



CITY OF LOCUST GROVE WORKSHOP MEETING AGENDA

August 17, 2026 | 6:00 PM
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248

Call to Order: Mayor Carlos Greer

Invocation:

Pledge of Allegiance:

Approval of the Agenda (Motion required): Mayor Carlos Greer

Presentation:

Public Hearing Items:

Unfinished Business/Action Items:

New Business/Action/Discussion Items:

1. ORD-AM-26-07-01--Discussion Only Item--new Title 17 Zoning Ordinance *Daunte' Gibbs*
2. ORD-AM-26-07-02--Discussion Only Item--new Chapter 5.61 Extended Stay *Daunte' Gibbs*
3. Preliminary Plat: Davis Lake Road 71 Lot R3 (Single Family Residential) Subdivision *Daunte' Gibbs*

City Operations Reports/Workshop Discussion Items (No Actions Needed unless added to New Business):

4. Main Street Operations (Monthly Update Report) *Michele Holmes*
 - A. Main Street Program Monthly Report
 - B. DDA Art Park
 - C. Colonial Dames XVII Plaque
5. Public Safety Operations (Monthly Update Report) *Derrick Austin*
 - A. Police Department July 2026 Stats
 - B. Police Department July 2026 Crime Analysis
6. Public Works Operations (Monthly Update Report) *Casey Tapley*
7. Administration (Monthly Update Report) *Bert Foster*
 - A. Administration Monthly Update
8. Community Development Operations (Monthly Update Report) *Daunte' Gibbs*
 - A. Community Development Department Monthly Report, August 2026

Architectural Review Board (ARB): (Review and Comment Portion Only)

City Manager's Comments:

9. Discussion of establishing a policy for monthly ACH payments for recurring vendors. This would include the initiating, approving and executing of the payments.
10. Discussion of the 2027 Employee Benefits Renewal

Public Comments: Register with Clerk Before Meeting

Council Comments:

Mayor's Comments:

Executive Session - Property Acquisition, Litigation, Personnel (if needed):

Adjourn:

ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the City Clerk at (770) 957-5043 promptly to allow the City to make reasonable accommodations for those persons.

Public Comment may be limited to no more than 10 minutes with up to 3 minutes per requesting applicant to speak. Please register your **name** and **address** prior to the beginning of the meeting with the City Clerk via e-mail at vshort@locustgrove-ga.gov or in person at the physical meeting.

POSTED AT CITY HALL– AUGUST 12, 2026 @ 12:00 PM.



Community Development Department

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Locust Grove, Georgia 30248
Phone: (770) 957-5043
Facsimile (770) 954-1223

Item Coversheet

Item: An ordinance to adopt a new Title 17, *Zoning Ordinance*, of the City of Locust Grove Code of Ordinances.

Action Item: ☐ Yes ☒ No [DISCUSSION ONLY]

Public Hearing Item: ☐ Yes ☒ No

Executive Session Item: ☐ Yes ☒ No

Advertised Date: N/A

Budget Item: No

Date Received: July 14, 2026

Workshop Date: August 17, 2026 [DISCUSSION ONLY]

Regular Meeting Date: TBD

Discussion:

This is an ordinance to adopt a comprehensive update to **Title 17 (Zoning)**. The draft framework officially replaces prior legacy codes, modernizing the city's land use matrix, environmental buffers, and structural design standards to directly align development projects with the **City's Comprehensive Plan**.

Key areas for workshop discussion include:

- **Growth Management and Housing Caps:** Establishing a strict, data-backed residential pacing strategy that regulates total housing inventory ratios via mandatory citywide percentage caps (Minimum 50% Low-Density, Maximum 32% High-Density, and Maximum 15% Multifamily) to match long-term infrastructure capacities.
- **Environmental and Watershed Safeguards:** Implementing robust Water Supply Watershed Protection overlay districts (Towaliga River, Indian Creek, and Tussahaw Creek) featuring capped Impervious Surface Ratios (ISR) at 20% to 25%, strict 100-to-

150-foot natural vegetative stream buffers, and an absolute 150-to-200-foot complete structure setback from water banks.

- **Housing Stock Diversification:** Formalizing definitions and physical development standards for alternative and infill housing types, including Missing Middle configurations, Accessory Dwelling Units (ADUs), and specialized Active Adult (55+) Residential design layers.
- **Aesthetic and Commercial Buffering:** Expanding physical setback and green space criteria across residential, commercial, and industrial corridors, including a standard 50-to-100-foot external perimeter buffer minimum to mitigate adverse noise, light, and visual impacts between incompatible land uses.
- **Administrative Enforcement & Speculation Controls:** Implementing the 12-Month "Use It or Lose It" Rule to automatically revert zoning on inactive sites, establishing strict Amenity Phasing thresholds to ensure neighborhood infrastructure is built in lockstep with residential housing, and legalizing the digital GIS map server as the single, final zoning authority.

Recommendation:

Staff recommends **DISCUSSION AND REVIEW ONLY** to prepare the draft ordinance for future formal public hearings and legal adoption procedures.

TITLE 17 — ZONING

CHAPTER 17.01: GENERAL PROVISIONS

17.01.010 - Title and Adoption

This Title shall be known and may be cited as the Zoning Ordinance of the City of Locust Grove. It regulates land use, building form, environmental protection, and development standards to ensure alignment with the City's Comprehensive Plan 2023. This ordinance officially supersedes prior adoptions of the Henry County zoning code and all prior amendments.

17.01.020 - Purpose

The purpose is to:

1. Protect public health, safety, welfare, and community character.
2. Promote sustainable, orderly growth with diverse housing types, including Missing Middle housing and Accessory Dwelling Units (ADUs).
3. Preserve environmentally sensitive lands, water quality, and tree canopy.
4. Support multimodal transportation and active mobility, including walking, cycling, and scooters.
5. Manage industrial growth responsibly to minimize adverse effects on residential areas.

CHAPTER 17.02: ZONING DISTRICTS AND OFFICIAL MAP

17.02.010 - Official Zoning Map

1. **Established Districts:** The City is divided into zoning districts including Residential Agricultural (RA), Low to Medium-Density Residential (R-1, R-2), Missing-Middle Residential (R-3), Residential Multi-Family (RM-1 (apartments), RM-2 (townhomes), & RM-3(condominiums)), Residential Duplex (RD), Residential Manufactured Home (RMH), Commercial (C-1, C-2, & C-3), Office & Institutional (OI), Industrial (M-1 & M-2), and Planned Development (PD).
2. **Authority:** The Official Zoning Map, as adopted and amended, is incorporated herein.
3. **Digital Maintenance:** The official map shall be the digital GIS map maintained by the Community Development Department on the City's server. This digital record serves as the final authority for all zoning status inquiries.

4. **Map Interpretation:** Boundaries are generally based on lot lines, street centerlines, or natural features; the Zoning Administrator or designee shall interpret any ambiguities.
5. **Amendments:** No changes shall be made to the map except in conformity with the procedures set forth in ordinance.

CHAPTER 17.03: DEVELOPMENT AND ENVIRONMENTAL STANDARDS

17.03.010 - Road Frontage Requirements In all residential districts, each lot or parcel where a principal building is to be erected must have minimum frontage on a public street:

1. **Standard Residential (R-1, R-2, R-3):** Lots must meet the required district frontage or a minimum of 30 feet if located on a cul-de-sac.
2. **Agricultural & Conservation (RA):** For tracts over two acres, the minimum frontage is the district standard or 30 feet on cul-de-sacs. For tracts under two acres, the minimum is 60 feet on cul-de-sacs.
3. **Non-Residential & Mixed-Use (OI, C-1, C-2, C-3, M-1, M-2, PD):** Lots must meet underlying district standards or provide a 50-foot fee-simple strip. A permanent access easement (30–50 feet) may be approved by the City Council in specific cases where natural features or lot shape warrant flexibility.
4. **Driveway Safety:** All lots must provide sufficient frontage for proper driveway construction as determined by the City Engineer.

17.03.020 - Wetland and Environmental Protection

1. **Findings and Intent:** Wetlands are fragile natural resources providing essential flood control, erosion control, and water quality maintenance. The City discourages development that adversely affects these ecosystems.
2. **Protection District:** This section applies to all lands identified on the National Wetland Inventory (NWI) Maps, which are incorporated by reference.
3. **Buffer Requirements:** A "Type A Undisturbed Buffer" or natural vegetative buffer of at least 25 feet shall be maintained from the delineated wetland boundary.
4. **Permitting:** No local permits shall be issued for projects containing potential wetlands until the U.S. Army Corps of Engineers determines if a Section 404 Permit is required.

5. **Unacceptable Uses:** Wetlands shall not be used as receiving areas for toxic/hazardous waste or as sanitary landfills.

17.03.030 - Industrial Buffers and Performance Standards

1. **Residential Protection:** A minimum 50-foot undisturbed buffer is required between Industrial and Residential districts, with a 100-foot buffer recommended for optimal mitigation of noise and light.
2. **Operational Controls:** Industrial uses must comply with performance standards regarding idling restrictions, heavy-truck routing, and screened loading areas.

17.03.040 - WATER SUPPLY WATERSHED PROTECTION

A. Findings and Purpose

1. **Findings of Fact:** The City finds that unrestricted development can threaten natural stormwater filtration and increase sedimentation in public reservoirs. Stormwater runoff from impervious surfaces may introduce toxicants and nutrients into drinking water supplies, increasing treatment costs and impacting public health.
2. **Purpose:** This section establishes standards to protect the quality and quantity of the City's present and future water supply, minimizing the transport of pollutants and maintaining watershed yield.

B. Key Definitions for Watershed Protection

1. **Buffer:** A natural or enhanced vegetated area located adjacent to reservoirs or perennial streams.
2. **Impervious Surface:** Manmade structures (buildings, roads, parking lots) that prevent the infiltration of stormwater into the ground.
3. **Low-Impact Development (LID):** Systems and practices that use or mimic natural processes to result in the infiltration, evapotranspiration, or use of stormwater.
4. **Open Space:** Undisturbed lands or common areas set aside for conservation or recreation, calculated using weighted factors for wetlands, flood zones, and donated land.
5. **Perennial Stream:** A stream that flows throughout the year, indicated by a solid blue line on USGS topographic maps.

6. **Water Quality Critical Area:** Land adjacent to a reservoir's normal pool level extending to the ridge line or 500 feet (whichever is shorter), and land extending three miles upstream from the reservoir along perennial streams.

C. Established Watershed Districts The following watershed districts are designated as overlay districts on the Official Zoning Map:

1. **Towaliga River:** From Steel Mills Dam to the river's headwaters.
2. **Indian Creek:** From S.H. Gardner Reservoir Dam to the creek's headwaters.
3. **Tussahaw Creek:** From the Finchersville Road right-of-way to the creek's headwaters.

D. Development Standards and Limitations

1. **Impervious Surface Ratio (ISR):** Total lot coverage and ISR are strictly regulated within watershed districts to promote groundwater recharge.
2. **Type A Undisturbed Buffers:** Minimum buffer requirements must be maintained along perennial streams and reservoirs to provide visual and acoustic separation and filtration.
3. **Prohibited Uses:** New hazardous waste receiving areas or sanitary landfills are prohibited within these districts.
4. **LID Requirements:** Climate-resilient and low-impact development (LID) infrastructure is required for new developments to manage stormwater at the source.

E. Administration and Enforcement

1. **Permit Required:** No land-disturbing activity or construction may occur within a watershed district without a permit from the Zoning Administrator.
2. **ZPL Compliance:** Any amendments or conditional uses within these districts require mandatory public notice and hearings per the Georgia Zoning Procedures Law.
3. **Penalties:** Violations are subject to fines, injunctions, and corrective orders.
4. **Restoration:** Violators may be required to restore affected land to its original contours and replant vegetation if cover is removed in violation of this Title.

17.03.050 - WATERSHED PERMITTING AND LAND USE RESTRICTIONS

A. Permit Review Requirements

All development within Watershed Districts must undergo a specialized review process to ensure compliance with the Comprehensive Plan 2023 and environmental safety.

1) **Site Plan Specifications:** Applications must include:

- a) **Impervious Surface Calculations:** Exact square footage and percentage of all existing and proposed impervious surfaces (buildings, driveways, decks).
- b) **Proximity Mapping:** Distance of all structures to the nearest perennial stream bank or reservoir.
- c) **Floodplain Verification:** Location and elevation of the 100-year floodplain.
- d) **Professional Certification:** Plans must be certified by a registered land surveyor or professional engineer verifying the project's location relative to Critical or Limited Development Areas.
- e) **Spill Mitigation:** Detailed design for leak collection systems if any hazardous materials are handled.

2) **Permit Validity:** Development permits expire if construction does not begin within 12 months or if work is suspended for 12 months. Upon expiration, the landowner must restore the topography and vegetation.

B. Land Use Restrictions by Area

Feature	Water Quality Critical Area	Limited Development Area
Agriculture	No Confined Animal Feeding Operations (CAFOs).	Standard BMPs required.
Commercial	Prohibited.	Min. 1 acre (sewer) or 1.5 acres (septic).
Industrial	Prohibited.	Min. 4 acres (sewer) or 10 acres (septic). No large-quantity hazardous waste generators.
Residential	Min. 1.5 acres (sewer) or 2 acres (septic).	Density per underlying zone; Max 25% Impervious Surface Ratio (ISR).
Fuel Storage	Prohibited (Above or Below ground).	Allowed per GA EPD regulations.

C. Impervious Surface and Buffer Standards

To maintain water quality and manage stormwater at the source:

1. Impervious Surface Ratio (ISR) Limits:

- a) **Critical Area:** Maximum 20% ISR.
- b) **Limited Development Area:** Maximum 25% ISR. (May be increased to 35% only with a City-approved Stormwater Management Plan utilizing wet detention or regional ponds).

2. Setbacks and Buffers:

- a) **Critical Area:** 150-foot natural vegetative buffer from reservoirs; 100-foot buffer from perennial streams. No impervious structures within 200 feet.
- b) **Limited Development Area:** 100-foot natural vegetative buffer from perennial streams. No impervious surfaces within 150 feet of stream banks.
- c) **Septic Restrictions:** No septic tanks or drainfields are permitted within these buffer or setback areas.

D. Stormwater Best Management Practices (BMPs)

For projects receiving a variance or increasing ISR, a BMP Plan is required to treat the first 1.0 inch of runoff. Approved methods include:

- 1. **Green Infrastructure:** Grass swales, filter strips, and wetland plantings.
- 2. **Structural Controls:** Wet detention ponds (preferred), check dams, and energy dissipation devices.
- 3. **Pre-treatment:** Water quality inlets designed to remove oils, greases, and sediment.

E. Nonconformities and Pre-existing Conditions

- 1. **Continuance:** Lawful uses existing prior to this ordinance may continue but cannot be expanded, re-established after one year of vacancy, or changed to another nonconforming use.
- 2. **Exemptions:** Repairs to existing facilities and minor accessory structures (sheds, barns) are exempt from new site development plan requirements but must still meet environmental safety standards.

F. Appeals and Variances

- 1. **Hardship Variances:** May be granted by the City Council if extraordinary conditions exist (size/shape of lot) and the variance will not result in a net increase of ISR beyond the absolute maximum (35%) or degrade water quality.

2. **Appeals:** Decisions made by the Zoning Administrator or designee may be appealed to the City Council within 10 days of the decision.

17.03.60 - CENTRALIZED BOX UNITS

Where the United States Postal Service (USPS) requires Centralized Box Units (CBUs), such units shall be located within a covered structure or pavilion designed to match the architectural style of the primary buildings.

CHAPTER 17.04: LAND USE MATRIX BY ZONING DISTRICT

This section defines the permissible land uses across the City's base zoning districts. Uses are categorized based on the North American Industry Classification System (NAICS) where applicable.

Key to Permissibility:

- **P (Permitted):** Use is allowed by right, subject to district-specific standards.
- **CU (Conditional Use):** Use requires a Conditional Use Permit (CUP) approved by the City Council.
- **Blank Cell:** Use is prohibited in that district.

A. Agricultural & Residential Uses

Land Use Category	RA	R1-R3	RD	RM/PD	O-I	C2-C3	M1-M2
Crop Production / Greenhouse	P					P	P
Livestock / Cattle Ranching	P						P (M2)
Single-Family (Site-Built/Modular)	P	P					
Single-Family (Manufactured)				P (RMH)			
Townhomes / Duplexes			P (RD)	P (RM)			
Multifamily / Mixed-Use Lofts				P			
Tiny Homes				CU			
Nursing / Personal Care Homes					P	P	

B. Professional & Medical Offices

The following uses are prioritized in **O-I (Office)**, **C-1 to C-3 (Commercial)**, and **M-1 (Light Industrial)** districts to support the City's economic development goals.

Land Use Category	O-I	C-1	C-2	C-3	M-1
Corporate & Management Offices		P	P	P	
Software & Music Publishers	P	P	P	P	P
Financial / Insurance / Real Estate	P	P	P	P	P
Legal / Accounting / Consulting	P	P	P	P	P
Medical / Dental Offices & Clinics	P	P	P	P	
Veterinary Services / Animal Hospitals		P	P	P	
Research & Development (Physical/Life Sciences)	P	P	P	P	P

C. Personal & Commercial Services

Land Use Category	C-1	C-2	C-3	M-1	M-2
Barber / Beauty / Nail Salons	P	P	P	P	
Dry Cleaning (Drop-off vs. Industrial)		P	P	P (Ind.)	P (Ind.)
Hotels & Motels		P	P		
Automotive Repair (General/Body/Paint)		P	P	P	
Car Washes		P	P	P	
Welding & Machinery Repair				P	P
Pet Grooming & Boarding	P	P	P		
Parking Garages			P	P	P

D. Temporary and Special Uses

1. **Temporary Construction/Sales Offices:** Permitted (**P**) in all zoning districts for the duration of an active development project.

2. **Bed and Breakfast Inns:** Permitted in **C-1 through C-3**; allowed in **O-I** only via Conditional Use Permit (**CU**).

17.04.010 - Established District: RA

This section defines the **RA: Residential-Agricultural Zoning District**. This district is designed to maintain a balance between farming activities and low-density residential living, serving as a buffer between rural lands and developing suburban/urban areas.

Development Standards

The following table outlines the physical requirements for building in the RA district:

Standard	Requirement
Minimum Lot Area	1 acre (43,560 sq. ft.) with septic/city water 1.25 acres with septic/private well 2 acres (87,120 sq. ft.) for new subdivisions
Minimum Lot Width	175 feet
Min. Front Setback	75 ft from right-of-way (50 ft in new subdivisions)
Min. Side Setback	20 feet
Min. Rear Setback	40 feet
Maximum Height	45 ft (subdivisions); 35 ft (all other situations)
Min. Heated Floor Area	1,200 sq. ft. (lots < 1.25 acres); 1,000 sq. ft. (lots ≥ 1.25 acres)
Infrastructure	Curb, gutter, and paved driveways required in subdivisions
Utilities	Septic tanks and wells/county water permitted

Allowed Principal Uses

The "P" indicates a Permitted Use, and "CU" indicates a Conditional Use (requiring special approval).

1. Agricultural & Animal Production

- a) **Permitted (P):** Crop production (including greenhouses/nurseries), Cattle ranching and feedlots, Dairy farming, Hog/Pig farming, Poultry/Egg production, Sheep/Goat farming, and Animal aquaculture.
- b) **Conditional Use (CU):** Forestry and logging.

2. Residential Uses

- a) **Permitted (P):** Single-family detached site-built or modular homes.
- b) **Subdivisions:** Private street subdivisions and Open space subdivisions are permitted (P).
- c) *Note: Manufactured homes, duplexes, townhouses, and multi-family units are NOT listed as permitted in this specific RA section.*

3. Commercial, Recreation, & Services

- a) **Permitted (P):** Historical sites, Neighborhood recreation centers, Golf courses/country clubs, Tennis courts, and Swimming pools.
- b) **Permitted (P) - Business:** Temporary office for a development.
- c) **Conditional Use (CU):** Dog kennels, Pet boarding/grooming, Golf/Baseball driving ranges, general recreation facilities, and other miscellaneous amusement uses.

