



ATLANTA REGIONAL COMMISSION

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: August 20, 2024

TO: Mayor Vincent Williams, City of Locust Grove
ATTN TO: Daunte Gibbs, Community Development Director, 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: 2024 City of Locust Grove Annual CIE Update

Description: A regional review of the draft 2024 City of Locust Grove Annual CIE Update.

Submitting Local Government: City of Locust Grove

Action Under Consideration: Approval

Date Opened: August 20, 2024

Deadline for Comments: September 10, 2024

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
HENRY COUNTY
CITY OF McDONOUGH

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
BUTTS COUNTY
CITY OF HAMPTON

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 10, 2024**, ARC will assume your agency has no input on the subject plan. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.

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RESOLUTION NO. 24-08-051

A RESOLUTION TO TRANSMIT AN ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW; TO AUTHORIZE THE MAYOR PRO TEM 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 July 22, 2024 to transmit an update of the Capital Improvement Element (“CIE”) for the City of Locust Grove 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 Pro Tem 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 Pro Tem 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 Pro Tem 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 Pro Tem 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 5th day of August 2024.


VINCENT WILLIAMS, MAYOR PRO TEM

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 COMPREHENSIVE PLAN**

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2025 - 2029

(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 & CIE Cost Recovery</i>							
Update plan and methodology, CIE, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2021	2025	\$ 80,000	100%	Local (100%) with Impact Fee Funds	City, Ross+Associates, impact fees (3% CIE fee/Admin)
<i>Public Safety</i>							
SPOST IV/V Involved Projects							
Additional Parking as part of Phase II of Municipal Complex along both sides of Claude Gray Drive.	Citywide	2023	2026	\$ 500,000	20%	SPOST IV - V. Impact fees up to \$100,000 (Public Safety)	City, Impact Fees, SPOST IV/V
<i>Highways and Streets</i>							
Transportation Planning Related Items							
Central Connector -- Tanger to Frances Ward Blvd	LCI	2024	2029	\$ 4,250,000	20%	GDOT, City, private	GDOT, City-Private Investment as part of development
Peeksville Connector -- State Route 42 to Cleveland Street	LCI	2022	2026	\$ 4,250,000	20%	GDOT, City	GDOT (plans and signal improvements), City (RW, Construction)
Realignment of Price Dr to intersect with Bethlehem Rd	LG North CID	2023	2026	\$ 7,200,000	20%	Private, City, CID, GDOT	Private (RW and construction of realignment), part of Bethlehem Road Interchange at new Bethlehem
New Bethlehem Road Interchange at I-75 Final Plans and Construction	Citywide	2021	2028	\$ 258,000,000	TBD	Private (realignment), General Fund and SPOST IV (Scoping+Concept/E nv), State	GaDOT, County, City, Region
SPOST / T-SPOST Involved Projects							
Bill Gardner at SR 42 Intersection - initial was roundabout, but now part of improved signalization and turning lane additions with additional NB Lane on SR 42 (below)	Citywide	2023	2027	\$ 2,250,000	20%	GaDOT (20%), Local (80%), T-SPOST and SPOST V	GaDOT, City, County

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2025 - 2029

(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 left-turn lane, Hwy 42 NB onto Bill Gardner Parkway (reconfiguration of existing intersection with enhanced split-phase signalization - striping as deemed necessary by project above).	Citywide	2022	2027	\$ 3,750,000	20%	GaDOT (LMIG Grant)/Local (SPLOST V, T-SPLOST)	GaDOT/City
Interchange Reconstruction, Exit 212 at I-75 (formerly TIA-HE-015)	Citywide	2027	2033	\$ 67,500,000	20%	Local (SPLOST-VI and future T-SPLOST) and regional participation	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	2024	\$ 3,588,000	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>4/6 lanes from Lester Mill Road to west side of I-75 interchange. (former project to upgrade existing 2-lane facility)	Citywide	2023	2029	\$ 36,500,000	20%	Private (15%), County (55%), GaDOT (10%), Local (20%) through SPLOST V, T-SPLOST and local funding	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	2026	\$ 1,250,000	20%	Local (SPLOST-IV and future SPLOST VI) and regional (State GDOT)	City, County, GaDOT, Region
Signal Installation at Hwy 42 and Bethlehem Road (Temp)	Citywide	2023	2024 (completed)	\$ 300,000	20%	SPLOST V, Private, GDOT	City, GaDOT, Norfolk Southern
<i>Parks and Recreation</i>							
Veterans Memorial - Scatter Remembrance Garden	Citywide	2023	2024 (completed)	\$ 560,000	20%	SPLOST IV-V, Cemetery Fund, General Fund	City
Install walking trails/passive recreation along Davis Lake property	Citywide	2023	2026	\$ 250,000	100%	County Impact Fee Share	City / County

