

COPY

RESOLUTION NO. 23-12-094

A RESOLUTION TO ADOPT THE UPDATE TO THE CITY OF LOCUST GROVE 2023 COMPREHENSIVE LAND USE PLAN; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE AND DELIVER ANY DOCUMENTS NECESSARY TO CARRY OUT THIS ORDINANCE; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Locust Grove ("City") held open meetings beginning February 6, 2023 to announce intent to update the Comprehensive Land Use Plan; and,

WHEREAS, the City has prepared an update in accordance with the Rules of the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Local Comprehensive Planning, as shown in **Exhibit A**; and,

WHEREAS, the City held several presentations and public meetings to gather public input throughout the planning process through the Community Participation Program; and,

WHEREAS, the said amendment has been reviewed by the Mayor and Council of the City of Locust Grove in a public hearing on October 16, 2023 for transmittal to the Atlanta Regional Commission (ARC) for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs (DCA); and,

WHEREAS, said amendment has been found generally consistent with the requirements of the Minimum Planning Standards by both ARC and DCA; and,

WHEREAS, notice of this adoption (as attached hereto and incorporated herein as **Exhibit "B"**) has been provided in accordance with applicable state law and local ordinances; and,

WHEREAS, the Mayor and City Council in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the

public interest and welfare to the citizens of the City, have determined this amendment to be in the best interests of the citizens of the City, that this Resolution be adopted.

**THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF
LOCUST GROVE, GEORGIA, AS FOLLOWS:**

1. **Authorization.** That the Locust Grove City Council hereby adopts Exhibit "A" as the updated City of Locust Grove Comprehensive Land Use Plan and seeks to notify the Atlanta Regional Commission of said adoption, as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs. Further, that the Locust Grove City Council hereby authorizes the Mayor to submit the Community Agenda to the Atlanta Regional Commission as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs.
2. **Public Purpose.** The City finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk to attest the signature of any City official appearing on documents necessary to carry out this Resolution, to affix the official seal of the City thereto, as necessary, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 4th day of December, 2023.



ROBERT S. PRICE, Mayor

ATTEST:


MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:



City Attorney

EXHIBIT A

EXHIBIT B



City of Locust Grove

P.O. Box 900 Locust Grove, Georgia 30248-0900

Telephone (770) 957-5043 Fax: 1-866-364-0996

MAYOR

Robert Price

COUNCIL

Rudy Breedlove

Keith Boone

Carlos Greer

Rod Shearouse

Willie J. Taylor

Vincent Williams

CITY MANAGER

Tim Young

CITY CLERK

Misty Spurling

October 26, 2023

Atlanta Regional Commission
229 Peachtree Street, NE | Suite 100
Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal

The City of Locust Grove has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Daunté Gibbs, Community Development Director, City of Locust Grove, at 770-957-5043 or dgibbs@locustgrove-ga.gov.

Sincerely,

Robert Price, Mayor
City of Locust Grove

Enclosures





CITY OF LOCUST GROVE 2023 COMPREHENSIVE PLAN



December 4, 2023

prepared by the



Atlanta Regional Commission

Vision

ONE **great** REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Goals



Healthy, safe, livable communities in the Atlanta Metro area.



Strategic investments in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



Diverse stakeholders engage and take a regional approach to solve local issues.



A competitive economy that is inclusive, innovative, and resilient.

Values

Excellence – A commitment to doing our best and going above and beyond in every facet of our work allowing for innovative practices and actions to be created while ensuring our agency’s and our colleague’s success.

Integrity – In our conduct, communication, and collaboration with each other and the region’s residents, we will act with consistency, honesty, transparency, fairness and accountability within and across each of our responsibilities and functions.

Equity – We represent a belief that there are some things which people should have, that there are basic needs that should be fulfilled, that burdens and rewards should not be spread too divergently across the community, and that policy should be directed with impartiality, fairness and justice towards these ends.



Atlanta Regional Commission

229 Peachtree Street, NE | Suite 100
Atlanta, Georgia 30303
atlantaregional.org

ACKNOWLEDGEMENTS

Steering Committee

Dr. Greg Benton – Assistant Superintendent, Henry County Board of Education
Aggie Combs – Real Estate Agent and Downtown Development Authority Member
Josh Fenn – Executive Director, Henry County Development Authority
Johnny Hemmingway – Madison Acres Subdivision – Retired Army (Purple Heart)
Jacob Lang – Lang Engineering
Olivia McCornell – City Resident
Robert Price – Mayor, City of Locust Grove
Rod Shearouse – City Councilman, City of Locust Grove
Colleen Watts Cook – Main Street Manager, City of Locust Grove
Vincent Williams – City Councilman, City of Locust Grove

City of Locust Grove Staff

Tim Young – City Manager
Bert Foster – Assistant City Manager
Daunté Gibbs – Community Development Director
Anna Williams – Planner II, Community Development

Atlanta Regional Commission Staff

Andrew Smith – Planning Coordinator, Community Development
Shima Khodagholi – Planner, Community Development
Maliha Amin – Program Assistant, Community Development



This document was prepared by the Atlanta Regional Commission.

Unless otherwise noted, all photos were taken by City of Locust Grove staff.

TABLE OF CONTENTS

Executive Summary	6
Chapter 1: Introduction	7
Chapter 2: Who We Are: Data and Demographics	11
Chapter 3: Broadband	17
Chapter 4: Community Engagement <ul style="list-style-type: none">- Planning Process- Needs and Opportunities	19
Chapter 5: Community Vision and Goals	29
Chapter 6: Existing Plans and Studies	33
Chapter 7: Housing	37
Chapter 8: Transportation	45
Chapter 9: Historic, Cultural, and Natural Resources	61
Chapter 10: Future Land Use	65
Chapter 11: Community Work Program	75
Chapter 12: Report of Accomplishments	79
Appendix	81

EXECUTIVE SUMMARY

One of the most impactful responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. This update of Locust Grove’s Comprehensive Plan offers the opportunity to look beyond the execution of the day-to-day city services and consider where the City wants to be in the next five-years and the necessary steps to achieve that vision.