17.04.020 Established Districts: R-1

This district is intended to provide for detached single-family residential dwellings on large lots with significant setbacks to maintain a low-density suburban character. It accommodates site-built, manufactured, or industrialized homes.

A. Use Table (Residential R-1)

In accordance with the modernized residential use standards:

Use Category	Use Type	Status
Residential	Single-family detached (Site-built/Industrialized)	P (Permitted)
Residential	Accessory Dwelling Units (ADU)	P (Permitted)

Use Category	Use Type	Status
Residential	Home Occupation	P (Permitted)
Civic	Parks, Greenways, and Community Gardens	P (Permitted)
Infrastructure	Utility and Public Infrastructure	P (Permitted)
Civic	Schools and Religious Institutions	C (Conditional)

B. R-1 Development Standards

The following physical requirements govern the form and intensity of development in the R-1 district to protect community character.

Standard	R-1 Requirement
Minimum Lot Area	43,560 sq. ft. (1 acre)
Minimum Lot Width	150 feet
Min. Front Setback	75' (if on Septic) / 50' (if on Sewer)
Min. Side Setback	20 feet
Min. Rear Setback	40 feet
Maximum Height	35 feet
Min. Heated Floor Area	1,500 square feet

C. R-1 Architectural and Site Design

1. **Building Form:** Dwellings must utilize durable, contextually appropriate materials and articulated facades to ensure high-quality site design and neighborhood compatibility.
2. **Cluster Subdivisions:** New developments are encouraged to utilize cluster subdivision layouts to preserve environmentally sensitive lands and tree canopy.

D. R-1 Landscaping and Infrastructure

1. **Infrastructure Requirements:** Paved driveways, curbs, and gutters are mandatory for all R-1 developments.
2. **Low-Impact Development (LID):** The use of LID techniques for stormwater management is required to promote climate resilience and protect water quality.

E. R-1 Residential Parking

1. **Off-Street Parking:** Every dwelling unit must provide off-street parking via a required paved driveway.
2. **Active Mobility:** New residential developments should provide connections to city-wide trails and greenways where feasible to support walking and cycling.

F. R-1 Conditional Use Permits (CUPs)

1. **CUP Requirements:** Non-residential uses such as schools or religious institutions require a CUP, following mandatory public notice and hearing procedures per the Georgia Zoning Procedures Law.
2. **Sewer Proximity:** Septic tanks are permitted unless the property is located within 2,000 feet of an existing sewer line, in which case connection to the public sewer system is required.

17.04.030 - Established Districts: R-2

This district is intended to provide for detached single-family residential dwellings on moderate-sized lots. It is designed to integrate high-quality housing with neighborhood character and pedestrian-friendly infrastructure, such as required sidewalks.

A. Use Table (Residential R-2)

In accordance with the modernized residential use standards, the following uses are established for the R-2 district:

Use Category	Use Type	Status
Residential	Single-family detached (Site-built or industrialized)	P (Permitted)
Residential	Accessory Dwelling Units (ADU)	P (Permitted)
Residential	Home Occupation	P (Permitted)
Residential	Duplex	P (Permitted)

Use Category	Use Type	Status
Civic/Recreation	Parks, Greenways, and Community Gardens	P (Permitted)
Infrastructure	Utility and Public Infrastructure	P (Permitted)
Civic	Schools and Religious Institutions	C (Conditional)

B. R-2 Development Standards

The following physical requirements govern the form and intensity of development in the R-2 district. Standards vary based on the available sewage system to manage density appropriately.

Standard	Requirement (Septic)	Requirement (Sewer)
Minimum Lot Area	30,000 square feet	18,000 square feet
Minimum Lot Width	125 feet	100 feet
Min. Front Setback	50' from right-of-way	40' from right-of-way
Min. Side Setback	15 feet	15 feet
Min. Rear Setback	40 feet	40 feet
Maximum Height	35 feet	35 feet
Min. Heated Floor Area	1,700 square feet	1,700 square feet

C. R-2 Architectural and Site Design

1. **Building Form:** Dwellings must utilize durable, contextually appropriate materials and articulated facades to ensure high-quality site design.
2. **Infrastructure Requirements:** Paved driveways, curbs, and gutters are mandatory.
3. **Active Mobility:** Sidewalks are strictly required in the R-2 district to promote walking and neighborhood connectivity.

D. R-2 Environmental Standards

1. **Stormwater Management:** New R-2 developments must incorporate Low-Impact Development (LID) techniques and comply with Impervious Surface Ratio (ISR) limits to protect water quality.

E. R-2 Residential Parking

1. **Off-Street Parking:** Every dwelling unit must provide off-street parking via a required paved driveway.
2. **Connectivity:** New developments should provide pedestrian and bicycle connections to the city's broader trail system where feasible.

F. R-2 Conditional Use Permits (CUPs) and Infrastructure

1. **CUP Process:** Uses designated as Conditional (C) require a public hearing and Planning Commission review per the Georgia Zoning Procedures Law.
2. **Sewer Connectivity:** Connection to the public sewer system is mandatory if the property is located within 2,000 feet of an existing sewer line.

17.04.040 - Established Districts: R-3

This district provides for detached single-family dwellings of a medium-to-high density character. It is intended for areas served by public water and sewer and must have primary access to major/minor arterials or collector streets. The district emphasizes high-quality architectural standards and robust community amenities.

A. Use Table (Residential R-3)

Use Category	Use Type	Status
Residential	Single-family detached (Site-built/Industrialized)	P (Permitted)
Residential	Accessory Dwelling Units (ADU)	P (Permitted)
Civic	Parks, Greenways, and Amenity Centers	P (Permitted)
Civic	Schools and Religious Institutions	C (Conditional)

B. R-3 Development Standards

Standards are designed to balance higher density with adequate open space and infrastructure.

Standard	Requirement
Max. Allowable Net Density	3.25 dwelling units per net useable acre (n.u.a.)
Minimum Lot Area	12,000 square feet
Minimum Lot Width	80 feet*
Min. Front Setback	40 feet*
Min. Side Setback	10 feet*
Min. Rear Setback	30 feet*
Maximum Building Height	40 feet
Min. Heated Floor Area	1,750 sq. ft. (Single-story) / 2,200 sq. ft. (Multi-story)

**Administrative variances up to 10% may be granted by the Director for these standards in cases of documented hardship.*

C. R-3 Architectural Standards

1. **Residential Facades:** Exterior facades must consist of stone, brick, or cement board. Front elevations require a minimum of 50% brick or stone.
2. **Water Table:** Side elevations must include a brick or stone water table at a minimum height of 30 inches.
3. **Roof Design:** Primary roofs must have a minimum pitch of 7:12.
4. **Garages:** Attached two-car garages are required. Front-loading garages may not exceed 40% of the front facade width; side-loading garages are encouraged.

D. R-3 Active Mobility and Infrastructure

1. **Multiuse Paths:** Required in all R-3 developments to connect residences to amenities and nearby commercial centers (within 0.25 miles). Paths must be 10 feet wide (concrete or asphalt) with 4 feet dedicated to pedestrians and the remainder for bicycles/golf carts.
2. **Sidewalks:** Concrete sidewalks (4' wide, 4" deep) are required on both sides of all internal streets, separated from the curb by a 2-foot landscape strip.

3. **Streetscapes:** Decorative LED cutoff streetlights and underground utilities are mandatory.

E. R-3 Environmental and Open Space

1. **Open Space:** Minimum 15% of total acreage, with at least 10% consisting of net useable acres.
2. **Sustainability:** Developments must comply with Impervious Surface Ratio (ISR) limits and utilize Low-Impact Development (LID) for stormwater.

F. R-3 Residential Parking

1. Each unit must provide a residential parking garage (min. 20'x20' interior) and a paved driveway. Enclosing garages for living space is prohibited without a variance and replacement of the garage structure.

G. R-3 Amenity Phasing and Performance

1. **Phased Amenities:** 50% of amenities must be complete before 50% of COs are issued. 100% of amenities must be complete before 80% of COs are issued.
2. **Required Amenities Table:**
 - a) 26–50 Units: 1 Amenity
 - b) 51–100 Units: 2 Amenities
 - c) 101–150 Units: 3 Amenities
 - d) 151–200 Units: 4 Amenities(+1 amenity for every additional 50 units)
3. **CUPs and ZPL:** Conditional uses and amenity modifications follow the Georgia Zoning Procedures Law, requiring public hearings and City Council approval.

H. DEFINITIONS

1. **Net Useable Acre (n.u.a.):** Total land area excluding streets, rights-of-way, 100-year floodplains, detention ponds, and non-residential land.
2. **Multiuse Path:** A wide-path system designed for combined pedestrian, bicycle, and golf cart traffic.
3. **Water Table:** A projecting masonry architectural feature that deflects water and serves as a material transition.

17.04.050 - [Reserved]

1. **Status:** This section is reserved for future use.
2. **Historical Note:** Formerly the PR-4 Planned Residential District; repealed by Ordinance No. 22-08-048 on August 1, 2022.

17.04.060 [Reserved]

1. **Status:** This section is reserved for future use.
2. **Historical Note:** Formerly the PR-5 Urban Infill/Active Adult Planned Residential District; repealed by Ordinance No. 22-08-049 on August 1, 2022.

17.04.070 Established Districts: RM-1, RM-2, and RM-3

The Multi-family Residence Districts are intended to provide for the development of high-quality residential communities at moderate to high densities. These districts require connection to public water and sewer systems and emphasize pedestrian-oriented site design, robust amenities, and architectural compatibility.

1. **RM-1:** Multi-family Apartments.
2. **RM-2:** Fee-simple Townhomes.
3. **RM-3:** Fee-simple Condominiums.

A. Multi-family Use Classifications

In addition to standard multi-family dwellings, these districts accommodate **Active Adult Residential** developments for residents aged 55 and older, provided they comply with the Fair Housing Act and the specific design standards of this Title.

B. Site Design and Infrastructure

1. **Private Alleyways:** Required for rear-access units. Alleyways must be a minimum of 18 feet wide (16 feet paved) to ensure adequate turning radii for non-commercial vehicles. Maintenance is the responsibility of the HOA or property owner.
2. **Open Space and Parks:** * **Central Park:** A minimum of one (1) acre of buildable land located centrally within the development for active or passive use.
 - a) **Pocket Parks:** Strategic 1-acre green spaces (which may be subdivided) located in areas furthest from primary amenities to ensure equitable access to recreation for all residents.

3. **Active Mobility:** Multiuse paths (10 feet wide) and sidewalks (4 feet wide) are required to connect all residential clusters to amenities and neighboring commercial areas.

C. Multi-family Parking Standards

1. **Residential Parking Garages:** Enclosed structures (min. 24'x24' for apartments/condos; 20'x20' for townhomes) are required to house at least two vehicles. Conversion of garages into living or storage space is prohibited.
2. **Carports:** Covered structures (min. 24'x24') must feature reinforced concrete floors and cannot be enclosed without a variance.
3. **Off-Street Parking:** Must be provided via designated spaces with adequate maneuvering room and access to public rights-of-way.

D. The following definitions apply specifically to the RM Districts:

1. **Active Adult Residential:** Housing designed for adults 55+ per the Fair Housing Act, excluding medical or supportive services (assisted living).
2. **Amenities:** Designated areas for active (sports fields/pools) or passive (trails/picnic areas) recreation.
3. **Development Plan:** A mandatory graphic and written submission detailing building bulk, density, **Impervious Surface Ratio (ISR)**, and utility locations.
4. **Impervious Cover:** Any surface that impedes the passage of water/air to the soil. Includes rooftops, pavement, and 50% of the area of slatted wood decks.
5. **Net Useable Acres (NUA):** Total project acreage minus streets, rights-of-way, and public lands.
6. **Water Table:** A masonry architectural feature at the base of a building used for ornamental transition and water deflection.

17.04.080 - RM Development Standards & Density Tiers

Development in RM districts is governed by a tiered density system. Increasing density requires a proportional increase in architectural quality, infrastructure, and community amenities.

Tier	Density (du/nua)	Height Stories /	Key Requirements
Base	Max 4 units	45' / 4 Stories	Standard RM-1 amenities & architectural standards.
Mid	8–10 units	Min 3 / Max 4	70% Brick/Stone; Gated/Secured entry; Enhanced LID.
High	10–12 units	Min 3 / Max 5	Podium or integrated garage parking for 20% of units.
Urban	12–16 units	Min 4 / Max 5	Mixed-use required; Parking structures; Rooftop social areas.

A. Miscellaneous Dimensional Provisions:

1. **Maximum Project Size:** 30 Acres (unless within a Planned Development).
2. **Floodplain/Wetland Density Credit:** 50% of acreage in the 100-year floodplain or wetlands may be included in density calculations if deeded in fee-simple to the City or an approved non-profit for permanent preservation.
3. **Impervious Surface Ratio (ISR):** Must comply with all watershed ordinances; max 25% ISR if located within a Watershed Protection District.

B. Architectural Standards (RM Districts)

1. **Base Tier:** Building facades must consist of at least 50% brick. Remaining materials may include stone, stucco, or cement fiberboard.
2. **Enhanced Tiers (8+ du/nua):** Building facades must consist of at least 70% brick or stone.
3. **Modern Design Elements:** Higher density tiers must utilize flat rooflines, larger window areas, and recessed balconies to promote a modern or post-industrial aesthetic.
4. **Landscape:** All yards must be fully sodded. High-density tiers require enhanced landscaping along all walking trails and multiuse paths.

C. RM Parking & Connectivity

- a) **Tier-Specific Parking:**

- i. **8–10 du/nua:** 2 spaces per 1BR; 3 spaces per 2-3BR.
 - ii. **10–12 du/nua:** Min 1.5 / Max 2 spaces per unit. Surface parking must be parallel or screened.
- b) **Active Mobility:** Pedestrian-scale lighting is required along all walking trails and multiuse paths. Non-vehicular routes must connect residential clusters to all onsite amenities.

D. RM Amenity Performance & Phasing

All multi-family developments must provide a robust amenity package. 50% of these facilities must be complete before 50% of the project's Certificates of Occupancy (CO) are issued.

1. Required Base Amenities (RM-1):

- a) Clubhouse (min. 1,300 sq. ft.).
- b) Junior Olympic-sized pool.
- c) Children's play area.

2. Additional Amenity Menu:

For high-density requests or large-scale projects, developers must select from the following (determined by the number of units):

- a) Outdoor kitchens/pavilions, Rooftop decks, Community gardens, EV charging stations, Co-working spaces, Pet-friendly facilities, or Sporting courts (Pickleball/Bocce).

3. Active Adult (55+) Alternative Amenities:

Developments designed for residents 55+ may substitute standard amenities for:

- a) Community rooms with arts/crafts facilities.
- b) Smaller pocket parks (0.25 acre) for lawn bowling or croquet.
- c) Wellness/fitness centers and libraries with broadband access.
- d) Elevators for any structure 3 stories or higher.

4. City-Provided Amenities (Fee-in-Lieu):

The City may permit a developer to tender funds to an escrow account for the construction of public amenities of equal or greater value off-site, provided it promotes broader public welfare.

5. Gated Communities:

If developed as a gated community, the gate and security systems must be maintained and monitored by the owner/HOA at their sole expense.

17.04.090 - Established Districts: RM-2

This district is intended for high-quality, fee-simple townhouse developments at moderate to high densities. To promote an attractive, pedestrian-friendly streetscape, this district prioritizes rear-loading vehicular access via private alleyways and requires full integration of active mobility infrastructure.

A. Use Table (Residential RM-2)

Use Category	Use Type	Status
Residential	Fee-Simple Townhouses	P (Permitted)
Civic	Public Parks, Greenways, and Amenity Centers	P (Permitted)
Civic	Government Buildings	P (Permitted)
Construction	Temporary structures/Storage for active sites	P (Permitted)

B. RM-2 Development Standards

The following standards apply to fee-simple townhouse developments. Note that the "Lot" refers to the overall parent parcel of the common development rather than individual fee-simple footprints.

Standard	Requirement
Max Density (du/nua)	5 units per net useable acre
Minimum Parent Lot Width	100 feet
Minimum Unit Width	20 feet
Min. Front Setback	20 feet from right-of-way

Standard	Requirement
Min. Rear Setback	30 feet
Min. Distance (Bldgs)	40 feet
Max. Units Per Building	5 Units
Maximum Building Height	45' or 4 Stories
Min. Floor Area (Heated)	1,000 sq. ft. (1BR); 1,300 (2BR); 1,400 (3BR)

C. RM-2 Townhouse Architectural Standards

1. **Common Wall Construction:** Units must be connected by a common wall that entirely adjoins the dwelling units.
2. **Topographic Exception:** Where terrain makes full connection impossible, a conditional use permit may be sought. If granted, such units must be 100% brick or stone on all exterior facades.
3. **Rear-Loading Requirement:** All townhouses must be rear-loading. Paved driveways and residential garages must be located at the rear of the structure and accessed via a private alleyway.

D. RM-2 Active Mobility & Connectivity

1. **Multiuse Paths:** Required 10-foot wide paths (concrete, asphalt, or approved pervious material) connecting all residences to onsite amenities. These must be accessible via sidewalks or streets.
2. **Alley Integration:** An alleyway may serve as a multiuse path if it is at least 22 feet wide with clearly demarcated 4-foot pedestrian zones.
3. **Sidewalks:** Mandatory 4-foot wide concrete sidewalks on both sides of all internal streets, separated by a 4-foot landscape buffer/planting strip.
4. **School Bus Infrastructure:** A covered waiting area of sufficient size for all resident students is required at the main entrance, alongside a 40-foot radius turnaround for school bus operations.

E. RM-2 Utilities and Refuse

1. **Centralized Refuse:** Individual curbside residential garbage pickup is prohibited. Developments must provide a screened, centralized garbage facility for all residents.

2. **Utility Infrastructure:** Curb and gutter, public sewer, and public water systems are mandatory for all RM-2 developments.

F. RM-2 Parking Requirements

1. **Residential Garages:** An attached two-car garage (min. 20'x24') is required for every unit and must be rear-accessible only.
2. **Visitor/Supplemental Parking:** One additional off-street parking space is required for the third and each subsequent bedroom. Driveways serving rear garages do not count toward this requirement.
3. **Private Alleyways:** Must be a minimum of 18 feet wide (16 feet paved) to ensure safe vehicular maneuvers and turning radii.

G. DEFINITIONS

1. **Townhouse (Fee-Simple):** A multi-story dwelling unit connected to others by a common wall, where the resident owns the unit and the immediate land footprint in fee simple.
2. **Lot (RM-2 Parent):** The total tract of land used for the common development, including shared grounds and infrastructure.

17.04.100 - Established Districts: RM-3

This district is intended to provide for fee-simple condominium ownership within a multi-unit building structure. The district allows for moderate to high densities and requires shared ownership of common elements. Like RM-1 and RM-2, it prioritizes pedestrian-oriented design, centralized amenities, and public infrastructure connectivity.

A. Use Table (Residential RM-3)

Use Category	Use Type	Status
Residential	Fee-Simple Condominiums	P (Permitted)
Residential	Mixed-Use (Condos over Commercial)	C (Conditional)*
Civic	Public Parks and Recreation Areas	P (Permitted)
Civic	Government Buildings	P (Permitted)

**Mixed-use is limited to the Old Town District/Highway 42 corridor with minimum 35' frontage.*

B. RM-3 Development Standards

Standards for RM-3 focus on building-scale efficiency. All density calculations are based on Net Useable Acres (NUA) outside the 100-year floodplain.

Standard	Requirement
Max Density (du/nua)	6 units per acre
Minimum Parent Lot Width	100 feet
Min. Front Setback	60 feet from right-of-way
Min. Rear Setback	40 feet
Min. Distance (Bldgs)	40 feet
Max. Units Per Building	8 Units
Maximum Building Height	45' or 4 Stories
Min. Floor Area (Heated)	1,000 sq. ft. (1BR); 1,300 (2BR); +200 per extra BR

C. RM-3 Architectural & Site Design

1. **Form & Wall Adjunction:** Individual units must be connected by common walls within a multiple-unit building.
2. **Rear-Loading Design:** All residential units must utilize rear-loading access. Garages or carports must be attached to the main structure and accessed via a mandatory private alleyway.
3. **Refuse & Utilities:** Centralized garbage facilities are required; individual curbside pickup is prohibited. Public water and sewer connection is mandatory.