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2025 - 2029

(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 area at Jubilee Ph. III Subdivision Open Space	Citywide	2024	2026	\$ 500,000	100%	Impact Fees and City	City
Parks Improvements - Chase Maddox field lights; soccer fields; additional parking; concessions	Citywide	Ongoing	Ongoing	\$ 250,000	100%	Henry County (65%), Local (35%) through Impact Fee contributions to County via SDS	City, County
				\$ 390,978,000			

Impact Fee Collections, Calendar Year 2023

Revenues	Administration	CIE Cost Recovery	Public Safety	Highways and Streets	Parks & Recreation	Total
Balance Prior Period	\$118,489	\$31,609	\$271,881	\$834,286	\$731,507	\$1,985,002
Collections	\$9,306	\$2,304	\$36,921	\$97,822	\$175,411	\$321,764
Interest Income	\$385	\$89	\$788	\$2,208	\$1,990	\$5,460
Current Year (2023)	\$9,691	\$2,393	\$37,709	\$100,030	\$177,401	\$327,224
Total Receipts + Balance	\$128,180	\$34,002	\$309,590	\$934,316	\$908,908	\$2,314,996
Expenditures						
Expenditures Prior (in balance)	\$13,037	\$0	\$51,215	\$176,645	\$1,473,641	\$1,714,538
Expenditures 2023	\$0	\$0	\$0	\$0	\$2,770	\$2,770
Total Expenditures 2023	\$0	\$0	\$0	\$0	\$2,770	\$2,770
Balance at Year End	\$128,180	\$34,002	\$309,590	\$934,316	\$906,138	\$2,312,226

Source: Audited Financial Figures of City of Locust Grove by Rushton and Company, June 30, 2024, submitted to DCA August 19, 2024

Note: There were NO refunds of impact fees in 2023

CITY OF LOCUST GROVE, GEORGIA
DEVELOPMENTAL IMPACT CAPITAL PROJECTS FUND
COMPARATIVE BALANCE SHEETS
December 31, 2023 and 2022

	2023	2022
ASSETS		
Cash and cash equivalents	\$ 2,312,226	\$ 1,985,002
 LIABILITIES		
 FUND BALANCES		
Restricted for capital projects	\$ 2,312,226	\$ 1,985,002
Total liabilities and fund balances	\$ 2,312,226	\$ 1,985,002

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, 2023 and 2022

	2023	2022
REVENUES		
Charges for services	\$ 321,764	\$ 517,527
Interest	5,460	1,405
Total revenues	327,224	518,932
EXPENDITURES		
Capital outlay		
Recreation	0	2,780
Total expenditures	0	2,780
Excess (deficiency) of revenues over (under) expenditures	327,224	516,152
Fund balances, January 1	1,985,002	1,468,850
Fund balances, December 31	\$ 2,312,226	\$ 1,985,002

EXHIBIT "B"

PUBLIC NOTICE OF TRANSMITTAL RESOLUTION

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

Phone (770) 951-9161
Fax (770) 957-9161

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.: **420320**

Name and File No.: **PUBLIC HEARING 7/22/2024**

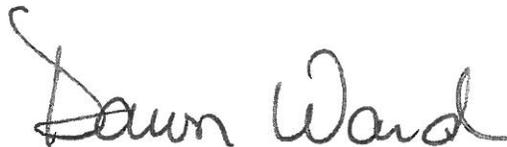
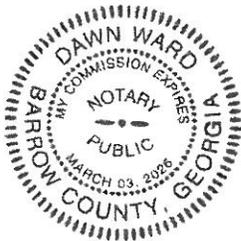
a true copy of which is hereto attached, was published in said newspaper on the following date(s):

07/03/2024



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

Sworn and subscribed to before me 3rd day of July, 2024



Notary Public

My commission expires 03/03/2026

Ad text :
Hdh4889
gpn16

Public Hearing Notice
City of Locust Grove
July 22, 2024, 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, July 22, 2024, at 6:00 PM, will conduct public hearings for the purpose of the following:

CAPITAL IMPROVEMENT ELEMENT (CIE) UPDATE

A resolution to transmit the annual update of the Capital Improvement Element for the City of Locust Grove 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.

REZONING

RZ-24-06-01 Rob Franks, agent of the applicant (Elizabeth Todd), has submitted an application requesting a rezoning from RA (Residential Agricultural) and R-2 (Single Family Residential) to R-3 (Single Family Residential) of property located on Indian Creek Road (Parcels: 129-01045005 and L03-01026000); the subject properties consist of 35 +/- acres and 1.3 +/- in land lot 168 of the 2nd district. The applicant is proposing a single-family residential subdivision.

The public hearing 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
7:3, 2024