The most recent Comprehensive Plan for the City of Locust Grove (Imagine Henry) was adopted in 2019. The Georgia Department of Community Affairs mandates every city to provide an update to the Comprehensive Plan every five years to maintain the Qualified Local Government (QLG) status of the city and continue to receive funding for projects within the city.

This document has been shaped by combined efforts of the City Council, City Staff, stakeholders and active public participation and delves into the current advancement of the city and makes efforts to yield prospective opportunities for the city.

Locust Grove’s Comprehensive Plan includes:

- Background
- Issues, Needs, and Opportunities
- Community Vision, Goals, and Policies
- Population
- Housing
- Broadband Access
- Economic Development
- Transportation
- Natural, Cultural, and Historic Resources
- Land Use
- Community Work Program
- Report of Accomplishments
- Appendix-Supporting Resources

CHAPTER 1

INTRODUCTION



WELCOME TO LOCUST GROVE!

LOCUST GROVE, YESTERDAY AND TODAY

The city of Locust Grove derived its name from a beautiful grove of locust trees that could be seen throughout the town. This tranquil Henry County community is a place for combining tradition with change. Locust Grove was a major rail distribution center for cotton, peaches, and other farm products. The city had three cotton gins and several warehouses. In 1870, the first store was built on Main Street.

In 1893, the town was incorporated and the papers were officially signed on December 20, 1893. The original city limits extended quarter of a mile in every direction from the train depot in the heart of town. The city government consisted of one mayor and five council members. The first to fill these positions were appointed until elections could take place. The first mayor was M.P. Sowell. Those appointed to the first city council were: G.P. Combs, C.M. Mahone, J.L. Gardner, R.C. Brown, and W.H. Peek. The first city clerk was C. W. Williams.

The first ordinance passed by the city council restricted the speed of the trains to 15 miles per hour. There were questions on how to enforce this because the city did not have a police department at that time, but the railroad was notified. The town was reincorporated in 1922 and a new charter was established.

One of Henry County's most important landmark buildings is the Locust Grove Institute (LGI), founded by The Locust Grove Baptist Church and Mercer University. In 1894, the first building of the Institute was erected and the school opened its doors on November 1, 1894 with thirteen students and two instructors. By the end of the school year, eighty-five students had been enrolled. LGI grew rapidly and several houses in the community, such as the Combs-McKnight-Morfoot House shown below, were used as boarding housing to help accommodate the growing student population.



First Stores on the Main Street, 1870



Railroad in Locust Grove



Locust Grove Institute standing as the most important landmark building

The Locust Grove Institute served a very important purpose by providing top-notch college preparatory classes and was one of the first schools in Georgia to be accredited by the Association of Schools and Colleges of the Southern States. The curriculum stressed learning in all facets of life, but its primary goal was character building. The academic building was constructed in 1904 for a total cost of \$14,000.00. The original building was destroyed by fire in 1906. In 1918, LGI began a military training program for its students. In 1919, the Institute transferred all property titles to the Georgia Baptist Convention.

The Great Depression and the introduction of public schools in Henry County led to the demise of The Locust Grove Institute in May of 1930. The school remained empty until 1936 when the academic building served as a public elementary school for the city. In 1983, the City of Locust Grove purchased the building. Numerous renovations were made and the structure was restored, modifying the interior to house the various City Government offices, presently known as the Locust Grove Municipal Complex. This building was entered on the National Register of Historic Places on September 4, 1986.



Locust Grove Institute - Today's City Hall

PLAN BACKGROUND

WHAT IS A COMPREHENSIVE PLAN?

Designed to guide the future actions of a community, a Comprehensive Plan presents a vision for progress and provides a framework for the execution of the vision. The Comprehensive Plan is aimed at guiding the City on investment planning and organization to promote quality of life by the provision of adequate infrastructure and amenities. The document highlights issues, needs and opportunities of a community, and provides long-range goals and objectives. This development agenda focusses on providing viable goals, timelines, and estimated costs for ensuring an economically resilient, strong, and salubrious community.

The most recent Comprehensive Plan for Locust Grove was adopted in 2019 as a part of “2040 Joint Henry County Cities Comprehensive Plan”, Imagine Henry was Henry County’s Comprehensive Plan for the Cities of Locust Grove, Hampton, and McDonough, serving as a guide for elected and public officials by establishing policies, priorities, and provides the framework for evaluating development proposals. The plan expressed the community’s vision for where, how and what development should occur. The goals and policies were shaped to inform and guide land use decisions, helping to assure citizens and developers that these decisions are credible, predictable, and not arbitrary.

The Georgia Department of Community Affairs mandates every city to provide an update to the Comprehensive Plan every five years to maintain the Qualified Local Government (QLG) status of the city and continue to receive funding for projects within the city. This document has been shaped by combined efforts of the City Council, City Staff, stakeholders and active public participation and delves into the current advancement of the City and makes efforts to yield prospective opportunities for the City.