D. Mobility and Public Infrastructure

1. **Multiuse Paths:** A 10-foot wide path system must connect all units to onsite amenities. Developers are required to extend these paths to the nearest off-site commercial area or provide a fee-in-lieu.

2. **Sidewalks:** 4-foot concrete sidewalks are required on both sides of all internal streets, separated from the curb by a 4-foot landscape buffer.
3. **School Waiting Areas:** A covered structure for school-aged children is required at the main entrance, supported by a 40-foot radius bus turnaround.

E. RM-3 Parking Requirements

3. **Primary Parking:** Every unit must have an attached garage or carport accessible only from the rear.
4. **Visitor/Supplemental:** One additional off-street space is required for the 3rd and each subsequent bedroom. Rear driveways do not count toward this supplemental requirement.
5. **Private Alleyways:** Minimum 18-foot width (16-foot paved) required. Alleyways may be designated as multiuse paths if they meet the 22-foot width standard with demarcated pedestrian zones.
6. **Condominium:** A system of separate fee-simple ownership of individual units in a multi-unit building, combined with an undivided interest in shared common elements.
7. **Common Elements:** Parts of the condominium development (land, roofs, hallways, amenities) owned jointly by all unit owners.
8. **Lot (RM-3):** The parent parcel of land used for the collective development of the condominium units.

E. Environmental Density Credits (RM-3)

To encourage the preservation of natural resources, the City of Locust Grove provides a density bonus for the permanent protection of sensitive lands.

1. **Density Exclusion:** Land within the 100-year floodplain or designated wetlands is generally excluded from the Net Useable Acre (NUA) calculation.
2. **Conservation Credit:** A developer may include 50% of the acreage within the 100-year flood zone or wetlands in the NUA computation if the land is deeded in fee simple to a public or non-profit entity for perpetual conservation.
3. **Transfer Process:** The land must be offered in the following order of priority:
 - a. The City of Locust Grove.
 - b. An alternative public entity (e.g., County or State).

- c. A City-approved non-profit land trust or conservation organization.
- 4. **Easements:** Land encumbered by easements for drainage, sanitary sewer, or buffers shall remain included in the NUA calculation and does not qualify for this specific conservation credit.

F. Environmental & Site Requirements

- 1. **Impervious Surface Ratio (ISR):** All developments must comply with City and State environmental ordinances (Watershed, Wetland, Stormwater, etc.).
 - a. **Watershed Protection:** In designated Watershed Protection Districts, total impervious cover shall not exceed 25% of the total parcel area.
 - b. **Certification:** A licensed engineer, surveyor, or landscape architect must certify that the final development plan meets these thresholds.
- 2. **Landscaping:** All yards (front, side, and rear) must be fully sodded to ensure immediate soil stabilization and aesthetic consistency.

G. Compliance and Security

- 1. **Final Plan Approval:** No building permits shall be issued until the City has approved a final site plan detailing lot dimensions, buffers, landscaping, amenities, and all density/impervious surface calculations.
- 2. **Gated Communities:** Private gates and security monitoring systems are permitted but must be maintained and operated at the sole expense of the property owner or Homeowners Association (HOA).
- 3. **Conflict of Laws:** In the event of a conflict between the provisions of this Multi-family District section and any other city ordinance or code provision, the standards set forth in this section shall prevail.

17.04.110 - CRS: Conservation Residential Subdivision District

The CRS district is an "overlay-style" floating zone that can be applied to any base residential district (RA, R-1, R-2, R-3). Its primary intent is to preserve 25% of developable land in perpetuity, protecting wetlands, steep slopes, and historic sites while allowing for design flexibility and clustered housing that reduces infrastructure impact.

A. CRS Dimensional & Clustered Lot Standards

The CRS district allows for reduced lot sizes compared to the underlying base zone, provided the overall density (determined by a **Yield Plan**) is maintained, plus any earned bonuses.

Base Zone	Min. Lot Size (sq. ft.)	Avg. Lot Width (ft.)	Side Setback / Separation (ft.)
RA	30,000	150	25 / 50
R-1	25,000	110	20 / 40
R-2	12,000	85	12.5 / 25
R-3	10,000	75	10 / 20

B. Traditional Neighborhood Development (TND) Option: For R-2 and R-3 zones, up to 25% of lots may utilize TND standards (rear alleys, pre-1940 architectural styles) with an additional 15% reduction in lot area/width.

C. CRS Architectural & Performance Standards

1. **Residential Garages:** Minimum 20'x20' interior. Alley-access lots must have rear-entry garages. Front-entry garages for standard lots must not exceed 40% of the front elevation and must use architectural doors.
2. **Home Size:** Minimum 1,800 sq. ft. (Single-story) / 2,500 sq. ft. (Multi-story). 50% of the development must be multi-story or exceed 2,500 sq. ft.
3. **Exterior Materials:**
 - a. 30% of lots: 100% Brick (all elevations).
 - b. 20% of lots: Brick, Stone, or Stucco (front); Fiber Cement permitted on sides/rear.
4. **Buffers:**
 - a. **Perimeter:** 75' undisturbed buffer along exterior streets; 25' along property lines.
 - b. **Environmental:** 100' undisturbed buffer along perennial streams; 25' around wetlands/lakes.

D. Green Space Requirements (CRS)

1. **Minimum Preservation:** 25% of the total project acreage must be permanently protected. At least 25% of that preserved land must be "Net Usable Area" (buildable land).

2. **Configuration:** 75% of green space must be contiguous to prevent fragmentation. Individual parcels should exceed 2 acres unless designated as a "Pocket Park" (0.25–1.0 acre).
3. **Permitted Uses:** Conservation, meadows, multiuse paths, and passive recreation. Active recreation (ball fields) is limited to 10% of the required green space.

E. Conservation Implementation

1. **Legal Protection:** A **Conservation Easement** must be filed per the *Georgia Uniform Conservation Easement Act*.
2. **Management Plan:** A written plan for the ownership (HOA or Land Trust) and perpetual maintenance of the green space must be approved prior to the Final Plat.

F. Density Determination & Bonuses

1. **Yield Plan:** Density is established by a "Yield Plan"—a conceptual drawing showing the maximum number of lots achievable under conventional standards for the base zoning.
2. **Quality Construction Bonuses:** Developers may increase density above the Yield Plan by meeting enhanced "Quality Construction" standards (e.g., increased brick percentages, enhanced LID stormwater design, or additional amenities).
3. **Review Process:** Applications are processed as Zoning Map Amendments. Preliminary plats require City Council approval and must be marked "CRS" to denote the specialized standards.

G. DEFINITIONS

1. **Net Usable Area (NUA):** Land area suitable for construction, excluding floodplains, R-O-W, and stormwater ponds.
2. **Pocket Park:** A small, formalized green space (0.25–1.0 acre) designed for recreational use within walking distance of residences.
3. **Yield Plan:** A realistic "baseline" plan used to determine the maximum dwelling units permitted before bonuses are applied.

17.04.120 - Fencing and Walls

A. Applicability These standards apply to all developments requiring final plat approval within the City of Locust Grove. All fences erected after the adoption of this Title must comply with these regulations.

B. General Installation Standards

1. **Public Right-of-Way:** No privately owned fence or wall shall be installed within a public street right-of-way or on City-owned property.
2. **Sight Distance & Safety:** Fences must not obstruct the "sight triangle" at intersections or create hazards for vehicular or pedestrian traffic, as determined by the City Engineer or designee.
3. **Emergency Access:** Fences shall not restrict access for emergency services. The City Fire Marshal or designee may require specific gate widths or access codes for secured perimeters.
4. **Structural Orientation ("Good Neighbor" Rule):** If a fence is constructed with structural supports (posts/rails) on one side, the finished "flat" side must face the exterior toward the street or neighboring property. All supports must face the interior of the lot.
5. **Maintenance:** Property owners are responsible for maintaining fences in a neat, orderly, and structurally sound condition.
 - a. **General Repairs:** Damaged fences must be repaired within 90 days.
 - b. **Safety Fencing:** Fencing required for public safety (e.g., around a pool or construction site) must be repaired immediately upon damage.

C. Construction Standards & Materials

1. **Permitted Materials:** Fences must be constructed of the following high-quality materials:
 - a. Masonry (Brick or Stone).
 - b. Naturally decay-resistant wood (Cedar or Cypress).
 - c. Wrought Iron or decorative aluminum.
 - d. Vinyl/PVC.
 - e. **Chain-link:** Permitted only if vinyl-coated or painted in dark brown, dark green, or black to blend with the environment. Bare galvanized metal is prohibited.
2. **Height Regulations:**
 - a. **Standard Maximum:** 8 feet.

- b. **Special Use Exception:** Fences for tennis courts, pools, or similar facilities may reach 12 feet in height.

3. **Front Yard Restrictions:**

- a. Fences in a front yard (defined as the area from the rear building line to the front property line) shall not exceed **4 feet** in height.
- b. Chain-link in front yards must maintain at least 50% opacity/visibility (i.e., no privacy slats) to ensure an open streetscape.

D. Temporary Fencing The Community Development Director or designee may authorize temporary fencing (such as silt fencing or construction barriers) for up to one year at active construction sites.

1. **Height:** Maximum 6 feet within any setback.
2. **Signage:** No signs or advertisements may be attached to temporary fencing.

E. Fencing Compliance

1. **Enforcement:** Investigations of fencing violations are conducted by the Code Enforcement Officer.
2. **Nonconforming Fences:** Fences legally existing at the time of adoption may remain but must be maintained. If a nonconforming fence is substantially damaged (exceeding 50% of its value), it must be removed or replaced in full compliance with current standards.
3. **Penalties:** Violations are subject to a fine of up to \$1,000 per day. The Community Development Director is authorized to issue a **Stop Work Order** or revoke development permits for any site where fencing is installed contrary to these provisions.

F. DEFINITIONS

1. **Fence:** A structure or wall providing a physical or visual barrier for security, privacy, or property protection.
2. **Fence Height:** The vertical distance measured from the natural ground level to the highest point of the fence at any given section.
3. **Front Yard (Fencing):** The area of a lot situated between the rear building line of the primary structure and the street.

Sec. 17.04.130 - Residential Growth & Diversification

A. Purpose and Intent

To ensure the orderly development of the City of Locust Grove and to protect municipal infrastructure (specifically water and sanitary sewer), the City adopts a managed growth strategy. This section aims to diversify the housing stock, prevent the over-concentration of high-density or multifamily uses, and maintain the City's traditional residential character while accommodating its fair share of regional growth.

B. The Housing Stock Balance (Growth Limitations)

The City shall monitor and regulate the residential housing inventory based on the following mandatory percentage caps. No rezoning or development agreement shall be approved that causes the housing stock to deviate from these established ratios:

Housing Category	Net Density (DUA)	Permissible % of City Housing Stock
Low-Density	2.40 DUA	Minimum 50%
High-Density	2.50 DUA	Maximum 32%
Multifamily	4.00 DUA	Maximum 15%
Mobile Home	N/A	Maximum 3%

*Note: DUA is calculated based on **Net Acreage**, excluding public R-O-W, infrastructure, and protected environmental areas.*

17.04.140 - Growth Monitoring & Reporting

A. Quarterly Residential Growth Report

1. The City Manager shall maintain a "Residential Housing Inventory" and present a formal report to the City Council at the first meeting of every quarter. This report shall be the primary data source for:
2. Reviewing all Zoning Map Amendments.
3. Evaluating Use Variances.
4. Drafting Development Agreements.

B. Annual Multifamily Pacing

1. To manage the impact on water and sewer infrastructure, no more than 50% of the available total permissible multifamily units (within the 15% cap) may be permitted for construction in a single calendar year.

C. Capping Provisions

1. No proposed rezoning shall be approved if it violates the growth limits unless the developer agrees to a binding Unit Cap that maintains the project within the permissible housing stock ratios.

D. Growth Regulation Variances

1. **City Council Authority:** The City Council may grant a variance for up to **100 units** in excess of the growth caps per quarter, provided the applicant demonstrates "Undue Hardship."
2. **Prohibitions:** There shall be no administrative variances granted for growth regulations.

E. Penalties for Violation

1. Violations of the growth limitation standards are assessed on a **per dwelling unit, per day** basis.
2. **Fines:** Up to \$1,000 per violation.
3. **Incarceration:** Up to 30 days per violation.
4. **Enforcement:** Each day an unapproved unit exists constitutes a separate offense.

F. DEFINITIONS (GROWTH MANAGEMENT)

1. **Housing Stock:** The total number of existing and buildable dwelling units within the City limits.
2. **Density, Net (Net DUA):** The number of dwelling units possible on land area excluding streets, floodplains, stormwater ponds, and public lands.
3. **Low-Density Housing:** Single-family developments (typically RA, R-1, R-2) not exceeding 2.40 DUA.
4. **High-Density Housing:** Single-family developments (typically RD, CRS, R-3) meeting or exceeding 2.50 DUA.
5. **Multifamily Housing:** Attached units (RM-1, RM-2, RM-3) with a minimum of 4.0 DUA.

17.04.150 - Buffer Requirements

A. Purpose and Intent

The standards in this section are established to minimize adverse impacts between incompatible land uses, improve the visual aesthetics of the City, preserve Locust Grove's rural character, and provide for functional green space corridors.

B. Minimum Buffer Widths by Land Use

Buffers are required along all existing public streets and the external perimeter of a development based on the proposed land use:

Proposed Land Use	Buffer along Public Street	Perimeter Property Buffer
Residential (SF, MF, Mobile Home)	50 feet	50 feet
Industrial (M-1, M-2)	100 feet	50 feet
Commercial / Office / Institutional	50 feet	50 feet*

**Commercial-to-Commercial: Where both adjoining properties are commercial or office, the buffer may be reduced so the total shared separation is at least 50 feet.*

C. Buffer Composition and Preservation

1. Preservation of Existing Vegetation

- a. **Undisturbed Buffers:** If the property is currently wooded and has not been timbered within the last five (5) years, the required buffer must remain in a natural, **undisturbed state**.
- b. **Enhanced Buffers:** If the property has been timbered within the last 5 years or is currently open land, the buffer must be replanted to the following standard:
 - i. **Quantity:** Minimum of four (4) rows of trees.
 - ii. **Spacing:** 20-foot staggered separation to create a continuous screen.
 - iii. **Species Mix:** 75% Overstory trees; 25% Understory trees (per City Landscaping Ordinance).

2. Commercial/Office Specifics

Commercial buffers must include sod, shrubs, and a minimum of one row of overstory trees planted with a maximum of 50-foot separation.

3. Structural Buffer Credits

Where the City requires a masonry wall, decorative fence, or planted berm (min. 6 feet in height), the Community Development Director may authorize a reduction in the required buffer width by up to fifty percent (50%).

4. Allowable Intrusions

Required buffers are permanent and may only be disturbed for:

- a. Approved vehicular and pedestrian/bicycle connectivity.
- b. Ground-mounted signage.
- c. Public utility installation and maintenance.

D. Special District Provisions

1. Downtown Development District (DDD)

Buffers within the DDD are not subject to the rigid table above. Instead, they are determined on a case-by-case basis by the City Council. This allows for the high-density, "main street" urban feel required for the downtown core while still protecting existing residents.

2. Ownership and Maintenance

- a. **Residential Integration:** Except for CRS (Conservation) subdivisions, buffers may be included within individual yard setbacks.
- b. **HOA Ownership:** If the buffer is not part of a private lot, it must be deeded to a Homeowners' Association for perpetual maintenance. In these cases, the buffer acreage counts toward the development's total **Open Space** requirement.

E. DEFINITIONS (BUFFERS)

- 1. **Undisturbed Buffer:** An area where no land-disturbing activity occurs, and the natural vegetation is left intact.
- 2. **Planted Buffer:** An area where new vegetation is installed to provide a visual and physical screen where natural vegetation is insufficient or missing.

17.04.160 - OI: Office/Institutional District

A. Purpose

The Office/Institutional (OI) District is intended to facilitate the development of professional offices, medical facilities, and educational institutions. This district emphasizes a lower

intensity of land use than general commercial zones, allowing for a mix of civic and professional services that are compatible with nearby residential areas.

A. OI Permitted, Accessory, and Conditional Uses

Use Category	Specific Use	Status
Professional	Business & Professional Offices (No retail on-site)	P
Medical	Hospitals, Medical/Dental Clinics, Nursing Homes	P
Civic/Religious	Churches, Libraries, Museums, Art Galleries	P
Educational	Colleges, Universities, Vocational Schools	P
Educational	Day Care Centers / Kindergartens (See Standards)	P
Personal Service	Hair Salons and Day Spas	P
Financial	Banks/Credit Unions (Traditional - No Drive-Thru)	P
Financial	Banks/Credit Unions (With Drive-Thru)	C
Retail	Appurtenant Retail (Gift shop, Pharmacy, Cafeteria)	P
Residential	Detached SF (Within historic structures/Mixed Historic area)	A
Residential	Attached SF or Duplex (Within historic structures)	C

P = Permitted | **A** = Accessory | **C** = Conditional

B. OI Space Limits

Standard	Requirement
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet
Min. Front Yard Setback	50 feet from Right-of-Way
Min. Side Yard Setback	15 feet

Standard	Requirement
Min. Rear Yard Setback	20 feet
Maximum Building Height	6 Stories

C. OI Specific Performance Standards

1. Day Care & Nursery Facilities

To ensure the safety of children in the OI district, the following standards apply:

- a. **Indoor Space:** Minimum 35 sq. ft. per child.
- b. **Outdoor Space:** Minimum 200 sq. ft. per child.
- c. **Fencing:** Outdoor areas must be enclosed by a 4-foot security chain link fence. If adjacent to a residential property, a **decorative obscuring fence** is required.
- d. **Licensing:** State licensing is mandatory prior to Certificate of Occupancy.

2. Financial Institutions

Only traditional, chartered banking institutions are permitted. "Alternative Financial Services" (Title loans, Pawn shops, Cash-for-gold, etc.) are strictly prohibited in the OI district.

3. Historic Residential Adaptive Reuse

In the "Mixed Historic Neighborhood" area (as defined by the 2023 Comprehensive Land Use Plan), existing residential structures may be used for office or residential purposes provided they meet current R-3 Building Code occupancy types. This promotes the preservation of the City's historic building stock.

4. Appurtenant Retail

Small-scale retail (florists, snack shops, etc.) is permitted only when located inside a principal office or medical building and intended primarily to serve the employees and visitors of that facility.

D. DEFINITIONS (OFFICE/INSTITUTIONAL)

1. **Financial Institution:** A state or federally chartered bank, credit union, or savings and loan. Excludes payday lenders or pawn shops.

2. **Appurtenant Retail:** Limited retail uses that are secondary to the primary office or medical function of a site.

17.04.170 - AAR: Active Adult Residential District

1. **Purpose:** To provide age-restricted housing (55+) that promotes independent living through accessible design and close proximity to commercial services. This district is not intended for assisted living or personal care homes which provide medical or supportive services.
2. **Location Criteria:** Must be located within high-density or mixed-use areas, ideally within 0.5 miles of a commercial district.

A. AAR Permitted and Accessory Uses

1. **Permitted:** Single-family detached dwellings (age-restricted), crop gardens, public parks, and government buildings.
2. **Accessory:** HOA recreation areas, utility substations (screened), and home occupations (conducted entirely within the principal structure).
3. **Conditional Exceptions:** Parking of one unoccupied travel trailer/boat (requires annual renewal).

B. AAR Development Standards

Density is capped at **5.0 units/acre** (3.6 units/acre in protected watersheds), calculated on net acreage.

