,000	25%	GDOT, County, City	GDOT, County, City
Realignment of Price Dr to intersect with Bethlehem Rd	Citywide	2023	2028	\$ 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	2028	\$ 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	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+

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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
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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	2022	\$ 300,000	20%	LMIG, Local, SPLOST V	City, GaDOT
<i>Parks and Recreation</i>							
Install walking trails/passive recreation along Davis Lake property	Citywide	2023	2025	\$ 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

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
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			

Henry Herald

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Phone (770) 951-9161
Fax (770) 339-5869

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

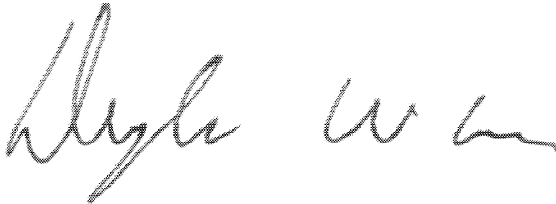
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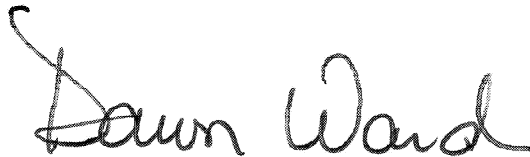
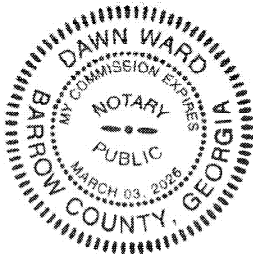
a true copy of which is hereto attached, was published in said newspaper on the following date(s):

07/26/2023



Douglas W. Crow, Vice President of Operations, Times Journal Inc.

Sworn and subscribed to me 07/26/2023



Notary Public
My commission expires 03/03/2026

Ad text :
Hdh1761
gpn16

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Community Development Director - City of Locust Grove
7:26, 2023

Impact Fee Collections, Calendar Year 2022

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>
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Expenditures 2022	\$0	\$0	\$0	\$0	\$2,780	\$2,780
Total Expenditures 2022	\$0	\$0	\$0	\$0	\$2,780	\$2,780
Balance at Year End	\$118,509	\$27,568	\$271,876	\$751,823	\$815,226	\$1,985,002

Source: Audited Financial Figures of City of Locust Grove by Rushton and Company, June 30, 2023, submitted to DCA July 5, 2023

Note: There were NO refunds of impact fees in 2022