Imagine Henry 2040 - Joint Comprehensive Plan for Locust Grove, Hampton, and McDonough



Most Recent Locust Grove Comprehensive Plan in 2019

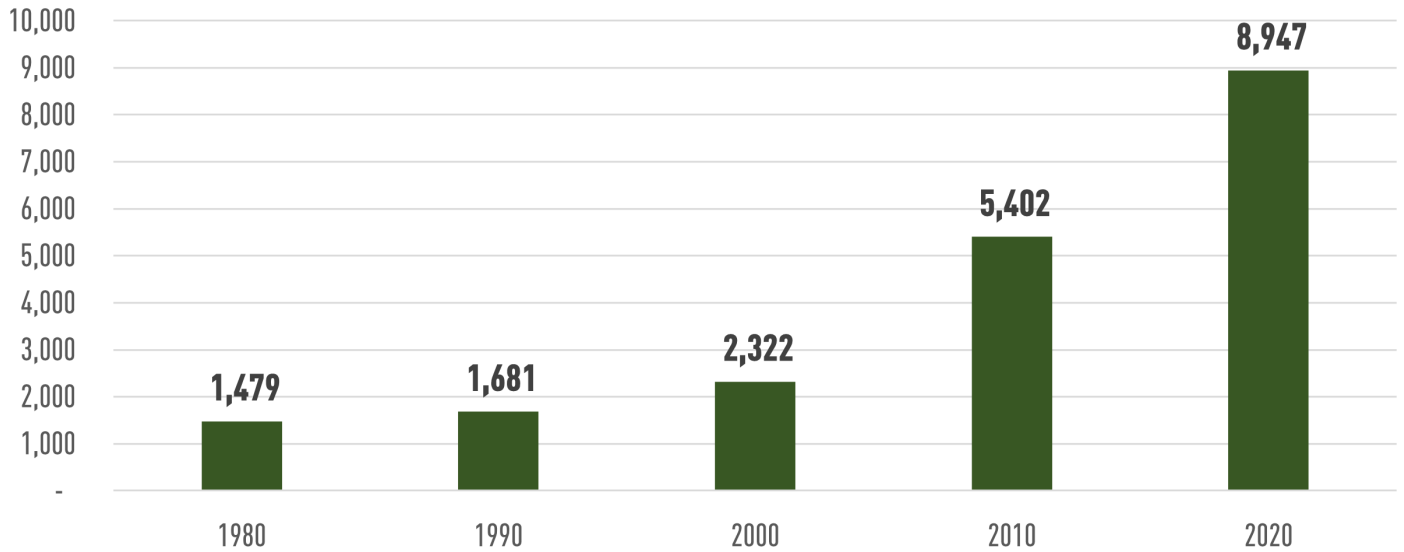
CHAPTER 2

WHO WE ARE: DATA & DEMOGRAPHICS



DEMOGRAPHICS

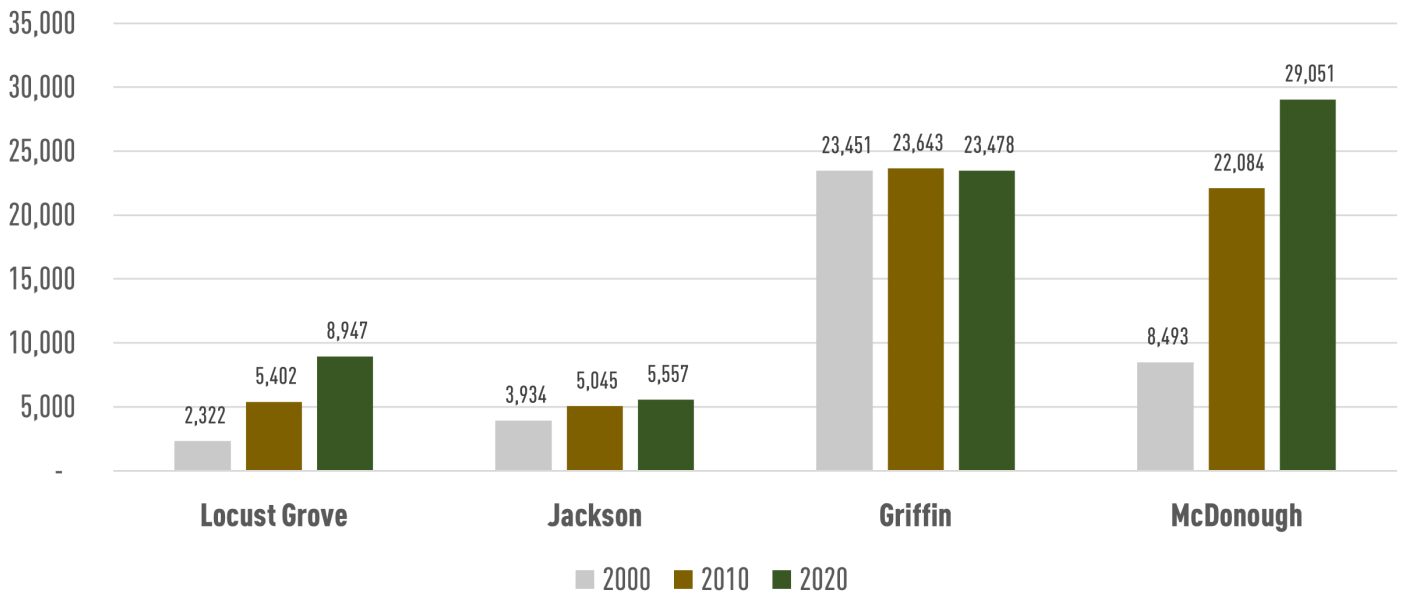
POPULATION CHANGE



Data Source: US Census Bureau; American Community Survey, 2020

From 2010 to 2020, the population of Locust Grove has increased by 65%.