Standard	Requirement
Tract Size (Min/Max)	10 Acres / 50 Acres
Min. Lot Area / Width	6,000 sq. ft. / 55 feet
Min. Front Setback	20' (Alley-access) / 25' (Standard)
Min. Rear Setback	20 feet
Side Setback / Separation	5 feet / 13 feet between structures
Min. Floor Area (Heated)	1,600 sq. ft. (1-story) / 2,000 sq. ft. (2-story)

C. AAR Building & Site Design

1. "Easy Living" Accessibility (Mandatory):

Every dwelling must meet specific accessibility standards for aging-in-place:

- a. **Step-Free Entrance:** At least one step-free entry (front, side, or via garage).
- b. **Main Floor Living:** A bedroom, kitchen, wheelchair-friendly bathroom, and entertainment area must all be located on the main floor.
- c. **Clear Passage:** All interior doors on the main floor must provide 32 inches of clear width.
- d. **Safety Prep:** Bathroom walls must include "blocking" (structural support) for future grab-bar installation.

2. Architecture and Garages:

- a. **Materials:** At least 50% of exterior elevations must be brick, stone, or stucco.
- b. **Residential Parking Garage (RPG):** Minimum 20'x20' interior. Front-entry garages must use architectural doors. Alley-access lots must have rear-entry garages.
- c. **Parking Pacing:** For non-alley lots, 1 guest space per 4 lots is required, distributed throughout the development.

D. AAR Amenity Packages

Developments must provide **one amenity per 50 units**. Eligible amenities include:

1. Clubhouse (1,300 sq. ft. heated).
2. Junior Olympic-sized pool or Resistance pool (200 sq. ft.).
3. Lighted tennis courts (min. 2).
4. Walking trails or Pocket parks (croquet/lawn bowling focus).

E. Pedestrian Circulation

1. **Internal Paths:** 8-foot wide multiuse paths connecting units to amenities.
2. **External Connectivity:** 10-foot wide paths connecting the development to adjacent roadways and trail systems.

F. Mandatory HOA & Compliance

1. **HOA Responsibility:** Must be incorporated under the *Georgia Property Owners' Association Act*. The HOA is responsible for maintaining all private streets, multiuse paths, and landscaping.
2. **Leasing Cap:** No more than 10% of units may be leased at any one time.
3. **Age Verification:** The HOA must enforce the 55+ age restriction in accordance with the Fair Housing Act.

17-04-180 - C-1: Neighborhood Commercial District

A. Purpose

The C-1 district is intended to provide locations for small-scale retail and service establishments that serve the immediate needs of surrounding residential neighborhoods³. The intent is to encourage these uses to be part of a planned neighborhood convenience center designed as a cohesive architectural unit⁴⁴.

B. C-1 Permitted, Accessory, and Conditional Uses

Use Category	Specific Use	Status
Retail - Food	Grocery stores, bakeries (on-premises retail only), meat markets, confectionary	P
Retail - Sales	Apparel, books, jewelry, hardware, antiques (no outdoor display), flowers, gifts	P
Personal Service	Barber/beauty shops, laundromats, clothes cleaning/pressing agencies	P
Professional	Business and professional offices	P
Medical	Drug stores and apothecary shops	P
Financial	Banks (including drive-in with 5-vehicle stacking per window), loan offices	P
Civic	Public and governmental buildings, libraries, museums	P
Educational	Day care centers, nursery schools, kindergartens (See Standards)	P

Use Category	Specific Use	Status
Automotive	Automobile service stations (See Standards)	P
Recreation	Indoor recreation (Bowling, theaters, pool rooms, electronic machines)	P
Repair Service	Electrical appliance, bicycle, shoe, or radio/TV repair	P
Other	Catering, photographers, quick-copy print shops (5 employees), taxi offices	P

P = Permitted | A = Accessory | C = Conditional

C. C-1 Space Limits

Standard	Requirement
Minimum Lot Area	10,000 square feet
Minimum Lot Width	60 feet
Min. Front Yard Setback	50 feet from Right-of-Way line
Min. Side Yard Setback	None (except 30 feet if a corner lot)
Min. Rear Yard Setback	20 feet
Maximum Building Height	35 feet

D. C-1 Specific Performance Standards

1. Automobile Service Stations

- a. **Fuel Storage:** Petroleum derivatives must be stored in accordance with all safety requirements.
- b. **Pump Setbacks:** All pumps and structures must be at least 15 feet from the nearest right-of-way line.
- c. **Residential Buffer:** When abutting property in any residential zoning classification, a yard space of at least 40 feet is required from those property lines (excluding right-of-way lines), in which no pumps or structures may be installed.

- d. **Site Dimensions:** The property must have at least 100 feet of frontage on an arterial or major collector street and a minimum depth of 100 feet.

2. Day Care & Nursery Facilities

- a. **Space Requirements:** Minimum 35 square feet of indoor play area and 200 square feet of outdoor play area per child.
- b. **Fencing:** Outdoor areas must be enclosed by a 4-foot security chain-link fence. A decorative obscuring fence is required when adjacent to residential zones.
- c. **Licensing:** Valid State license required.

3. Animal Grooming

- a. Includes dog and cat grooming and supplies.
- b. **Prohibitions:** Pet sales and overnight facilities for animals are strictly excluded in the C-1 district.

4. Financial Institutions (Drive-In)

- a. Stacking requirements must accommodate a minimum of five (5) waiting vehicles per service window.
- b. All waiting vehicles and teller cages must be located completely off the public right-of-way.

E. DEFINITIONS (NEIGHBORHOOD COMMERCIAL)

- 1. **Neighborhood Shopping Center:** A group of commercial establishments planned and developed as a unit to serve the local neighborhood.
- 2. **Personal Service Establishments:** Businesses primarily engaged in providing services involving the care of a person or their apparel, such as barber shops or dry cleaning pickup.

17.04.190 - C-2: General Commercial District

A. Purpose

The C-2 district provides for a wide array of retail, service, and wholesale establishments intended to serve both local residents and the traveling public. It is specifically designed for areas designated as "Community Commercial," "Regional Commercial," or "Mixed-Use" on the Future Land Use Map. Developments must be located on or near major or minor arterial roads.

B. C-2 Permitted and Conditional Uses

Use Category	Specific Use	Status
All C-1 Uses	Any use permitted in the Neighborhood Commercial (C-1) district.	P
Regional Retail	Department stores, Furniture stores, Lifestyle shopping centers.	P
Specialty Sales	Supermarkets (60k sq. ft.), Paint/Decorating, Stationery.	P
Dining	Full-service restaurants, Fast food, Casual dining.	P
Services	Professional/Medical offices, Ambulance service, Bus terminals.	P
Civic/Religious	Churches and places of worship.	P
Wholesale	Wholesale stores (Must have 1:1 sales-to-warehouse ratio).	P
Medical/Animal	Animal hospitals (no outside runs), Commercial kennels (indoor).	C
Heavy Service	Funeral homes, Mortuaries, Major automotive repair.	C
Industrial-Lite	Building/Lumber supply (3-acre lot, all storage under roof).	C
Specialty Trade	Tattoo and Body Art Studios (Subject to Ch. 5.82).	C

P = Permitted | **C** = Conditional (Requires Mayor/Council Approval)

C. C-2 Space Limits & Pacing

Standard	Requirement
Minimum Lot Area	10,000 square feet
Minimum Lot Width	100 feet
Front Yard Setback	50' from R-O-W; 35' from shared driveways/easements
Side Yard Setback	None, but 35' required if a corner lot
Rear Yard Setback	20'; increases to 40' if adjoining a residential lot

Standard	Requirement
Maximum Height	55 feet or 3 stories (whichever is greater)

D. C-2 Specific Performance Standards

1. "Lifestyle" & Planned Centers

Developments are encouraged to organize as "Lifestyle Centers," featuring major tenants clustered with entertainment, lodging, and dining to allow for convenient walking within the interior of the destination.

2. Drive-In & High-Traffic Configurations

Establishments with drive-in components must meet the following:

- Buffer:** A sturdy, decorative fence or wall must be provided on all sides of the parking area except the front.
- Nuisance Control:** No music or loudspeakers may be audible from neighboring residential or hotel properties.
- Lighting:** All lighting must be shielded and directed away from adjacent properties.

3. Site Connectivity & Infrastructure

- Sidewalks/Trails:** Required along all street frontages. Sidewalks must be 5' wide; multiuse trails must be 10' wide.
- Lighting:** Photometric plans are required. "Cutoff" fixtures must be used for any area adjoining a residential district to prevent light pollution.

4. Tattoo and Body Art Studios (Conditional)

Subject to strict spacing and operational rules:

- Separation:** Minimum 1,500 feet from any other body art studio.
- Hours:** Mon–Thu (10am–9pm); Fri–Sat (10am–11pm); Sun (12pm–7pm).
- Transferability:** Conditional use permits for body art are non-transferable and expire if the license is forfeited.

E. DEFINITIONS (GENERAL COMMERCIAL)

1. **Wholesale Store:** An establishment that differs from a warehouse by providing at least 1 square foot of office/sales/display space for every 1 square foot of storage, arranged to encourage walk-in trade.
2. **Cutoff Fixture:** A lighting fixture that prevents light from being emitted at or above an angle of 90 degrees above the nadir.

17.04.200 - C-3: Heavy Commercial District

A. Purpose

The C-3 district is established for commercial activities that require significant space for the transport and display of bulk materials or generate heavy traffic. These uses are ideally located along major arterial roads and highway intersections. This district corresponds to "Regional Commercial Center" and "Mixed-Use" areas on the Future Land Use Map.

B. C-3 Permitted and Conditional Uses

Use Category	Specific Use	Status
All C-1/C-2 Uses	Any use permitted in the C-1 and C-2 districts.	P
Heavy Retail	Discount superstores (>200k sq. ft.), Super-regional malls, Sporting goods (>100k sq. ft.).	P
Big Box Sales	Warehouse discount clubs (membership based).	P
Vehicle Sales	Auto/truck, boat, heavy equipment, RV, mobile home, and used car lots.	P
Automotive	Major repair, tire retreading, taxi stands with on-site repair.	P
Institutional	Medical centers, hospitals, nursing homes, churches.	P
Hospitality	Motels and hotels.	P
Services	Dry cleaning plants ($\leq$ 20 employees), trade shops (HVAC, plumbing, etc.).	P
Storage	Enclosed, climate-controlled self-storage (<5 acres).	P
Storage	Self-storage with external unit doors (<10 acres).	C

Use Category	Specific Use	Status
Niche/Recreation	Crematoriums, RV Parks ($\geq$ 5 acres), Tattoo/Body Art studios.	C

P = Permitted | C = Conditional (Requires Mayor/Council Approval)

C. C-3 Space Limits

Standard	Requirement
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet
Min. Front Yard Setback	70 feet from Right-of-Way line
Min. Side Yard Setback	None (except 30 feet if a corner lot)
Min. Rear Yard Setback	20 feet
Maximum Building Height	6 Stories

D. C-3 Specific Performance Standards

1. Animal Boarding (Commercial Kennels)

- All outdoor runs and pens must maintain a minimum **75-foot buffer** from any neighboring residential or multi-family properties.

2. Self-Storage Facilities

- Standard (Permitted):** Must be fully enclosed and climate-controlled with all unit doors located *inside* the building.
- Alternative (Conditional):** Facilities with external-facing unit doors are only considered via conditional use and are limited to specific service commercial areas.

3. Tattoo and Body Art Studios (Conditional)

Subject to strict spacing and operational rules:

- Separation:** Minimum 1,500 feet from any other body art studio.
- Hours:** Mon–Thu (10am–9pm); Fri–Sat (10am–11pm); Sun (12pm–7pm).

- c. **Non-Transferable:** Conditional use permits expire if the license is forfeited and cannot be transferred to a new owner.

4. Large-Scale Parking

- a. Parking garages or facilities designed for **1,000 or more vehicles** are permitted to support the regional nature of this district.

17.04.210 - Outdoor Display and Storage

A. Purpose

These regulations define development standards for outdoor activities to balance commercial needs with the aesthetic and safety goals of the City.

B. Permitted Locations by Activity

Activity Type	Permitted Zoning Districts
Outdoor Display	C-2, C-3, M-1, M-2, and Downtown Area
Outdoor Storage	C-3, M-1, M-2

C. Downtown Display Exceptions

Regardless of underlying zoning, properties within the designated **Downtown Area** may utilize outdoor display under the following strict parameters:

1. **Permitted Hours:** 7:00 AM – 9:00 PM (Mon–Sat); 7:00 AM – 7:00 PM (Sun).
2. **Placement:** Must be directly in front of the storefront.
3. **Sidewalk Encroachment:** May not extend more than **5 feet** from the building edge.
4. **Area Limit:** Display cannot occupy more than 20% of the prescribed sidewalk area.

D. Conditions for Outdoor Display (C-3, M-1, M-2)

General outdoor display in heavy commercial and industrial zones must comply with:

1. **Setbacks:** Areas must be contained within all required yard setbacks.
2. **Size:** Area shall not exceed **25%** of the total principal structural area.
3. **Parking:** Display is strictly prohibited from occupying required parking spaces.

4. **Screening:** Must be arranged as an extension of the building and screened by decorative fencing (6 feet in height) that is architecturally consistent with the main building.

Note: Vehicle and equipment dealerships are exempt from area and setback limits but must respect landscaping and tree protection zones.

E. Conditions for Outdoor Storage

"Outdoor Storage" includes keeping items, vehicles in need of major repair, or **Containerized Storage** (shipping boxes/trailers) outside for more than 24 hours.

1. **Location:** Limited to side or rear yards (waived for M-1 and M-2 districts).
2. **Enclosure:** Commercial sites require a 6-foot opaque fence or wall; Industrial sites require an 8-foot opaque fence or wall.
3. **Lot Coverage:** Storage area shall not exceed **50%** of the total lot area (waived for M-1 and M-2).
4. **Fire Safety:** All materials and containers must maintain a **26-foot setback** from side and rear property lines to provide fire protection access.
5. **Landscaping:** Site landscaping must be arranged to provide additional screening for storage areas within required buffers.

F. DEFINITIONS

1. **Outdoor Display:** Temporary placement of goods in public view for advertising, sale, or lease.
2. **Outdoor Storage:** Keeping goods, machinery, or containerized structures in an unroofed area for >24 hours.
3. **Containerized Storage:** Use of shipping boxes, rail cars, or trailers for storage without a permanent foundation.

17.04.220 - HPDO: Historic Preservation District Overlay

A. Purpose and Intent The HPDO is established to preserve unique anthropological, cultural, and historical features within the City. These protections are based on the *Downtown Historic District Recommendation Report (2019)* and the findings of the Locust Grove Historic Preservation Commission.

B. District Scope & Boundaries The HPDO is an "overlay" district. The underlying zoning (e.g., C-1, C-2, or OI) still dictates the primary land uses and dimensional requirements, but the HPDO adds an extra level of design review.

1. Designated Properties: The district includes specific tax parcels along Highway 42, Cleveland Street, and Frances Ward Drive:

2. HPDO Property Inventory

The following tax parcels, as identified by the Henry County Tax Assessor, constitute the official regulated landmarks and structures within the **Historic Preservation District Overlay**:

Tax Parcel ID	Property Owner (at Adoption)	Primary Address
L01-01012000	Henry County Board of Commissioners	38 Cleveland Street
L01-01007000	City of Locust Grove	79 Frances Ward Dr.
L01-01007001	City of Locust Grove	69 Frances Ward Dr.
L01-01006000	Henry County Board of Commissioners	35 Frances Ward Dr.
L01-01005000	City of Locust Grove	3640-3644 Highway 42
L01-01004000	City of Locust Grove	3644 Highway 42
L01-01011001	City of Locust Grove	10 Cleveland St.
L01-01011000	Henry County Board of Commissioners	10 Cleveland St.
L01-02002000	SK Property Holdings II	3758 Highway 42
L01-02003000	Sanidhya, LLC	3778 Highway 42
L01-02004000	PDR Properties, LLC	3796 Highway 42
L02-08001000	J. B. White	3830 Highway 42
L02-07010000	SSR 157 LLC	3831 Highway 42
L02-07009000	Kimbell House LLC	3832 Highway 42
L02-07008000	ACT Development LLC	3833 Highway 42
L02-07007000	Al Abercrombie Properties LLC	3834 Highway 42
L02-07006000	Sinnemon Consulting Inc	3835 Highway 42
L02-07005000	Sherry A. Shearouse	3836 Highway 42
L02-07004000	J & B Properties 2, LLC	3837 Highway 42
L02-07003000	Ben F. Windham	3838 Highway 42
L02-07002000	CBE Holdings, LLC	3839 Highway 42
L02-07001000	J & B Buss Properties, LLC	3840 Highway 42
L02-06008000	Matthew McDonald & Ken Rivers	3841 Highway 42
L02-06007000	Willie & Charles Roberts	3842 Highway 42
L02-06006000	Joseph A. Copeland	3843 Highway 42

Tax Parcel ID	Property Owner (at Adoption)	Primary Address
L02-06005000	Shelley & John M. McMurray	3844 Highway 42
L02-06004000	Shelley & John M. McMurray	3845 Highway 42
L02-06003000	Piper Cub, LLC	3846 Highway 42
L02-06002000	David L. Potts	3847 Highway 42
L02-06001000	Zack's Properties, Inc.	3848 Highway 42
L02-05005000	John H Dewberry, Sr.	3904 Highway 42
L02-05004000	Warren E Holder	3918 Highway 42
L02-05003000	Charles E. & Katheryn R Sims	3940 Highway 42
L02-02012000	Southpoint Fellowship Inc.	170 Cleveland St.
L02-02013000	City of Locust Grove	186 Cleveland St.
L02-03001000	City of Locust Grove	N/A (Cleveland St Area)
L02-03003000	City of Locust Grove	186 Cleveland St.
L02-04011000	RL Hendrix	230 Cleveland St.
L02-04010000	RL Hendrix	N/A (Cleveland St Area)
L02-04012000	Danny Lowery	250 Cleveland St.

C. HPDO Standards

1. **Permitted/Conditional Uses:** All uses allowed in the underlying zoning district are permitted within the HPDO.
2. **Space Limits:** Dimensional requirements (setbacks, height, lot width) follow the standards of the underlying zoning district.

D. Mandatory Design Review

1. Certificate of Appropriateness (COA) No person shall carry out any development, redevelopment, or restoration that constitutes a **material change** in the appearance of a structure within the HPDO without first obtaining a **Certificate of Appropriateness**.

2. Defining "Material Change" A COA is required for building permits involving:

1. Alterations to the exterior architectural features (siding, windows, rooflines).
2. Additions to existing structures.
3. Demolition or relocation of any structure within the district.
4. New construction within the overlay boundaries.

3. Administration COA applications are reviewed by the **Locust Grove Historic Preservation Commission** in accordance with Chapter 14.03 of the City Code.

E. DEFINITIONS (HISTORIC PRESERVATION)

1. **Material Change:** An alteration to a property or structure that is likely to affect its historical, cultural, or architectural value, including but not limited to the construction, reconstruction, or alteration of any exterior architectural feature.
2. **Certificate of Appropriateness (COA):** A document evidencing approval by the Historic Preservation Commission for work proposed by an applicant within the HPDO.

17.04.230 - TCU: Transportation, Communications, and Utilities District

The TCU district is established to provide dedicated locations for critical infrastructure that may not fit within standard residential or commercial zones. Its intent is to ensure the reliable provision of mobility, telecommunications, data, and public utilities (water, gas, sewer, and electric) as designated on the City's Future Land Use Map.

A. CU Permitted Uses

Category	Permitted Infrastructure
Mobility	Roads, streets, highways, and transit stations.
Rail	Tracks, sidings, switch yards, and intermodal facilities.
Pedestrian	Sidewalks, trails, and multiuse paths.
Telecom	Overhead/underground phone, cable, and broadband lines.
Wireless	Cell towers and wireless data/mobile facilities.
Utilities	Water and sanitary sewer lines, pump stations, and treatment facilities.

1. **Accessory Uses:** Any use determined by the Planning Staff to be customarily appurtenant to the primary infrastructure on-site.

B. TCU Space Limits

Due to the unique nature of utility rights-of-way and infrastructure parcels, standard lot dimensions are waived to allow for maximum engineering flexibility.