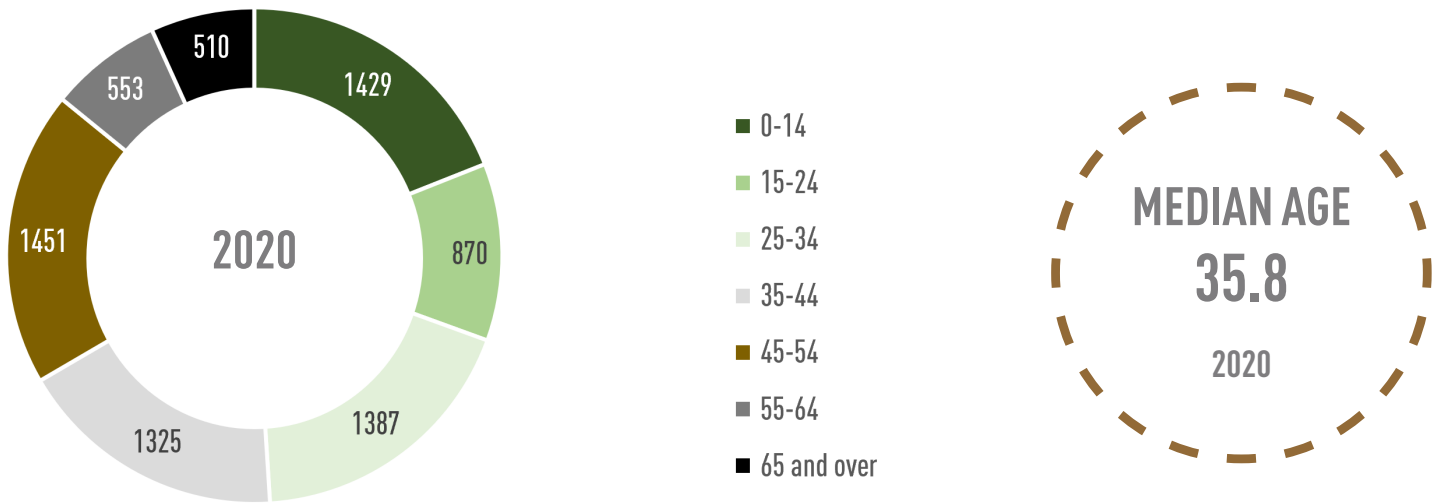
POPULATION CHANGE COMPARED TO THE NEARBY CITIES



Data Source: US Census Bureau; American Community Survey, 2020

Locust Grove’s population grew roughly 285% between 2000-2020 to reach today’s population of 8,947. The City’s percentage population increase during this period has outpaced nearby cities such as Jackson, Griffin, and McDonough.

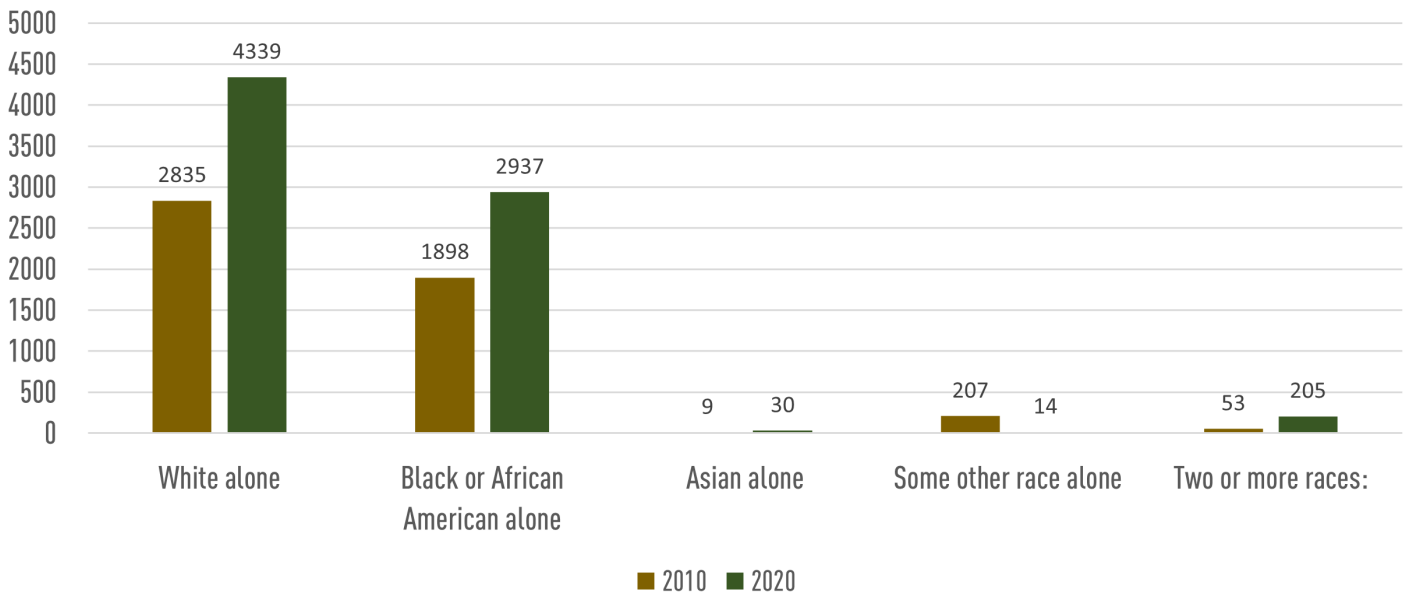
AGE DISTRIBUTION



Data Source: US Census Bureau; American Community Survey, 2020

The age distribution chart shows that the City of Locust Grove has a large portion of its population between the age of 25 to 54.

RACE DISTRIBUTION 2010 - 2020

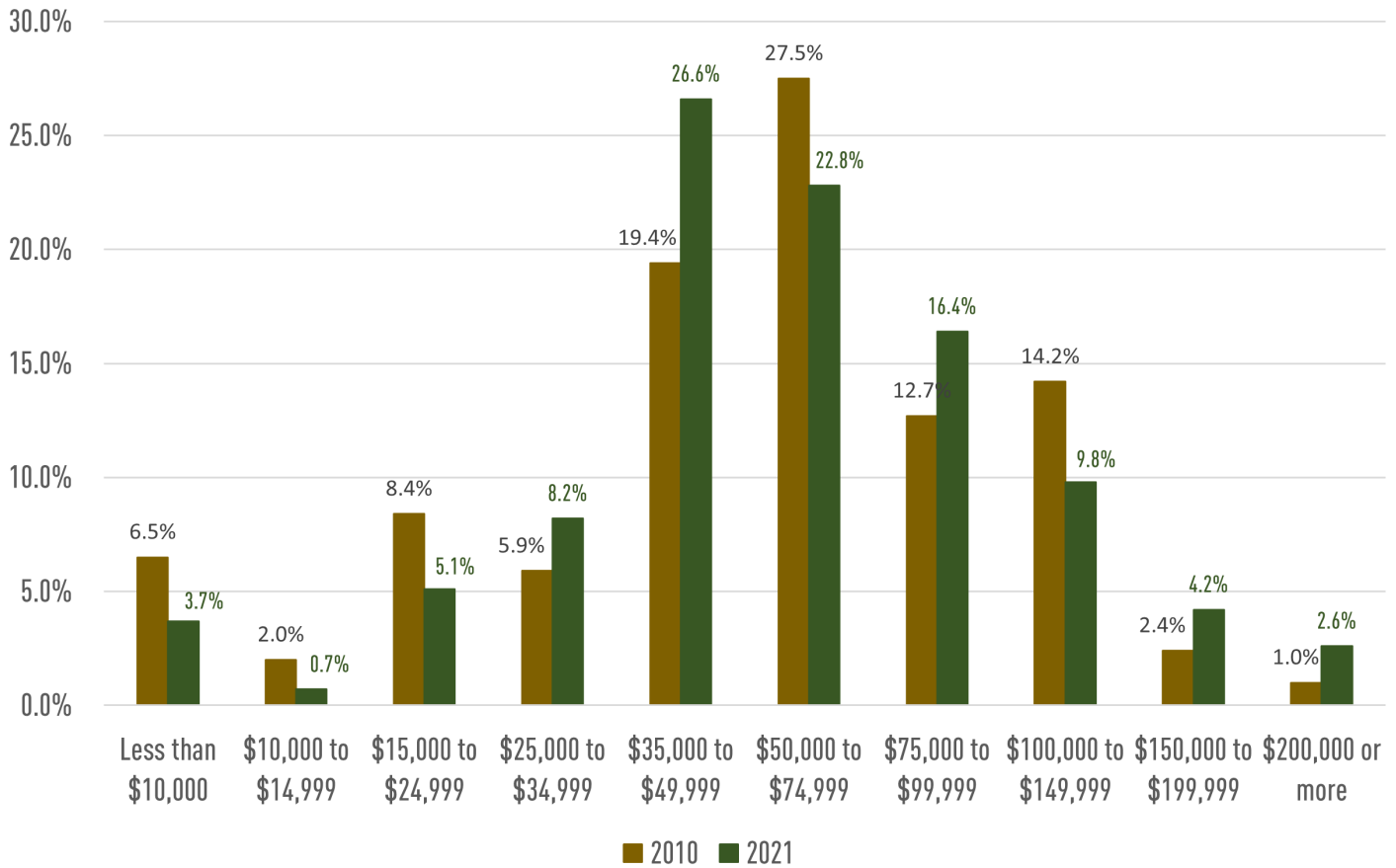


Data Source: US Census Bureau; American Community Survey, 2020

The City of Locust Grove has a large portion of its population White and Black and African American. The Race Distribution chart shows that these two categories have been increased in population from 2010 to 2020.