Standard	Requirement
Minimum Lot Area	None

Standard	Requirement
Minimum Lot Width	None
Minimum Front Yard	None
Minimum Side Yard	None
Minimum Rear Yard	None
Maximum Height	200 feet

C. TCU Specific Standards

1. Wireless and Telecom Height

While the district allows for a maximum height of 200 feet—primarily to accommodate wireless communication towers and utility poles—all such structures must still comply with FAA regulations and any specific City telecommunications ordinances regarding co-location and stealth design.

2. Signage

All signage within the TCU district, including directional signage for transit stations or safety/regulatory signs for utilities, must comply with Sign Regulations.

3. Infrastructure Connectivity

While traditional sidewalks and lighting are not universally required (N/A) for TCU parcels (such as remote utility substations), the district explicitly permits the construction of multiuse trails and sidewalks to facilitate the City's overall pedestrian network.

D. DEFINITIONS (TCU)

- **Railroad Intermodal Facility:** A site where freight is transferred between different modes of transportation, such as from rail to truck.
- **Tertiary Treatment Facility:** An advanced wastewater treatment process that follows secondary treatment to further remove nutrients and contaminants.

17.04.240 - CRSO: Conservation Residential Subdivision Overlay

A. Purpose The CRSO is designed to preserve Locust Grove's natural and historic character by concentrating development on the most suitable portions of a site. Key goals include

protecting wetlands and wildlife habitats, reducing infrastructure costs, and promoting "interconnected greenways" that link neighborhoods together.

B. CRSO Lot & Setback Requirements

The CRSO may be applied to any single-family district (**RA, R-1, R-2, R-3**) via rezoning. The following standards replace the underlying district's defaults to facilitate clustering:

1.

District	Min. Lot Size	Avg. Lot Size	Min. Width
RA	30,000 sq. ft.	35,000 sq. ft.	125'
R-1	25,000 sq. ft.	30,000 sq. ft.	100'
R-2	15,000 sq. ft.	18,000 sq. ft.	75'
R-3	10,000 sq. ft.	11,000 sq. ft.	70'

2. Front Yard Setbacks (By Street Class)

- a. **Local Street:** 30' (20' for Alleyway lots)
- b. **Minor Collector:** 50' (45' for Alleyway lots)
- c. **Major Arterial:** 75' (70' for Alleyway lots)

C. CRSO Performance Standards

1. Green Space Requirements

- a. **Minimum Area:** 25% of total acreage must be permanently protected.
- b. **Usability:** At least 25% of the protected green space must be "Net Usable Area" (buildable land), ensuring the green space isn't just unbuildable wetlands or steep slopes.
- c. **Contiguity:** At least 75% of the green space must be connected in a single block to prevent fragmentation.

2. Architecture & Materials The CRSO mandates high-quality materials to ensure long-term value:

- a. **Primary Frontage:** 30% of lots must be "all brick"; the remainder may use brick, stone, or fiber cement siding.
- b. **Prohibition:** Vinyl siding is prohibited, except for use in soffits.
- c. **Size:** Min. 1,800 sq. ft. (Single-story) / 2,500 sq. ft. (Multi-story).

3. Garages & Parking

- a. **Garages:** Required for all homes. Front-entry garages cannot exceed 40% of the front elevation width.
- b. **Alleyways:** Encouraged for all interior lots. Rear-entry garages are mandatory for any lot served by an alley.
- c. **Driveways:** Must be paved.

4. Mandatory Amenities The number of required amenities (pools, clubhouses, sports fields, pocket parks) scales with the size of the development:

- a. **1–25 Lots:** 1 Amenity
- b. **51–100 Lots:** 3 Amenities
- c. **Over 200 Lots:** 5 + one for every additional 50 lots.

D. Perpetual Protection

1. Conservation Easements All green space must be protected in perpetuity via a **Conservation Easement** under the *Georgia Uniform Conservation Easement Act*.

- a. **Holder:** The easement is typically held by a Land Trust, the City, or the Homeowners Association (HOA).
- b. **Separation of Title:** To ensure oversight, the entity that owns the land (Title) must be different from the entity that holds the Easement (Enforcement).

2. Management Plan A written management plan is required prior to final plat approval, outlining:

- a. Maintenance responsibilities for greenways and trails.
- b. Funding mechanisms (HOA dues/assessments).
- c. Insurance requirements for common areas.

E. DEFINITIONS (CRSO)

1. **Yield Plan:** A "baseline" subdivision layout used to determine the maximum number of lots allowed before conservation clustering and density bonuses are applied.
2. **Pocket Park:** A small green space (0.25 to 1.0 acre) designed for passive recreation within walking distance of residences.
3. **Net Usable Area (NUA):** Land suitable for construction, excluding floodplains, R-O-W, and stormwater ponds.

17.04.250 RMH: Manufactured Home Development

The RMH district is intended for medium-density residential developments where residents are served by public water and sewer systems. It provides a regulatory home for Class A manufactured homes, modular homes, and traditional site-built ("stick-built") homes.

A. RMH Permitted and Conditional Uses

Use Category	Specific Use Type	Status
Primary Dwellings	Class A Manufactured Homes, Modular Homes, Stick-Built Homes.	P
Institutional	Local, state, and federal government buildings.	P
Economy	Home occupations (conducted entirely within the structure).	P
Industrialized	Industrialized buildings (constructed per O.C.G.A. § 8-2-2(1)).	P
Mobile Parks	Mobile Home Parks (Min. 25 acres).	C
Lower Class Units	Class B Manufactured Homes.	C
Temporary	Modular buildings (temporary use, non-permanent foundation).	C

P = Permitted | **C** = Conditional

B. RMH Development Standards

Standard	Subdivisions (Class A)	Rental Parks (Mobile)
Min. Lot Area	18,000 sq. ft.	14,520 sq. ft.

Standard	Subdivisions (Class A)	Rental Parks (Mobile)
Min. Front Yard	60 feet	40 feet
Min. Side Yard	10 feet	10 feet
Min. Rear Yard	40 feet	20 feet
Min. Floor Area	1,200 heated sq. ft.	740 heated sq. ft.
Infrastructure	Curb/Gutter & Paved Driveway	Curb/Gutter & Paved Driveway

C. RMH Appearance & Compatibility

To maintain the aesthetic integrity of the City, all homes in the RMH district must meet the following architectural criteria:

1. Compatibility Review

Before a permit is issued, the City Building Inspector will conduct a review to ensure the proposed home meets or exceeds the size, exterior materials, and general appearance of existing development in the area.

2. Foundation and Orientation

- a. **Removal of Gear:** All towing devices, wheels, axles, and hitches must be removed.
- b. **Orientation:** The home must be oriented with its longer side parallel to the adjacent street wherever practical.
- c. **Roof Pitch:** All Class A units must have a minimum roof pitch of **4:12**.

D. DEFINITIONS

1. **Manufactured Home - Class A:** A modern unit (post-1976) built on a permanent chassis with a permanent foundation and at least 320 sq. ft..
2. **Modular Home:** Sections built in a factory, transported on truck beds, and joined on-site by contractors to meet standard local building codes.
3. **Stick-Built Home:** A home constructed entirely on-site, piece by piece.
4. **Industrialized Building:** A structure or component fabricated in a factory such that internal parts cannot be inspected on-site without disassembly.

17.04.260 - M-1: Light Manufacturing District

The M-1 district provides for "clean" industrial uses. Permissible activities include the manufacturing, processing, assembly, storage, or sale of products, provided they do not produce or handle hazardous materials.

A. M-1 Principal Permitted Uses

The M-1 district utilizes the North American Industry Classification System (NAICS) to define allowed uses. Key permitted (**P**) and conditional (**CU**) uses include:

Category	Specific Examples of Permitted Uses (P)
Manufacturing	Computer/electronics, furniture, medical equipment, signs, and musical instruments.
Professional	Software publishers, financial investments, R&D labs, and architectural/engineering services.
Automotive	General repair, body shops, car washes, and truck stops.
Construction	Building construction, heavy construction, and specialty trade contractors.
Wholesale	Trade with showrooms, outdoor storage (non-junk), and vending operators.
Agriculture	Greenhouse, nursery, and floriculture production.
Special (CU)	Junk yards, scrap yards, and golf/baseball driving ranges.

B. M-1 Development Standards

Standard	Requirement
Minimum Lot Area	43,560 square feet (1 Acre)
Minimum Lot Width	150 feet
Minimum Front Yard Setback	70 feet from right-of-way line
Minimum Side Yard Setback	None (except 30 feet on corner lots)
Minimum Rear Yard Setback	40 feet

Standard	Requirement
Maximum Building Height	75 feet
Sewage System	Septic tank permitted or public sewer
Water System	County water system required

C. M-1 Utilities & Services

1. **Water:** Connection to the **County water system** is mandatory for all M-1 developments.
2. **Sewage:** While public sewer is preferred, septic tanks are permitted if the lot meets the larger 1-acre minimum size requirement.
3. **Public Services:** Essential public services and accessory structures are permissible to support industrial operations.

17.04.270 - M-2: Heavy Manufacturing District

This district is designed for the broadest range of industrial operations, specifically those that may have **negative impacts or nuisance factors**. It also allows for all "permitted" M-1 (Light Manufacturing) uses, as well as essential public services.

A. Development Standards

For any development within the M-2 district, the following minimum requirements apply:

Standard	Requirement
Minimum Lot Area	43,560 square feet (1 Acre)
Minimum Lot Width	150 feet
Minimum Front Yard Setback	70 feet from right-of-way line
Minimum Side Yard Setback	None (except 30 feet on corner lots)
Minimum Rear Yard Setback	40 feet
Maximum Building Height	75 feet
Sewage System	Septic tank permitted or public sewer

Standard	Requirement
Water System	County water system required

B. Key Permitted Uses (P)

The M-2 district is heavily weighted toward industrial and agricultural operations. Notable permitted uses include:

1. **Agricultural:** Crop production (including greenhouses), cattle feedlots, and livestock sale pavilions.
2. **Manufacturing: * Food & Beverage:** Animal slaughtering, ice manufacturing, and general food processing.
 - a. **Industrial:** Sawmills, asphalt paving/roofing manufacturing, chemical and pharmaceutical manufacturing, plastics and rubber (including tires), and cement/concrete products (ready-mix, blocks, and pipes).
 - b. **Metal & Machinery:** Primary metal manufacturing, machine shops, and fabrication of boilers, tanks, and shipping containers.
 - c. **High-Tech:** Computer, electronic, and communication equipment manufacturing.
3. **Services & Specialized Commercial:**
 - a. **Heavy Services:** Heavy construction/land development, grading/site preparation, and industrial laundries.
 - b. **Transportation:** Truck stops, RV rental/leasing, and large-scale machinery rental.
 - c. **Entertainment:** Racetracks, stadiums/arenas, drive-in theaters, and taxidermists.
4. **Waste/Wholesale:** Junk yards and scrap yards are listed as **Conditional Uses (CU)**, meaning they require specific approval.

C. Restricted/Non-Permitted Uses

It is important to note what is generally **not** allowed in this district according to the table:

1. **Residential:** Most residential uses (Single-family, multi-family, nursing homes, etc.) are blank in the M-2 column, indicating they are not permitted.

2. **Retail/Small Business:** Most standard retail (clothing, jewelry, pharmacies) and professional offices (lawyers, doctors, banks) are not permitted in M-2, as these are meant for commercial districts like the **C-1 Neighborhood Commercial** district mentioned in your uploaded files.

Here are the summaries for **Article II: Appeals and Variances**, formatted to match the style of the previous zoning sections.

D. Appeals and Variances

This article establishes the legal "relief valves" for the zoning ordinance. It provides a process for correcting administrative errors and offers a way to seek flexibility when the physical characteristics of a property make it impossible to follow the strict letter of the law.

17.04.290 - Appeals and Process

The appeals process is used when a property owner disagrees with how a city official has interpreted the zoning code.

1. **Deadline:** Appeals must be filed within **30 days** of the decision being challenged.
2. **Filing:** A written explanation of the appeal must be submitted to the Community Development Department Director.
3. **The Hearing:** The City Council sets a public hearing. Any party involved may appear in person, through an agent, or via an attorney.

17.04.300 - Variances and Procedures

A variance is a request to deviate from specific development standards (like setbacks or height) due to "unnecessary hardship."

The Seven Mandatory Findings: To grant a variance, the City Council must find that **all** of the following conditions exist:

1. **Unique Physical Conditions:** Extraordinary conditions exist regarding the size, shape, or topography of the property that don't apply to others.
2. **Deprivation of Rights:** Strict enforcement would deny the owner rights commonly enjoyed by other properties in the same district.
3. **No Special Privilege:** The variance won't grant the applicant a special favor that others are denied.
4. **Public Welfare:** The change is in harmony with the intent of the code and won't injure the neighborhood.

5. **Not Self-Imposed:** The hardship is not the result of the applicant's own actions.
6. **Minimum Relief:** It is the smallest possible variance required to make the land usable.
7. **Use Protection:** The variance **cannot** be used to allow a "Prohibited Use" (e.g., you cannot get a variance to put a factory in a residential zone).

17.04.310 - Administrative Variances

To save time on minor issues, the Community Development Director has the authority to grant small "Administrative Variances" without a full City Council hearing, provided the intent of the law is still met.

A. Maximum Limits for Administrative Approval:

Standard	Maximum Variance Allowed
Front Yard Setback	5 feet
Side Yard Setback	2 feet
Rear Yard Setback	4 feet
Building Height	5 feet

1. **Appeals:** For when you think the city made a **mistake**.
2. **Variances:** For when your **land is shaped strangely** and you can't build legally without a small exception.
3. **Administrative Variances:** The "express lane" for **minor** adjustments to setbacks or height.

Here are the final sections regarding the procedural and legal requirements for **Appeals and Variances**, rewritten to match the format of your previous records.

B. Appeals and Variances (Continued)

These sections outline the financial, evaluative, and legal frameworks the City Council must follow when deciding on a request.

17.04.320 - Fees

All applications for appeals or variances submitted by private individuals, businesses, or non-public organizations must include a **filing fee**.

1. The current fee schedule is maintained at the office of the Community Development Department Director.

17.04.330 - Decision Criteria and Public Hearing

Before making a final decision, the City Council must evaluate the request against specific standards to ensure the public interest is protected.

A. The Seven Evaluation Factors:

1. **Staff Recommendation:** The formal report from the Community Development Department.
2. **Compliance:** Whether all technical requirements for a variance are met.
3. **Traffic & Impact:** The effect on local traffic and neighboring property owners.
4. **Site Suitability:** How the topography, drainage, and shape of the land affect the request.
5. **Infrastructure:** Availability of water, sewer, and roads to support the project.
6. **Owner Conditions:** Any voluntary agreements made by the applicant to protect the public interest.
7. **Land Use Plan:** Consistency with the city's long-term goals and property values.

B. The Public Hearing Process:

1. **Public Notice:** The hearing must be advertised in a local newspaper at least **30 days** in advance.
2. **Direct Notice:** A notice must be mailed to the property owner at least **30 days** before the hearing.
3. **Timing of Decision:** The Council makes its decision at the next regular public meeting following the hearing.
4. **The "Six-Month" Rule:** If a request is denied, the applicant must wait at least **six months** before submitting the same request for that parcel of land.

17.04.340 - Compliance with State Law

To remain in compliance with Georgia state law (O.C.G.A. § 36-66-5.1(c)) regarding legal challenges:

1. **Certiorari Bonds:** The Mayor or Mayor Pro Tem is authorized to issue bonds and certificates of cost for court proceedings.
2. **Service of Process:** The Mayor is the authorized official to accept legal service on behalf of the City of Locust Grove for these proceedings.

17.04.350—17.04.361 [Reserved].

17.04.370 - Conditional Uses and Conditional Exceptions

This article outlines the rigorous review process for specific land uses labeled as "CU" (Conditional Use) in the zoning tables (such as the junk yards or textile mills mentioned in the M-2 district).

17.04.380 - Review and Hearing Process

Before a conditional use is approved, it must undergo a technical and public review to ensure it is appropriate for the proposed location.

1. **Application Requirements:** The applicant must submit a detailed **site plan** to the Community Development Department showing how the project complies with city standards.
2. **Technical Review:** The Community Development Director reviews the plan and provides a formal report to the City Council.
3. **Public Notification:** * A public hearing must be advertised in a general circulation newspaper at least **30 days** prior.
 - a. A notice must be mailed to the property owner at least **30 days** prior to the hearing.
4. **Decision Timeline:** Following the public hearing, the City Council makes a final decision at their next regular public meeting.

17.04.390 - Decision Criteria for City Council

The City Council does not simply vote "yes" or "no"; they must evaluate the request against a specific set of seven standards to ensure the project benefits the community.

A. The Seven Evaluation Standards:

1. **Staff & Public Input:** Review of the department report and comments from the public hearing.
2. **Code Compliance:** Ensuring all specific requirements for that specific use have been met.
3. **Traffic & Nuisance:** Evaluation of the impact on local traffic and potential adverse effects on neighbors.
4. **Site Suitability:** Considering if the topography, drainage, and size of the land can actually support the use.
5. **Infrastructure:** Confirming that water, sewer, and roads are adequate for the project.
6. **Owner Agreements:** Reviewing any "specific conditions" the applicant has agreed to (e.g., extra landscaping or restricted hours) to protect the public interest.
7. **Land Use Plan:** Ensuring the request supports the city's long-term goals and protects nearby property values.

B. Final Procedural Rules

- **The "Six-Month" Rule:** Just like with variances, if a conditional use request is denied, the applicant is barred from re-applying for the same request on that parcel for **six months**.
- **Broad Authority:** The Council maintains the right to consider any additional information related to public health, safety, and aesthetics when making their final determination.

17.04.391—17.04.401 [Reserved].

17.04.410 - Application for Amendment

A rezoning (Map Amendment) can be started by the City Council, a public agency, or a private property owner.

1. **Ownership Requirement:** Private applications must be submitted by an owner with at least **51% fee simple ownership** of the property.
2. **Required Documentation:** Applications must include a signed form, a filing fee, and a **Sketch Plat/Site Plan** containing:
 - a. Setbacks, buffers, and topographic/drainage data.
 - b. Proposed lot layouts (residential, commercial, or industrial).

- c. Reports from the Health Department and Water/Sewerage Authority.
- d. A copy of any proposed **restrictive covenants** for the property.

17.04.420 - Review of Application

The Community Development Department Director and City Council analyze each request based on several "Justification Facts," including:

1. **Consistency:** Does the change follow the **Land Use Plan** and the overall zoning scheme?
2. **Impact:** How will it affect infrastructure (water/sewer), traffic volumes, and the character of the neighborhood?
3. **Viability:** Can the land be reasonably developed under its *current* zoning, or is the change necessary for any use?

17.04.430 - Notification and Public Hearing

The city follows strict notice requirements to ensure the public is informed before a vote:

1. **Newspaper Notice:** Published **15 to 45 days** before the hearing.
2. **Mailed Notice:** Sent to the property owner at least **30 days** before the hearing.
3. **Physical Signs:** A sign must be posted on the property at least **15 days** prior to the hearing and remain until a final decision is made.
4. **The "Six-Month" Rule:** If a rezoning request is denied, the same property cannot be considered for rezoning again for **six months**.

17.04.440 - Special Procedures for Multifamily Conversions (Subsection I)

There are much stricter requirements if the city initiates a "blanket" change to allow multifamily uses in areas currently zoned for single-family homes:

1. **Two Meetings:** The decision must be adopted at two regular meetings at least 21 days apart.
2. **Multiple Hearings:** At least two public hearings must be held 3 to 9 months *before* the final vote.
3. **Evening Hearing:** At least one hearing must be held between **5:00 PM and 8:00 PM** to allow working residents to attend.

4. **Large Ad Requirement:** Newspaper notices must be at least **9 column inches** (large display ads) and cannot be hidden in the classifieds.

Note: These stricter rules do not apply if a private owner initiates a rezoning for their own specific property.

17.04.450 - Hearing Procedures

The City Council follows a strict "clock" during public hearings to ensure fairness for both the applicant and the public.