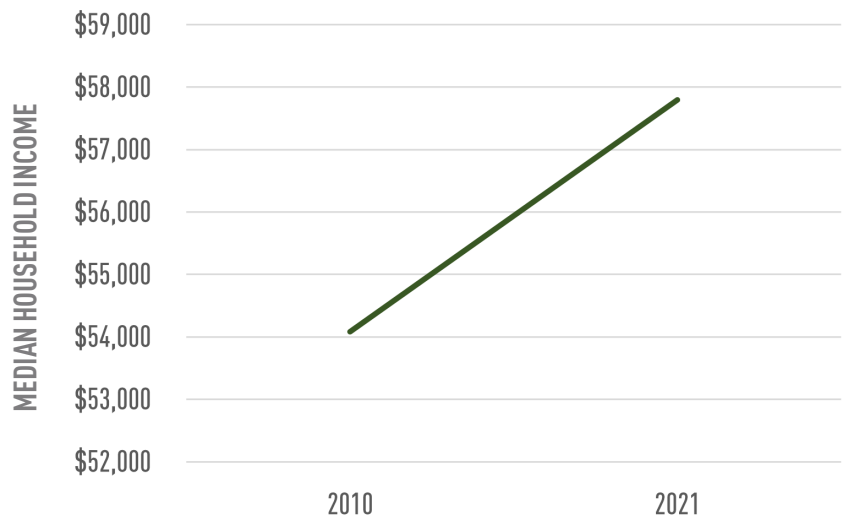
ECONOMIC TRENDS

HOUSEHOLD INCOME DISTRIBUTION



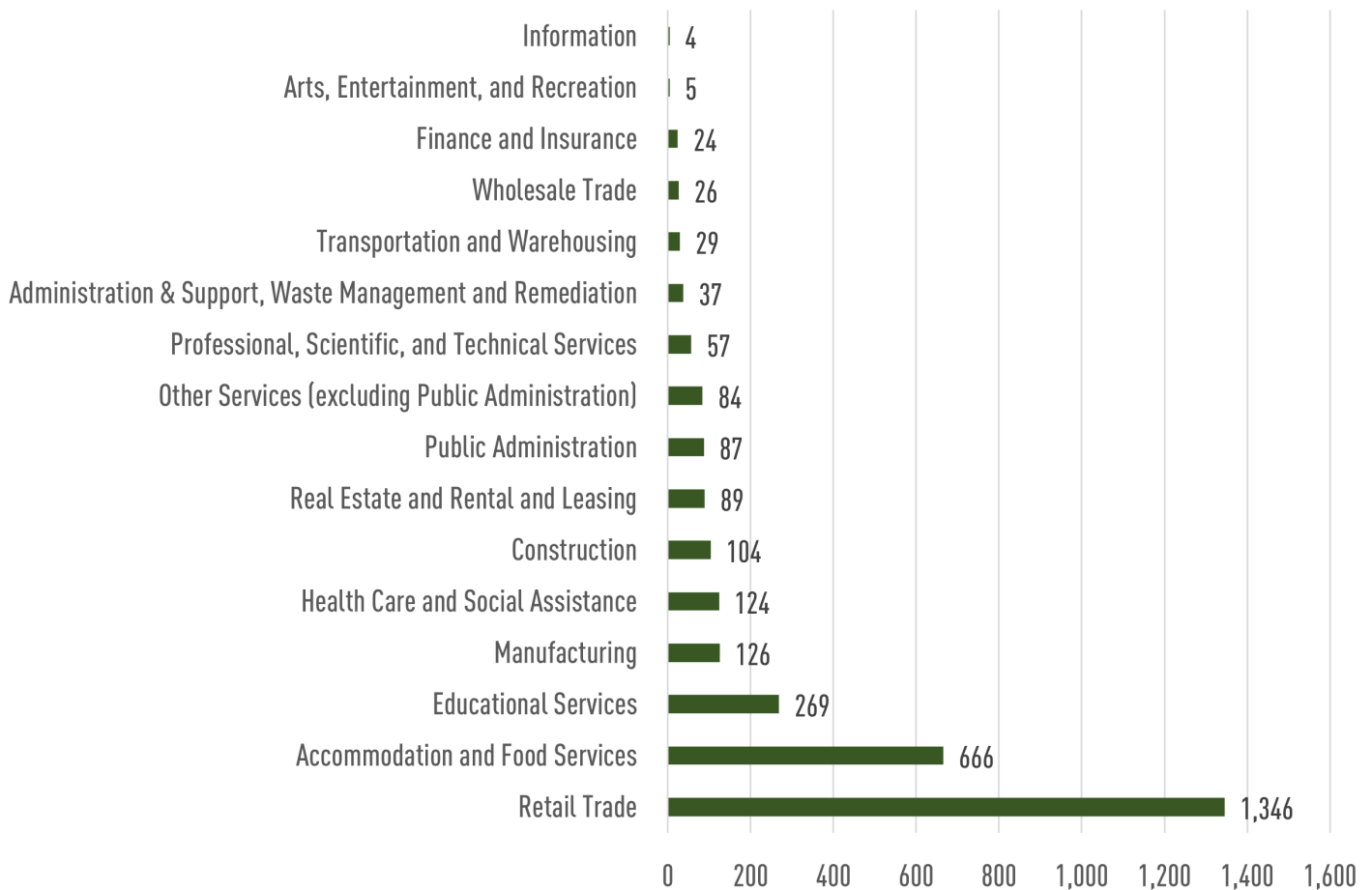
Data Source: US Census Bureau; American Community Survey, 2020

Median Household Income has been increased in the City of Locust Grove between 2010 and 2021. 26.6% of the population make \$35,000 to \$50,000, and the median household income in 2021 has been \$57,799.



RESIDENT AREA CHARACTERISTICS

	Count	Share
Retail Trade	1,346	43.7%
Accommodation and Food Services	666	21.6%
Educational Services	269	8.7%
Manufacturing	126	4.1%
Health Care and Social Assistance	124	4.0%

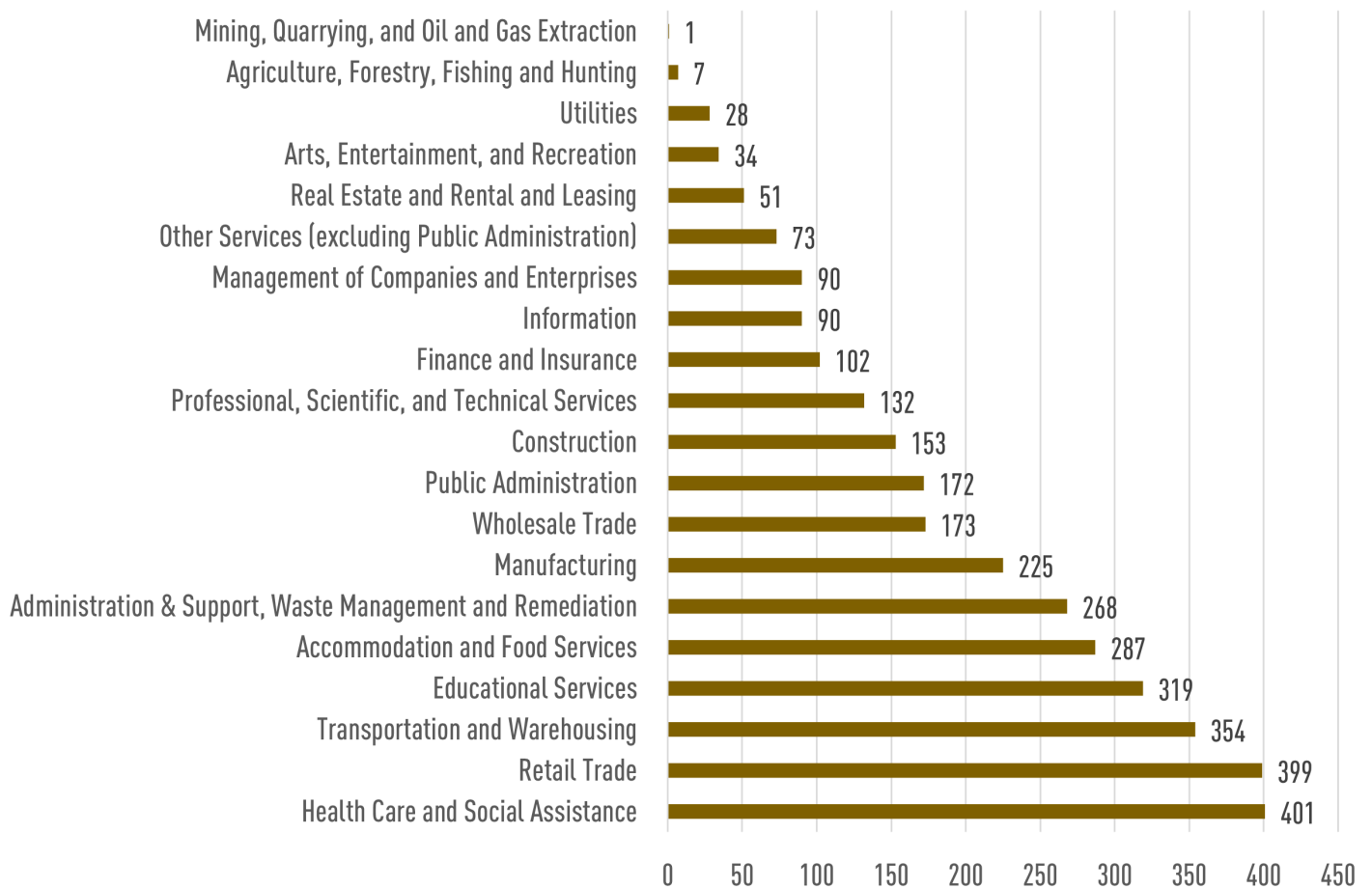


Data Source: LEHD Origin Destination Employment Statistics, 2019

Nearly 44% of Locust Grove residents work in retail trade, followed distantly by accommodation and food services.

WORKPLACE AREA CHARACTERISTICS

	Count	Share
Health Care and Social Assistance	401	11.9%
Retail Trade	399	11.9%
Transportation and Warehousing	354	10.5%
Educational Services	319	9.5%
Accommodation and Food Services	287	8.5%

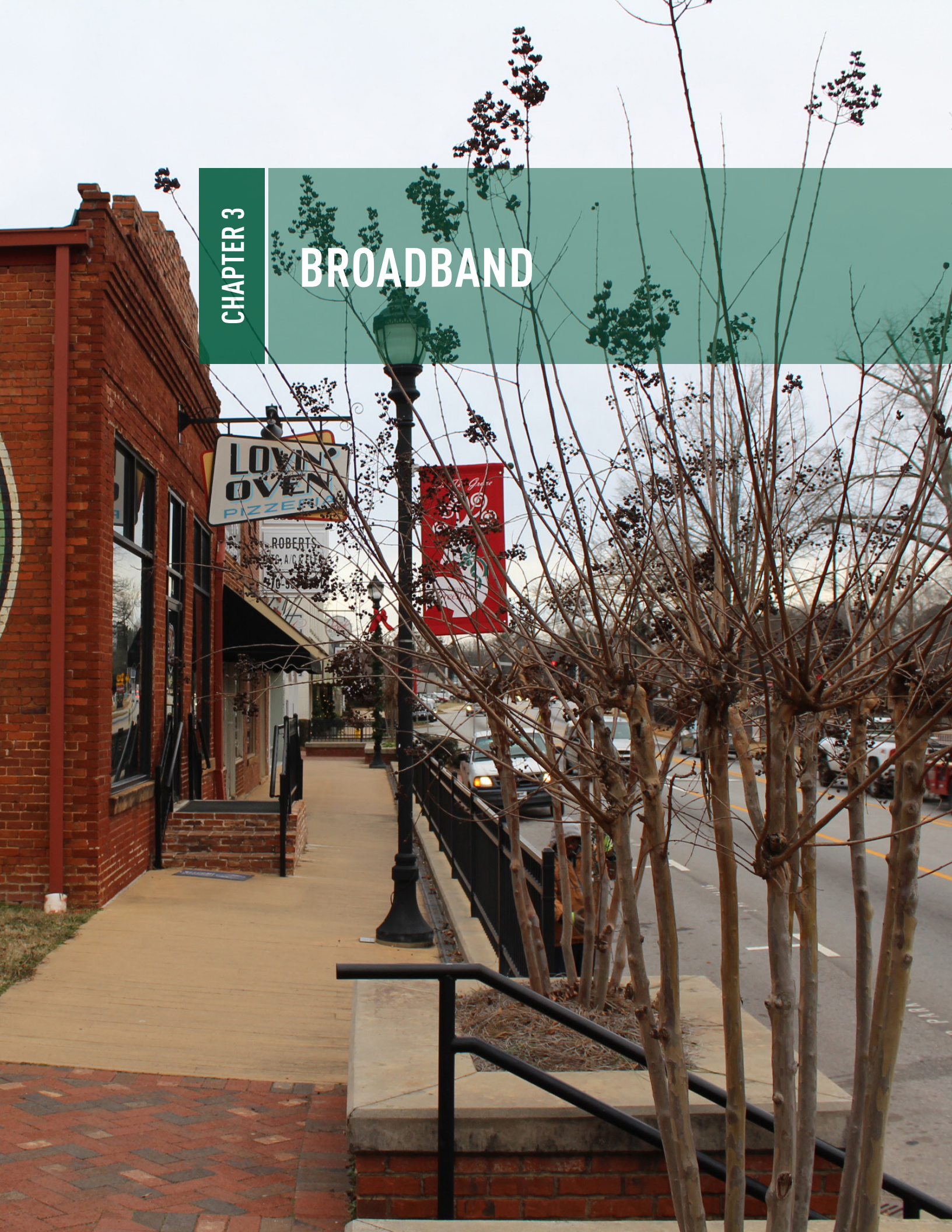


Data Source: LEHD Origin Destination Employment Statistics, 2019

Health care and social assistance and retail trade each make up about 12% of the jobs available in Locust Grove, followed closely by transportation and warehousing.