1. **Applicant's Time:** The applicant has **30 minutes** to present their case (plus a 10-minute extension if requested in advance).
2. **Opposition's Time:** The total time for all opponents is **30 minutes** (or 40 if the applicant took an extension). Individual speakers in opposition have **10 minutes** each until the total time is exhausted.
3. **Final Record:** All documents submitted during the hearing are numbered and made part of the official legal record.
4. **Appeals:** Anyone "aggrieved" by the decision has **30 days** to file an appeal with the **Henry County Superior Court**.

17.04.460 - Conditional Zoning

The City Council has the power to approve a rezoning with "strings attached." This is often used to make a high-intensity project (like an M-2 industrial site) more compatible with a neighboring residential area.

1. **The "c" Suffix:** If a property is rezoned with conditions, it is marked on the official map with a "c" (e.g., M-2c). These conditions stay with the land even if it is sold.
2. **Withdrawal Option:** If an applicant doesn't like the conditions the Council proposes, they can withdraw their application before the final vote. However, they cannot re-file for **six months**.

A. Commonly Imposed Conditions:

1. **Buffers:** Extra setbacks, fences, berms, or tree preservation.
2. **Operations:** Limits on hours of operation or restrictions on specific types of noise/glare/odor.
3. **Design:** Architectural details to match the neighborhood or adherence to a specific site plan.

17.04.470 - Reversion and Invalidation

The city prevents "zoning speculation" by requiring developers to actually build what they proposed within a specific timeframe.

1. **The 12-Month Rule:** After a rezoning is approved, the owner has **12 months** to show "substantial progress."
2. **Substantial Progress:** Defined as reaching the point of the **first building inspection**.
3. **Consequences:** If no progress is made within a year, the City Council can hold a hearing to **revert the zoning** back to its original category.
4. **Plat Voiding:** Similarly, if a preliminary subdivision plat is approved but no construction starts within 12 months, the approval can be declared void.

17.04.480 [Reserved].



Community Development Department

P. O. Box 900

Locust Grove, Georgia 30248

Phone: (770) 957-5043

Facsimile (770) 954-1223

Item Coversheet

Item: An ordinance to adopt Chapter 5.61, *Extended-Stay Hotels*, establishing development, design, operational, and enforcement standards within the City of Locust Grove.

Action Item: ☐ Yes ☒ No [DISCUSSION ONLY]

Public Hearing Item: ☐ Yes ☒ No

Executive Session Item: ☐ Yes ☒ No

Advertised Date: N/A

Budget Item: No

Date Received: July 14, 2026

Workshop Date: August 17, 2026 [DISCUSSION ONLY]

Regular Meeting Date: TBD

Discussion:

This is a discussion item to review a proposed regulatory framework, **Chapter 5.61 (Extended-Stay Hotels)**. The purpose of this chapter is to establish strict quality-first development and operational standards. These rules ensure that hospitality facilities serve transient business travelers and guests rather than operating as substandard, permanent "housing of last resort," which places an un-budgeted burden on municipal services and the local school system.

Key areas for workshop discussion include:

- **Design & Development Criteria:** All new facilities must feature a minimum height of three (3) stories, restrict density to 75 units per gross acre, and enforce a 1-mile geographic separation buffer from any existing extended-stay facility. Direct exterior access to guest rooms is strictly prohibited; all rooms must feed into a central internal corridor and a primary, 24/7 physically staffed lobby.

- **Mandatory Amenities & Safety:** Operators must provide at least two high-capital amenities (on-site laundry, 300+ sq. ft. fitness center, swimming pool, or business center). To mitigate municipal liability and fire risks, all stove-tops must feature a maximum 60-minute auto-shutoff timer, and HD security footage must be maintained and stored for 30 days.
- **Stay Durations & Primary Residency:** The draft code explicitly bans these spaces from being utilized as primary residences for K-12 students. Guest stays are strictly capped at a maximum of thirty (30) consecutive days, and total occupancy cannot exceed sixty (60) days within any 180-day window.
- **Public Safety Accountability (CFS Ratio):** The ordinance grants the City authority to review or revoke an operator's business license (Occupational Tax Certificate) if emergency police "Calls for Service" exceed a strict ratio of 0.50 per guest room annually.
- **Progressive Enforcement & Penalties:** Code enforcement officials, building inspectors, and the fire marshal will enforce a three-tier progressive penalty schedule for non-compliance:
 1. *First Offense:* Formal written warning with a mandatory 30-day compliance window.
 2. *Second Offense:* Immediate \$250.00 civil fine if uncorrected.
 3. *Third Offense:* Mandatory \$500.00 civil fine alongside an immediate administrative suspension of the facility's Certificate of Occupancy and Business License, pending full City Council review.

Recommendation:

Staff recommends **DISCUSSION AND REVIEW ONLY** to gather council feedback on the draft quality standards prior to initiating formal public hearing notices and ordinance adoption procedures.

CHAPTER 5.61 - EXTENDED-STAY HOTELS

Sec. 5.61.010 – Purpose and Intent.

The purpose of this Chapter is to establish minimum standards for extended-stay hotels to protect the public health, safety, and welfare of the City. These regulations are intended to ensure such facilities serve transient guests and business travelers rather than acting as substandard permanent housing, which places an undue burden on municipal services and the local school system.

Sec. 5.61.020 – Definitions.

The following words, terms, and phrases shall apply to this Chapter:

Extended-Stay Hotel: A building containing ten (10) or more guest rooms intended or designed for sleeping purposes by guests and which contain "Cooking Facilities" in more than 25% of the guest rooms.

Cooking Facilities: Any area within a guest room containing a stove-top burner, a hot plate that is not easily removable, or a kitchen-type sink. Microwaves and coffee makers alone do not constitute cooking facilities.

Calls for Service (CFS): Any documented request for police, fire, or emergency medical assistance originating from or relating to the property.

Sec. 5.61.030 – Development and Design Standards.

All new extended-stay hotels must meet the following Quality-First criteria:

- A. **Internal Access:** All guest rooms shall be accessed through a central internal corridor and a primary lobby. Direct exterior access to guest rooms is strictly prohibited.
- B. **Building Height & Scale:** To ensure high-capital investment, facilities shall be a minimum of three (3) stories in height.
- C. **Mandatory Amenities:** Each facility must provide at least two (2) of the following:
 - 1. On-site laundry facility;
 - 2. A fitness center of at least 300 sq. ft.;
 - 3. A swimming pool; or
 - 4. A dedicated business center.
- D. **Land Use Density:** Development shall not exceed a density cap of 75 units per gross acre to mitigate traffic and infrastructure strain.
- E. **Separation Buffers:** No extended-stay hotel shall be located within one (1) mile of another existing extended-stay facility.

Sec. 5.61.040 – Operational Regulations.

- A. **Duration of Stay:** No guest shall reside in an extended-stay hotel for more than thirty (30) consecutive days. Total occupancy shall not exceed sixty (60) days within any 180-day period.
- B. **24/7 Staffing:** The registration desk must be physically staffed by at least one (1) on-site employee twenty-four (24) hours a day, seven (7) days a week.
- C. **Housekeeping:** Routine housekeeping services, including linen changes, must be provided to all rooms at least once every seven (7) days at no additional cost to the guest.
- D. **Inventory Control:** The hotel shall maintain a digital guest register including names, vehicle information, and dates of stay, made available to the Police Department upon reasonable request.

Sec. 5.61.050 – Public Safety and Fire Prevention.

- A. **Auto-Shutoff Technology:** All stove-top units must be equipped with a maximum 60-minute automatic power-off timer to mitigate fire liability.
- B. **Calls for Service (CFS) Ratio:** The City may review or revoke the Occupational Tax Certificate of any facility where the ratio of police "calls for service" exceeds 0.50 per guest room annually.
- C. **Surveillance Infrastructure:** High-definition security cameras must be maintained at all entrances, exits, and common areas/parking lots. Footage must be retained for a minimum of thirty (30) days.

Sec. 5.61.060 – Prohibitions and Penalties.

- A. **Primary Residency:** No extended-stay hotel may be used as a primary residence for K-12 students or as "housing of last resort".
- B. **Outdoor Storage:** Guests are strictly prohibited from storing furniture, grills, or debris on walkways or balconies.
- C. **Conversions:** No guest room shall be converted into a condominium or apartment without full rezoning and compliance with Multi-Family building codes.
- D. **Violations and Enforcement Penalties:**
 - a. It shall be unlawful for any person, firm, corporation, or organization to violate any provision of this Chapter, to permit or maintain such a violation, to refuse

to obey any provision thereof, or to fail or refuse to comply with any administrative rule or regulation issued hereunder.

- b. Any person, firm, corporation, or organization violating the provisions of this Ordinance shall, upon a determination of non-compliance by a code enforcement officer, building official, or fire marshal, be punished in accordance with the following progressive schedule:

1. **First Offense:** Issuance of a formal written warning detailing the specific code infraction, providing the operator a mandatory thirty (30) calendar days from the date of notice to achieve full compliance.
2. **Second Offense:** Failure to correct the violation within the allotted thirty (30) day compliance window, or a distinct second infraction of this Chapter within a twelve (12) month period, shall result in an immediate civil fine of two hundred and fifty dollars (\$250.00).
3. **Third Offense:** A subsequent third infraction within a twelve (12) month period shall result in a mandatory civil fine of five hundred dollars (\$500.00) alongside an immediate administrative suspension of the facility's Certificate of Occupancy and Occupational Tax Certificate (Business License), pending an administrative and/or City Council review for probationary or full reinstatement.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

Phone: (770) 957-5043
Facsimile (770) 954-1223

Item Coversheet

Item: An ordinance to approve the preliminary plat for two parcels on Davis Lake Road, an R-3 (Medium Density Single Family Residential) located at Davis Lake Road and Colvin Drive.

Action Item: ☐ Yes ☒ No

Public Hearing Item: ☐ Yes ☒ No

Executive Session Item: ☐ Yes ☒ No

Advertised Date: N/A

Budget Item: No

Date Received: July 14, 2026

Workshop Date: August 17, 2026

Regular Meeting Date: September 8, 2026

Discussion:

Sawgrass Development LLC, has submitted a preliminary plat for a proposed R-3 (Single Family Residential), subdivision located at Davis Lake Road and Colvin Drive. (Parcel IDs: 128-02065000 and 128-02066000)

Applicant/Developer:

SAWGRASS DEVELOPMENT, LLC
285 W. WIEUCA ROAD NE
ATLANTA, GA 30342

Project Data:

- **Location = 342 Davis Lake Rd (Parcel IDs: 128-02065000 and 128-02066000)**
- **Gross Acreage = 47.99 +/- acres**
- **Net Land Acreage = 40.63 +/- acres**
- **Property zoning = R-3 (Medium Density Single Family Residential)**
- **Lot Count = 71**
- **Minimum Lot Size = 18,000 sq. ft.**
- **Proposed Lot Size = 18,000 sq. ft.**
- **Minimum Lot Width = 100'**
- **Proposed Density = 1.48 units/acre**
- **Min. House Size for R-3 zoning = 1,750 sq. ft. for Single Story
2,200 sq. ft. for Two Story**
- **Setbacks:**
 - **Front = 40'**
 - **Side = 10'**
 - **Rear = 30'**

Recommendation:

Staff recommends APPROVAL of the *Davis Lake Road Subdivision* preliminary plat.

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE PRELIMINARY PLAT FOR DAVIS LAKE ROAD SUBDIVISION; LOCATED AT 342 DAVIS LAKE ROAD (PARCEL ID: 128-02065000 AND 128-02066000); TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H :

WHEREAS, the Locust Grove Community Development Department received a preliminary subdivision plat prepared by Moore Bass Consulting, Inc. received on July 14, 2026, for property located at 342 Davis Lake Road, Parcel IDs: 128-02065000 and 128-02066000, (the “Property”); and,

WHEREAS, the current owner of the property is identified as Sawgrass Development LLC (the “Owner”); and,

WHEREAS, the preliminary plat illustrates the Owner’s plan to develop an R3 (Single Family Residential) zoned 47.99 +/- acre tract into a 71 lot subdivision as described and attached hereto as part of **Exhibit A**; and,

WHEREAS, the Locust Grove City Council reviewed the preliminary subdivision plat, and the layout, lots and amenities contained therein, and found it to be in accordance with the City’s R-3 zoning ordinance; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
LOCUST GROVE:**

SECTION 1 – The City of Locust Grove hereby accepts the preliminary plat with a maximum of 71 lots to be compliant with the R-3 (Single Family Residential) zoning ordinance known as “Davis Lake Road Subdivision” received July 14, 2026.

SECTION 2 – The owner may proceed with the preparation and submittal of the required construction documents as prescribed by the City’s Zoning and Subdivision ordinance.

SECTION 3 – That this Ordinance shall be effective immediately.

SO ORDAINED this 8th day of September 2026.

CARLOS GREER, Mayor

ATTEST:

Vickie Short, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

ORDINANCE NO. 26-17-055

WHEREAS, the Applicant seeks to recover from R-A to R-3 to support the development of 71 single family residential homes, Exhibit B, *id.*,

WHEREAS, notice of this matter (as attached hereto and incorporated hereto as Exhibit C) has been provided in accordance with applicable state law and local ordinance; and,

WHEREAS, the Applicant's request has been reviewed by the Mayor and City Council a Public Hearing, as well as by the City Community Development Director, and,

WHEREAS, the Mayor and City Council have received and considered the Applicant's request and have the recommendations of the public hearing and City staff as presented in the Report;

THEREFORE, THE COUNCIL OF THE CITY OF LOCKPORT GROVE HEREBY ORDAINS:

1.

(2) That the request for rezoning from RA to R-1 is hereby APPROVED.

(3) That the request for rezoning is hereby DENIED.

[illegible]

Thus the use of the Property is subject to:

(D) The encumbrance, as set forth in Exhibit D attached hereto and incorporated herein by reference.

(E) The terms of the Development Agreement attached hereto as Exhibit B and incorporated herein by reference.

(F) If no Exhibit D is attached hereto.

If granted, this Ordinance shall become effective immediately subject to the corresponding amendments and other conditions.

NO ORIGINATED BY THE COMMISSIONER OF THE CITY OF NEW YORK, MAY 2004

City Attorney

Carlton Green, Mayor

DAVIS LAKE ROAD
A SINGLE FAMILY DEVELOPMENT

LAND LOT 217 OF THE 2ND DISTRICT
CITY OF LOCUST GROVE, GEORGIA
TAX ID: 128-02065000 & 128-02066000

1.0 COVER SHEET
2.0 ALTAINSPS LAND TITLE SURVEY
3.0 PRELIMINARY PLAT



FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 311022ND EFFECTIVE DATE 10-06-2015, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

AS SHOWN ON FUTURE FLOOD MAP PANEL 31 FROM DEMMEYER AND ASSOCIATES, DATED 02/17/2010, THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE.

EXISTING SITE INFORMATION

PROJECT NAME	DAMS LAKE PARK
SITE AREA	47.99 AC. +/-
CURRENT ZONING	R-3
MAXIMUM ALLOWABLE DENSITY	23 UNITS PER ACRE
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	100'
MINIMUM SETBACK	FRONT: 25.0' X 5' SIDE: 0'
PROPOSED DEVELOPMENT INFORMATION	
TOTAL SITE AREA	47.99 AC. +/-
LESS FLOODPLAIN W/IN AUST. FLOODS	-0.91 AC.
LESS PROPOSED HWY	-0.31 AC.
LESS RETENTION POND	-1.24 AC.
NET DEVELOPPABLE AREA	46.53 AC.
PROPOSED NET DENSITY	21.01/5
PROPOSED UNIT DENSITY	14.0 UNITS/ACRE
NUMBER OF REQUIRED ADJACENTS	2

SAWGRASS DEVELOPMENT LLC

ATLANTA, GA 30342

SAWGRASS DEVELOPMENT LLC

ATLANTA, GA 30342

MOORE BASS CONSULTING, INC.
1320 KEYS FERRY COURT

1330 N.E. STEVENSON CIRCLE,
MCDONOUGH, GA 30253
(770) 914-9394

PER THE CITY OF LOCUST GROVE REQUIREMENTS, DEVELOPMENTS BETWEEN 51,100 UNITS REQUIRE TWO (2) AGENTS. BELOW ARE THE PROPOSED AGENTS THAT REQUIRE FURTHER REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE

1. A CLUBHOUSE OF 1,300 SQ FT. MINIMUM (PROVIDED WITH PAVILION). THE PAVILION SHALL INCLUDE PICONIC TABLES, BENCHES, AND A MINIMUM OF ONE (1) GOLF.
2. A LAKE WITH ACCESS TO TRAILS. THE TRAIL AROUND THE DOCKING LANE SHALL BE ASPHALT MILLINGS OR SIMILAR MATERIAL. THE TRAIL SHALL FOLLOW EXISTING TOPOGRAPHY TO MINIMIZE CLEARING AND GRADING ACTIVITIES.

ALL STORM DRAINS SHALL BE EXTENDED TO REAR SETBACK LINES.

[illegible]

Consulting, Inc

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture

• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

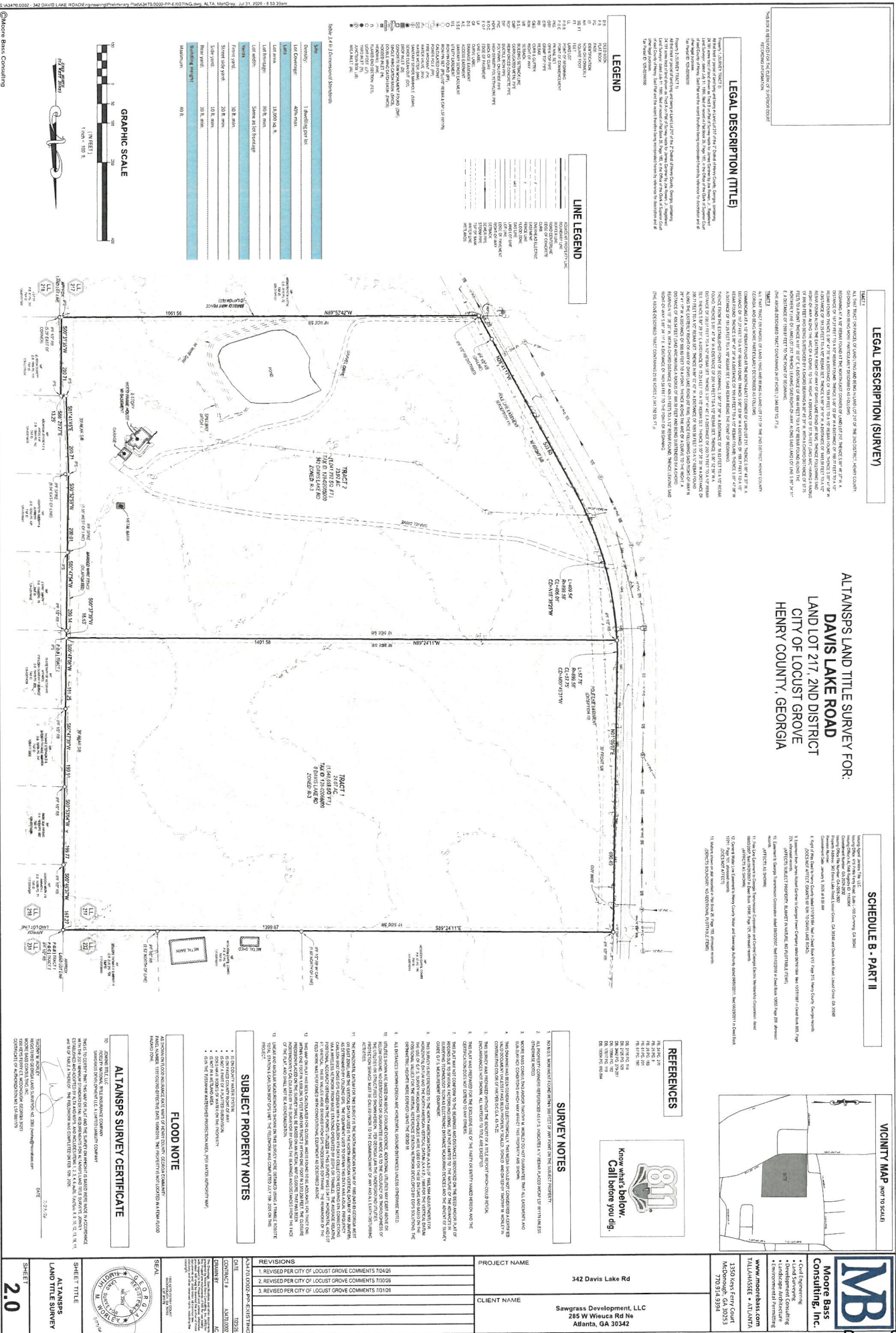
PROJECT NAME
CLIENT NAME

DAVIS LAKE ROAD
LOCUST GROVE, GEORGIA

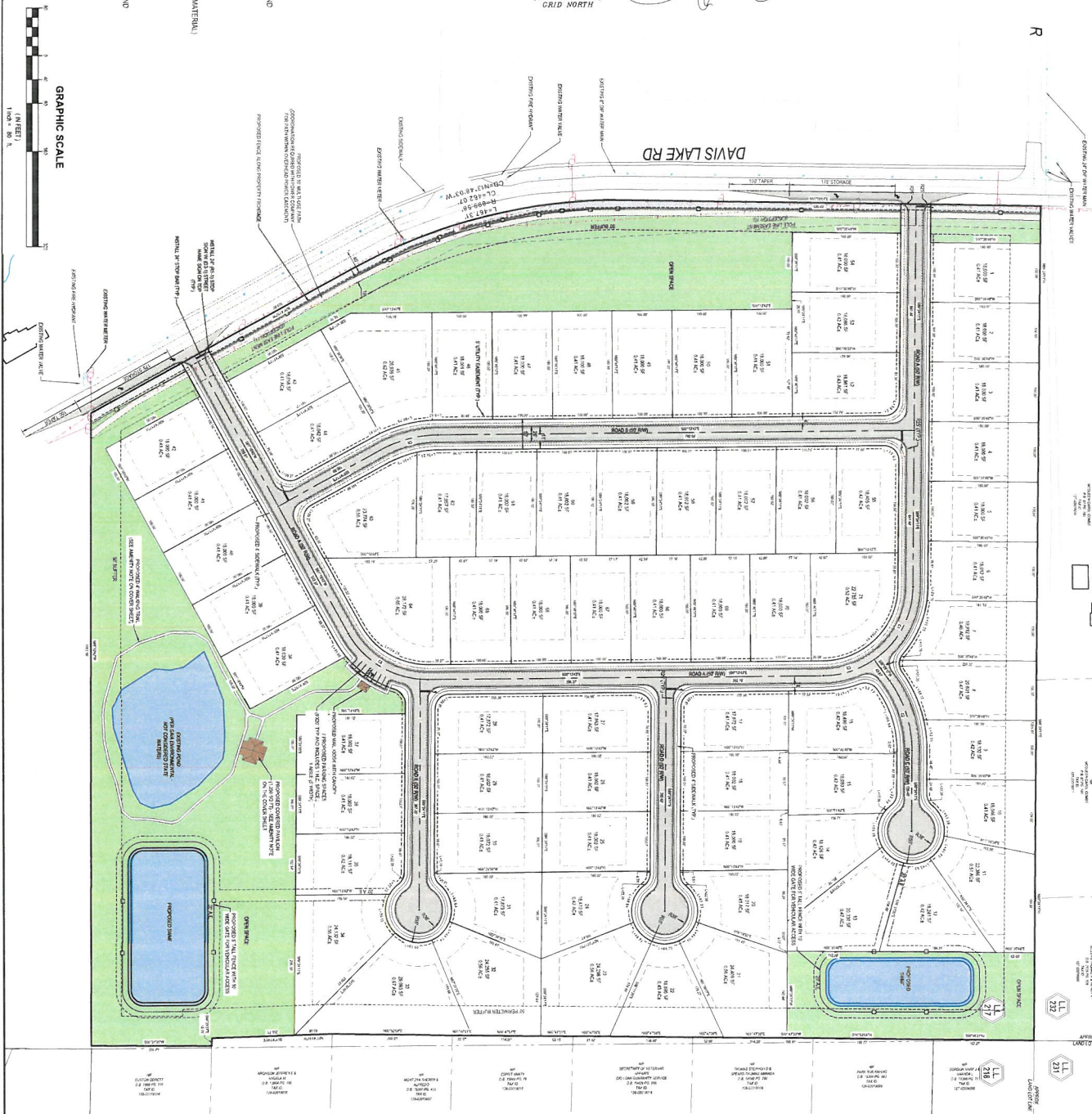
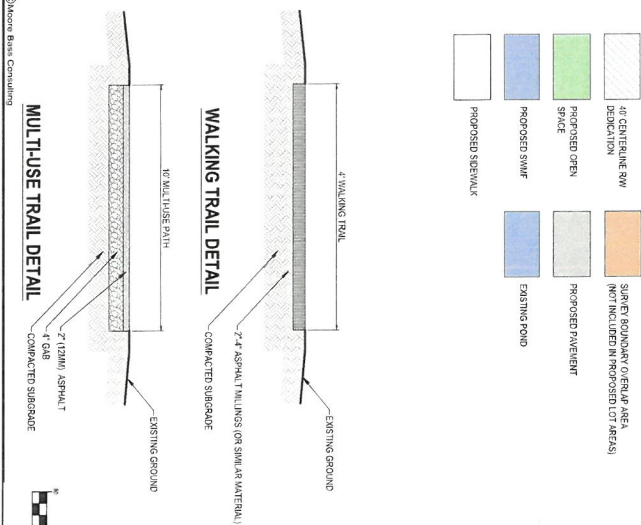
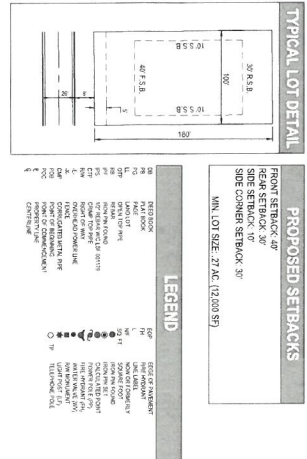
SAWGRASS DEVELOPMENT L
285 W WIEUCA RD NE
ATLANTA, GA 30342

COVER SHEET

1.0



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	142.82	150.00	137.49	N62° 07' 17"W
C2	124.60	200.00	122.60	S72° 44' 58"W
C3	90.63	150.00	89.26	N17° 32' 39"W
C4	13.79	150.00	13.78	N2° 24' 16"E
C5	141.33	150.00	141.48	N33° 10' 29"E
C6	99.34	200.00	99.32	S14° 27' 30"E



 Moore Bass Consulting, Inc.	• Civil Engineering • Development Consulting • Environmental Consulting • Environmental Remediation	WWW.MOOREBASS.COM 770.426.8331 • 770.426.8332 1350 Westview Court Atlanta, GA 30323 770.426.8333	PROJECT NAME DAVIS LAKE ROAD LOCUST GROVE, GEORGIA	CLIENT NAME SAWGRASS DEVELOPMENT LLC 285 W WRECAR RD NE ATLANTA, GA 30342	REVISIONS 1. AS TO ROAD - 177-04-001 2. REVISED PER CITY OF LOCUST GROVE COMMENTS 170406 3. REVISED PER CITY OF LOCUST GROVE COMMENTS 170506 4. REVISED PER CITY OF LOCUST GROVE COMMENTS 170106	DATE BY CD 12/22/2017 12/22/2017 12/22/2017 DESIGNED DRAWN CHECKED CD CD CD	SEAL (Professional Engineer Seal Area)	SHEET TITLE PRELIMINARY PLAT	SHEET 3.0

PRELIMINARY PLAT

Please provide the information and include plat for review.

Applicant/Developer Information:

Sawgrass Development, LLC

285 W. Wieuca Road NE

Atlanta, Georgia 30342

Project Type: Single Family Residential

Project Data:

- **Physical Location** = 342 Davis Lake Road
128-02065000 & 128-02066000
- **Gross Acreage** = +/- 47.99 acres
- **Net Land Acreage** = +/- 40.63 acres
- **Property zoning** = R3
- **Lot Count** = 71
- **Minimum Lot Size** = 18,000 s.f.
- **Proposed Lot Size** = 18,000 s.f.
- **Minimum Lot Width** = 100'
- **Proposed Density** = 1.48 units/acre
- **Min. House Size for R-3 zoning** = 1,750 heated s.f. for single-story
- **Setbacks:**
 - **Front** = 40'
 - **Side** = 10'
 - **Rear** = 30'



Main Street Department

P. O. Box 900

Locust Grove, Georgia 30248

Phone: (770) 957-5043

Facsimile (770) 954-1223

Item Coversheet

Item: Main Street Program Monthly Report

Workshop Date: August 17, 2026

Discussion:

Locust Grove Main Street Department monthly report at the City Council Workshop Meeting.

1. **Board Meetings**
 - Downtown Development Authority (DDA) regular meeting
July 7, 2026
 - Historic Preservation Commission (HPC) regular meeting July
7, 2026
 - Main Street Inc. regular meeting July 14, 2026
 - Events Committee regular meeting July 15, 2026
 2. **Business Openings/Closings in April (in the Main Street District)**
 - N/A
 3. **Upcoming Events (attached)**
 - Fridays on the Lawn, August 21st 7 PM - 9 PM
 - Chuck X Nick
 - Food Truck: NVous Cuisine, Kingston ATL 19, Chick Fil A, The
Walton's Pineapple Paradise, Issa Funnel, and Kona Ice
 - Restaurant Week; September 13- 19, 2026
 - Rumble in the Grove; September 18th 7 PM - 9 PM
 - Food Trucks: Jazz Burger, Chick Fil A, and Kona Ice
 - Paws for a Purpose 5K
 - Sponsored event; Hosted by Barks and Bubble
 4. **Georgia Main Street Monthly
Report (attached)**
-

MAIN STREET & COMMUNITY EVENTS

2026 EVENT CALENDAR

September - December | Staff Planning Reference

SEPTEMBER 3 EVENTS

DATE	EVENT	TIME	LOCATION
SEP 13 - 19	Restaurant Week <i>Digital Passport</i>	Weeklong Event	Downtown Locust Grove
FRI SEP 18	Rumble in the Grove	7:00 - 9:00 PM	City Hall Front Lawn
SAT SEP 19	Paws for a Purpose 5K <i>Sponsored event Hosted by Barks and Bubble</i>	TBD	Downtown Locust Grove

OCTOBER 3 EVENTS

DATE	EVENT	TIME	LOCATION
OCT 1 - 31	Scarecrow Village	Monthlong Display	Downtown Locust Grove
SAT OCT 10	Chili Cook-Off & Beer Fest and Cornhole Tournament	12:00 - 5:00 PM	Downtown Locust Grove
FRI OCT 23	Trunk or Treat & Hayride	4:30 - 8:30 PM	City Hall Front Lawn

NOVEMBER 3 EVENTS

DATE	EVENT	TIME	LOCATION
NOV 23 - DEC 25	Downtown Holiday Window Display	Seasonal Display	Downtown Locust Grove Businesses
SAT NOV 28	Christmas in the Grove & Parade	Market: 2:00 - 5:00 PM Parade: 6:00 PM	Market: City Park Parade: Route TBD
SAT NOV 28	Light Up City Hall - Tree Lighting	7:00 - 9:00 PM	City Hall Front Lawn

Form Name:	2026 Community Activity Report
Submission Time:	August 11, 2026 12:01 pm
Browser:	Chrome 151.0.0.0 / Windows
IP Address:	75.140.140.242
Unique ID:	1487536470
Location:	

Main Street Community Reporting:	Locust Grove
---	--------------

Designation Level	Classic
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Month of Report:	July
-------------------------	------

Region:	Region 3
----------------	----------

Community Population:	10,001 to 20,000
------------------------------	------------------

Person Reporting:	Michele Holmes
--------------------------	----------------

I would like a copy of this completed report emailed to:	Michele.Holmes@locustgrove-ga.gov
---	-----------------------------------

PROGRAM OPERATIONS

What is the total dollar amount spent on your program's operational expenses during this reporting period?	9500.00
---	---------

Please select all funding sources which contributed financially to your program's monthly operational expenses:	City's General Funds Hotel Motel Tax
--	---

Did your program have a board meeting this month?	Yes
--	-----

Did the Main Street Manager attend training this month?	Yes
--	-----

Please list trainings manager attended and what organization hosted the training.	Coffee & Conversation
--	-----------------------

Did any Board Members attend training this month?	No
--	----

EVENTS and VOLUNTEERS

Did any events occur downtown during the reporting period?	Yes
---	-----

Were any of these events funded through or by the Main Street Program? Yes

If known, please estimate the total amount of volunteer hours for all events, board meetings and committee meetings hosted by the local Main Street program: 35

What is the total cumulative expenditures for these events, including advertising? 40000.00

Events

How many events occurred in the downtown district during this reporting period? 2

What is the total estimated attendance for all events: 8000

Main Street Manager's Notes - Events July 3rd- Friday on the Lawn & 250th Celebration
July 31st- Friday on the Lawn

JOB CREATION

PROGRAM PROJECTS AND EXPENSES

NEW MAIN STREET STAFF

Did your program hire any new staff this month? No

Did your program release staff this month? No

Complete and Certify

By signing below, you verify that the information contained in this report is accurate to the best of your knowledge.

A handwritten signature in black ink, appearing to be 'H. J. L.', written above a horizontal line.



Main Street Department

P. O. Box 900

Locust Grove, Georgia 30248

Phone: (770) 957-5043

Facsimile (770) 954-1223

Item Coversheet

Item: DDA Art Park Rendering

Workshop Date: August 17, 2026

Discussion:

DDA Art Park Concept

- **The Locust Grove Art Park is a temporary concept to activate an underused space on Cleveland Street in downtown Locust Grove, Georgia. This short-term design is envisioned as a welcoming place for creativity, gathering, and community life. Inspired by the locust, the park celebrates the beauty of nature's small masterpieces, including wildlife, flowers, and pollinators, through colorful art and placemaking elements. The design introduces semi-temporary features such as wooden arbors with benches and swings, movable Adirondack chairs and tables, and an artificial turf lawn that softens the existing concrete surface. Vibrant murals and sculptures by local artists create visual interest throughout the space, anchored by a central floral sculpture made from painted lawnmower blades that reflects the adaptive reuse of both on-site materials and the space. String lights overhead create a festive atmosphere, while safety bollards, clearly marked parking, a colorful butterfly-wing crosswalk on Cleveland Street, and pollinator gardens with native plants help make the park both functional and inviting.**
-



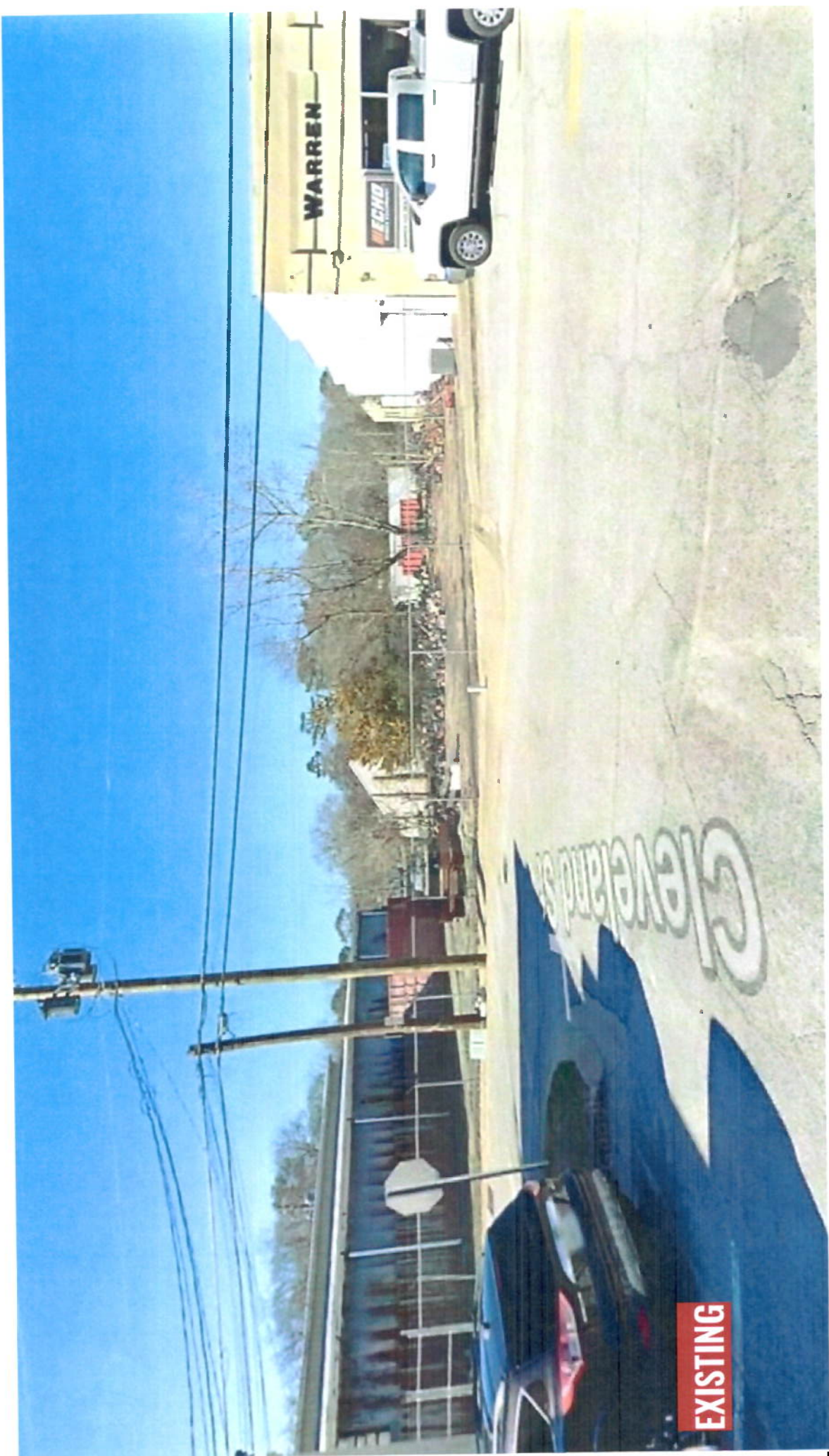
UNIVERSITY OF GEORGIA
Carl Vinson Institute of Government

DESIGN CONCEPT CREATED BY



Design Concept

The Locust Grove Art Park is a temporary concept to activate an underused space on Cleveland Street in downtown Locust Grove, Georgia. This short-term design is envisioned as a welcoming place for creativity, gathering, and community life. Inspired by the locust, the park celebrates the beauty of nature's small masterpieces, including wildlife, flowers, and pollinators, through colorful art and placemaking elements. The design introduces semi-temporary features such as wooden arbors with benches and swings, movable Adirondack chairs and tables, and an artificial turf lawn that softens the existing concrete surface. Vibrant murals and sculptures by local artists create visual interest throughout the space, anchored by a central floral sculpture made from painted lawnmower blades that reflects the adaptive reuse of both on-site materials and the space. String lights overhead create a festive atmosphere, while safety bollards, clearly marked parking, a colorful butterfly-wing crosswalk on Cleveland Street, and pollinator gardens with native plants help make the park both functional and inviting.



EXISTING

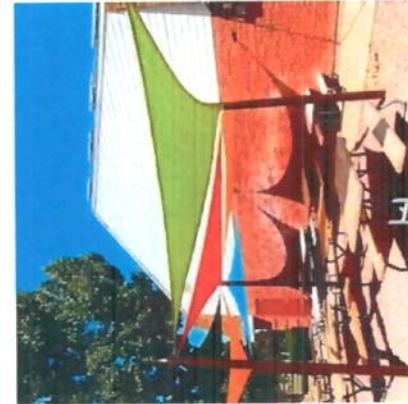




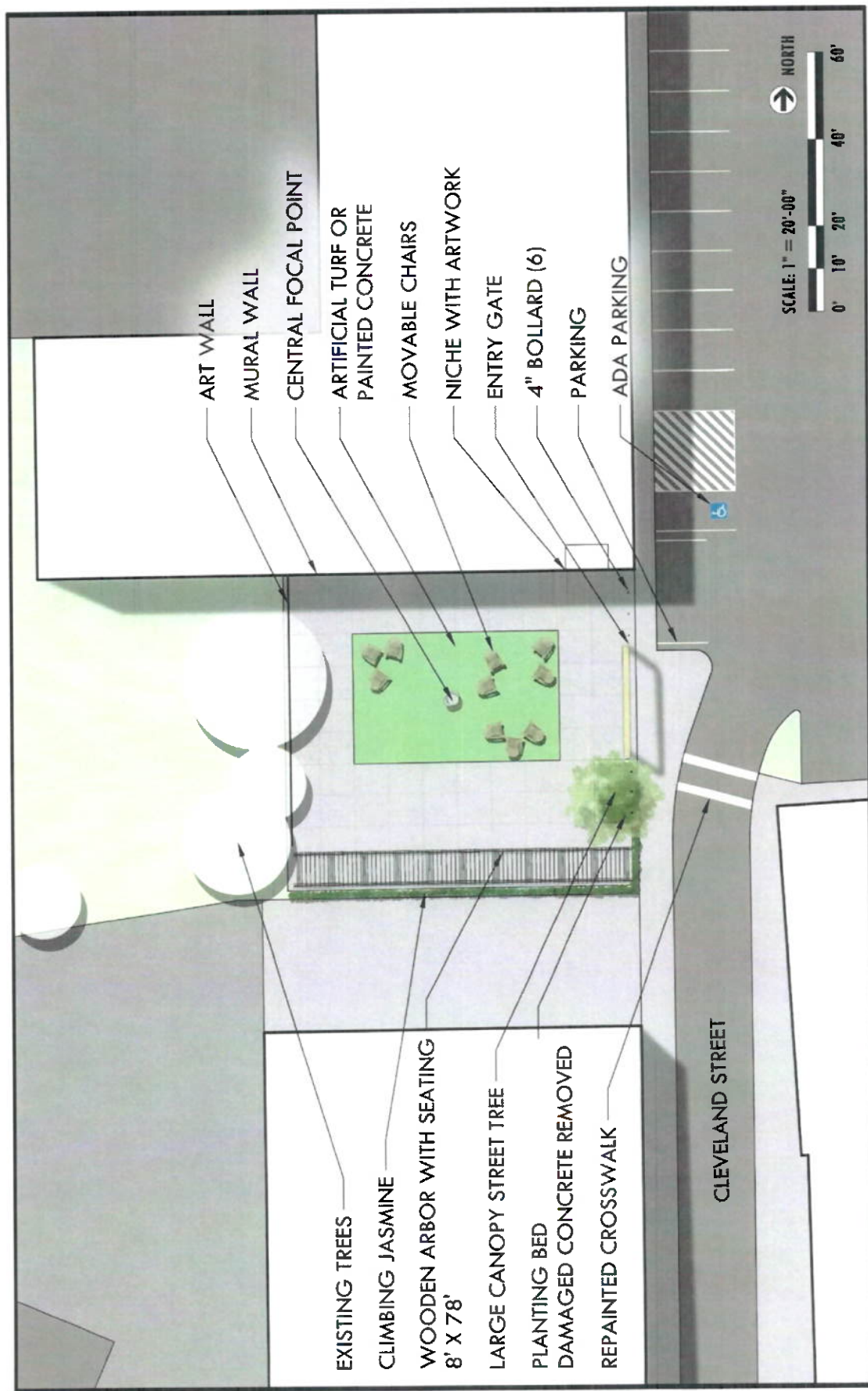
Mural Concept



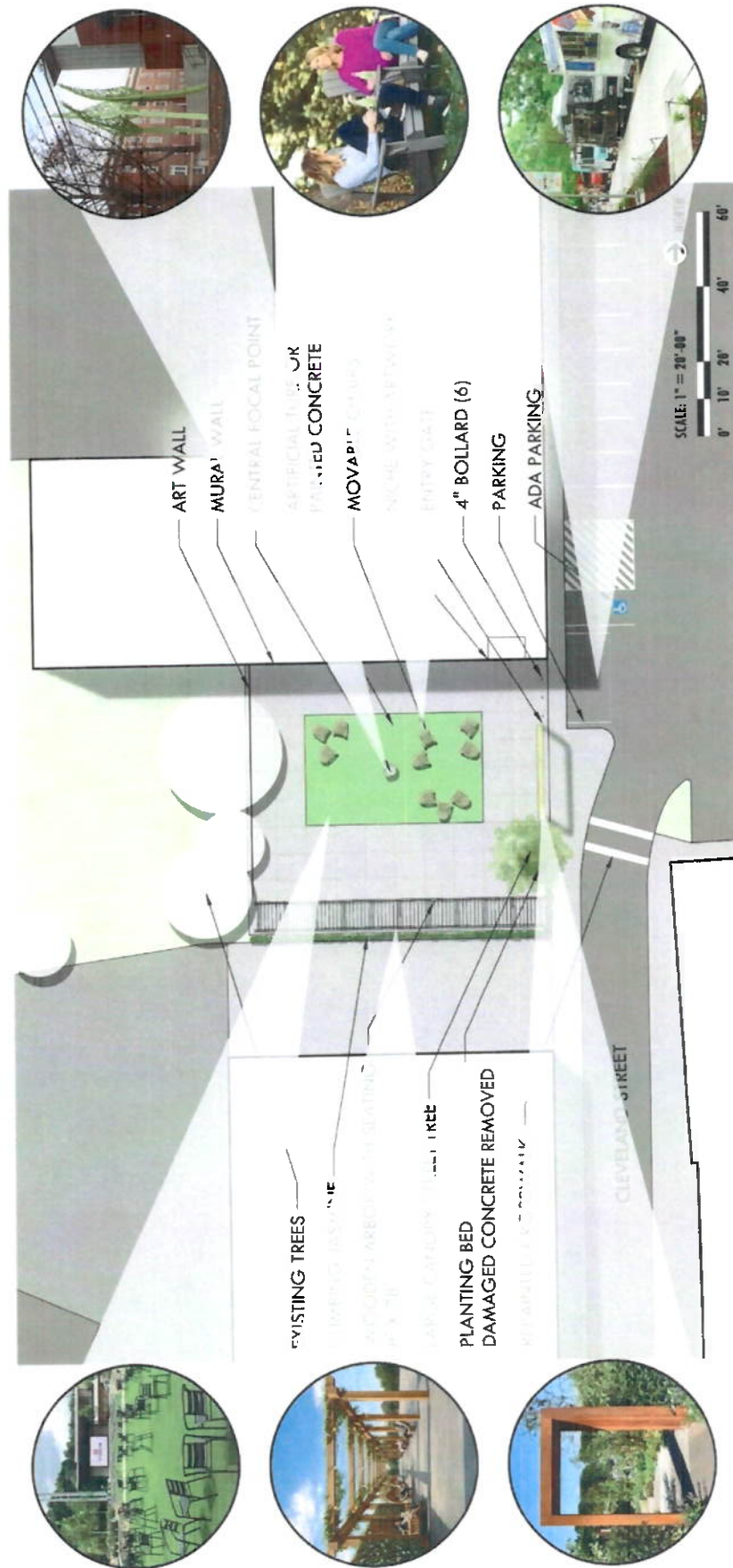
ART PARK IDEA BOARD



Plan View



Design Elements





Main Street Department

P. O. Box 900
Locust Grove, Georgia 30248
Phone: (770) 957-5043
Facsimile (770) 954-1223

Item Coversheet

Item: Locust Grove City Hall- Possible Historical Marking by Colonial Dames XVII

Workshop Date: August 17, 2026

Discussion:

Placing a Colonial Dames XVII plaque in the City Hall building.

- **Kim Osborne, Chair of the Thomas Wingfield Chapter's Historic Preservation Committee for Colonial Dames XVII. The organization is requesting permission to place a historical plaque inside Locust Grove City Hall recognizing the building's history as the former Locust Grove Institute. If Council is supportive of the request, staff can coordinate with the organization and the Locust Grove Historic Preservation Commission regarding the proposed plaque, placement location, and next steps.**
-



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-

LOCUST GROVE POLICE DEPARTMENT

Monthly Status Report

Mission Statement

The mission of the Locust Grove Police Department is to enhance the quality of life by enforcing the law, preserving the peace, and safeguarding our community.

	JULY 2025	JULY 2026
NIBRS Group A Crimes	53	50
NIBRS Group B Crimes	30	29

Patrol Division

Total Calls for Service	1,785	1,411
Miles Patrolled	24,436	22,766
Total Accident Reports Written	73	97
Total Incident Reports Written	157	163
Total Citations Written	363	221
Total Warnings Written	200	189
Arrests	36	38

Criminal Investigations YTD 2025

Assigned Cases	227	235
Closed Cases	194	191
Open Cases	22	39

Crime Suppression Unit

Arrests	10	9
Citations Written	180	227
Warnings Written	122	90
Search Warrants	1	0

Municipal Court

Total Fines Collected	\$69,839.00	\$113,672.00
Probated Fines	\$25,443.00	\$42,385.00

Departmental Training

Total Hours	347	92
-------------	-----	----

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



City of Locust Grove Police Department

D.B. AUSTIN ▪ CHIEF OF POLICE

3640 Highway 42 Locust Grove, Georgia 30248 ▪ 770-957-7055 ▪ Fax 678-583-3588

Crime Analysis Report-July 2026

Overview

This crime analysis summarizes criminal incidents reported to the Locust Grove Police Department during July 2026. The purpose of this assessment is to identify trends, patterns, repeat locations, and actionable recommendations for patrol and investigative operations.

1. Violent Crime

Incident Summary

Case #	Location/Date & Time	Synopsis
2026-9848	158 McArthur Drive	An Uber driver was robbed at gunpoint at this location by the passenger as he was dropped off. Approximately \$700.00 was taken. The suspect left that location and walked to an address in the Richmond Park subdivision. A search warrant was executed at this location where several guns and ammo were seized. The suspect was charged with armed robbery and later turned himself in to Spalding County authorities. The suspect was also charged with murder, out of the city of Griffin, for shooting an individual just before the armed robbery was committed in Locust Grove.

Analysis:

This was an isolated event where the suspect was arrested.

2. Entering Auto

Incident Summary

Case #	Location/Date & Time	Synopsis
	N/A	

Analysis:

There were no reported entering autos during the month of July.

3. Thefts

Incident summary

Case #	Location/Date & Time	Synopsis
2026-10705	1000 Tanger Drive (Gap)	A female suspect shoplifted multiple items from this store. The female was later identified and charged with a felony. This female was also charged with shoplifting from three other stores within the city limits.
2026-10346	128 Skyland Drive	Two vehicle rims were stolen from this residence. The suspect was later identified and charged with the theft.
2026-10264	4949 Bill Gardner Pkwy (Walmart)	A female suspect shoplifted approximately \$600.00 worth of items. An attempt to identify the suspect was made using facial recognition, but this did not work. The suspect remains unidentified.
2026-9971	408 Buckboard Lane	A residence was entered during the overnight hours. A tv was damaged and a computer was stolen. A side door to the residence was unlocked. There are no known suspect(s).
2026-9899	516 Molina Way	\$1106.00 was stolen through a rental scam using this location as bait. The suspect has not been identified.

Analysis:

Shoplifting has started to increase at Walmart and Tanger Mall. Concentrated patrols should continue to keep these numbers down

4. Financial Crimes

Incident Summary

	N/A	
--	-----	--

Analysis:

The only financial crimes reported in the city were by residents who were victim(s) of crimes in other jurisdictions. These cases were forwarded to those locations.

Recommendations

Increased Patrols:

- Emphasize continued overnight patrol coverage at Bill Gardner Pkwy hotel district and Hwy. 42 gas stations. These concentrated patrols have helped keep crime at the hotels to a minimum.

Directed Traffic Enforcement:

- Peeksville Road
- Jackson Street
- Hwy 42 in the area of Publix for speeding and reckless driving behavior



Chief Derrick Austin



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248
Phone: (770) 957-5043
Facsimile (770) 954-1223

Item Coversheet

Item: Administration Update – August 2026

Bethlehem Road Interchange –

Project was awarded to CW Matthews and ER Snell on 11/12/25 as a joint venture and Infrastructure Consulting & Engineering in the amount of \$154,800,000.00.

Current Status:

- Plans are approximately 90% complete.
- CW Matthews has submitted ESC plans for permits to set up office trailers and driveway cuts.
- Clearing activities are tentatively set to begin in late October.
- Ongoing - Property Acquisition and contract negotiation
- GDOT is aware that the COLG is expecting an MOA on the bridge branding
- Jun. 2027 - 2031 – Construction

Peeksville Connector

- Engineer has nearly completed a preliminary set of design drawings that are scheduled to be sent to the utility companies in the next few days.
- Documents have been filed to close out the acquisition process

On-Call Engineering Projects:

- Grove Rd Streambank restoration
 - Bid awarded to Sol Construction at August Regular Meeting
 - Awaiting contract
- Tanger Blvd Sidewalk Project
 - Project nearing completion.
- Tanger Blvd and Indian Creek Rd – intersection improvement
 - Nine (9) responses received
 - Staff will review the responses and present a recommendation for award to the Council at the September Workshop Meeting.

- Peeksville Rd and LeGuin Mill Rd – intersection improvement
 - Six (6) responses received
 - Review Committee will present a recommendation to the Council for consideration at the September Workshop Meeting.
- Safe Sidewalks Program
 - Authorization to proceed granted at the August Regular Meeting.
 - Work slated to begin the week of September 14th
- SR42 passing lane conversion to center-turn lane – the design is ready to go to bid per GDOT

City Hall Projects:

- Replacing the exterior door on the main floor of City Hall
- Discussing security enhancements to limit access to parts of the building
- Plans to install TV(s) in the main City Hall hallway to welcome and update visitors to the building

Heart of Locust Grove:

- Staff met with TSW for our monthly update last week
 - Concept Plan is nearly complete
 - Updated architectural options using 3-D renderings
 - Continuing to develop the Pattern Book
 - TSW will provide an update to Council during the upcoming Retreat.
-



Community Development Department Monthly Report

Reporting Period: January 1, 2026 – August 5, 2026

Comparison Year: 2026 vs. 2025

Permitting & Licensing Overview

The following table summarizes permit activity and Certificates of Occupancy (COs) compared to the previous year.

Category	2026 (YTD)	2025
Total Permits Issued	1078	1031
New House Permits	175	139
Total COs Issued	227	167
Residential COs	169	121
Commercial COs	58	46

Business Licensing Breakdown

To date, we have fully processed 508 licenses. This includes 451 standard licenses and 57 confirmed closures. Additionally, we have 4 applications pending payment. Once paid, our total will reach 455.

We are now tracking slightly higher than where we were this time last year, 2025, where our net total was 427.

Current Breakdown:

- Occupational Renewals: 305
- Regulatory Renewals: 93
- New Businesses: 47

- **New Alcohol Licenses: 5**
- **Alcohol Renewals: 1**
- **Closed Businesses (Updated): 57**
- **Pending (Awaiting Payment): 4**
- **TOTAL PROCESSED: 508**

Departmental Inspections & Enforcement

Fire Marshal

- **Annual Fire Inspections: 100**
- **Business/C.O. Inspections: 339**
- **Plan Reviews: 59**
- **Fire Hydrants Inspected: 219 (10 painted)**
- **Fire Investigation Hours: 110**
- **Violations: 2/2 Notice of Violation (Cited/Closed)**
- **New Construction Inspections: 73**

Building Inspection

- **Residential Inspections: 1,372**
- **Commercial Inspections: 469**
- **Safety Violations: 0**
- **Stop Work Orders: 0**

Development Inspector

- **Erosion Control (ESC) Inspections: 1,216**
- **ESC Enforcement:**
 - **189 Notices of Violation/Notices to Comply issued**
- **Complaints Opened/ Closed: 1/1**
 - **120 Williams Way complained about builder and noise and working past sundown.**
 - **Safety Violations: 0**
 - **Stop Work Orders: 0**

Code Enforcement Performance

Weekday Activity Summary

- **Case Volume:**
 - **Complaints Received: 320**

- **Cases Opened: 341**
 - **Cases Closed: 327**
- **Enforcement:**
 - **Written Warnings: 289**
 - **Citations Issued: 26**
- **Property Management:**
 - **Vacant Properties: 131**
- **Abated Properties**
 - **258 Lakeview Drive has been demolished and clean-up is actively underway.**
- **Informational Flyers (*bulk pickup, commercial vehicle, and trash can removal*) given out: 365 total**
- **Illegal signs removed: 289**

Weekend Activity Summary (July/August 2026)

- **No violations reported**

2026 Development Portfolio

Status Update: Active, Under Review, Permitted, & Upcoming Projects

Residential Developments

The city is currently managing **22 residential projects** ranging from active construction to initial site reviews and final platting.

- **Under Construction / Active:** Locust Grove Station (Pine Valley & Pod B), Elmstone Commons, Liberty Grove/Derringstone Manor, Bridle Creek (including Phase 2B), Collinswood, River Oaks, Dawson Creek, Wentworth, Cedar Ridge Pod D, Oak Ridge Meadows Pod E, Nine Oak Phase 2 & 3, Peeksville Landing, Copperfield, Berkley Lakes, Bunn Farms Phases 2 & 3, Pine Valley, The Springs Apartment Community (Each Bldg. is being issued CO's, one at a time).
- **Permitted:** Astoria (f.k.a Francis Ward Drive 35-lot) subdivision (LDP issued).
- **Coming Soon / Under Review:** Emblem (f.k.a. Rangewater) and Evergreen (L.G. Griffin Road at Hosanna).

Commercial & Industrial Growth

The city is currently managing **21 active or upcoming commercial or industrial projects** across key sectors.

Strategic growth continues with a mix of retail, service, and major industrial investments.

Sector	Key Projects & Status
Retail & Dining	Open: Publix (Shoppes at Indian Creek), Dunkin Donuts, Dutch Bros Coffee and Zaxby's (Shoppes at Indian Creek), Longhorn, Pedros. Opening Soon: N/A Under Review/Coming Soon: Whataburger (LDP issued), Valvoline (coming soon), and Dental Office at the Shoppes at Indian Creek (Under Construction).
Hospitality & Service	Open: Spring Hill Suites by Marriott. Under Review/Under Construction/Upcoming: Caliber Collision (ready for LDP), Henry County Locust Grove Tag Office (Under Construction), Convenience Store at Jackson/42 (LDP ready, but not issued), TRU and Home2Suites, and BestWestern Hotel (Under Construction)
Industrial Highlights	High Value: Renewal by Anderson (\$420M+, CO issued) and Project Siberian Tiger (\$375M+, Height Variance approved)- <i>Chose to locate elsewhere, per the HC Development Authority.</i>

Sector	Key Projects & Status
	Logistics: Sabert Innovative Food Packaging, CJs Truck Parking (partial active LDP), Norfolk Southern (future intermodal), and Price Drive Building C.
Paused	Tanger Blvd. Self-Storage, Walker Crossing Truck Parking (permit expired, and Bowery Farms (Liquidation sale and potential new end user).

Capital Improvements

Infrastructure projects focused on mobility and the revitalization of the city center.

- **Completed:** Locust Grove Griffin Road Roundabout at Hosanna Road; Price Drive Extension (completed, but not yet open).
- **In Progress:**
 - **The Heart of Locust Grove:** Master Planning phase is actively underway.
 - **Hwy 42:** Extra Lane (portion complete in front of City Hall).
 - **MMIP/Bethlehem Road Interchange:** Construction ETA late 2026/ Project completion ETA late 2029; the design phase is Active.
- **Future Planning:** Peeksville Road Extension and Bill Gardner Parkway improvement to Hwy 155.