CHAPTER 3

BROADBAND



BROADBAND ACCESS

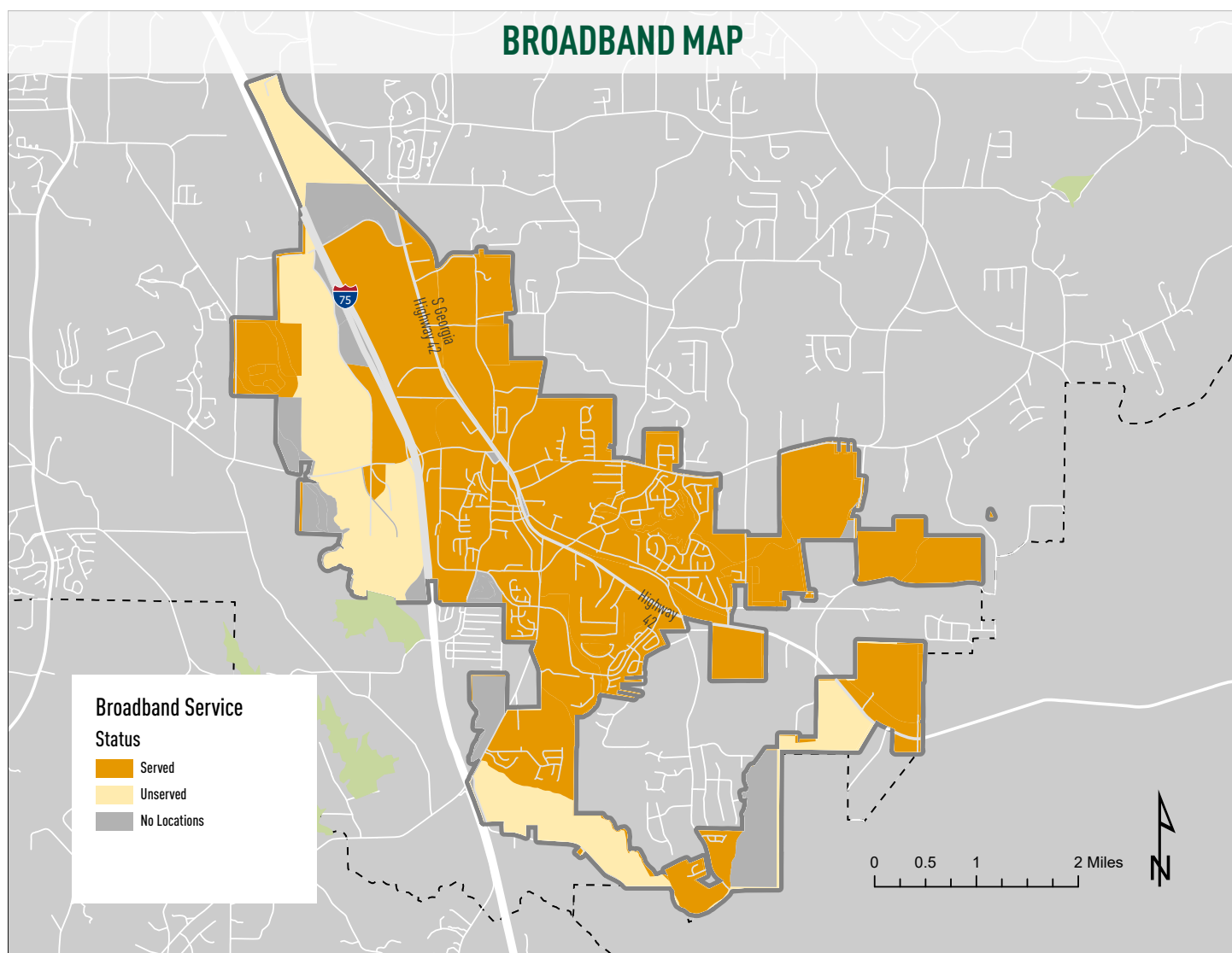
Senate Bill 402, known as the ACE Act (Achieving Connectivity Everywhere), directs local communities to address broadband availability in local comprehensive plans. The local government must make an objective determination of whether it is served by broadband service. Appropriate follow up steps must be identified based on the community's determination of whether it is served by broadband.

As used in this section: "Broadband services" means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

1. Access to the Internet; or
2. Computer processing, information storage, or protocol conversion.

"Broadband services provider" means any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

Metro Atlanta, Henry County, and the City of Locust Grove generally enjoy widespread access to broadband technology from a variety of service providers. As the market for broadband technology continues to expand and improve throughout the region and the State, Locust Grove seems positioned to ensure that access to the technology will be available in their market.



CHAPTER 4

COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT PROCESS

COMMUNITY ENGAGEMENT

Public engagement is a key part of any planning process, critical to understanding, co-designing and refining a community's vision, goals, and needs. Insight from Locust Grove community members and other related stakeholders drove the development of this plan. Key engagement activities and outcomes are summarized here, and further details can be found in the appendix.

The outreach process included consultation with City staff and officials as well as a Steering Committee. It also featured a project website, an online survey, and an in-person public open house. Multiple means of data collection and different types of activities were conducted at different times throughout the process.

PROJECT TEAM

The project team consisted of staff representatives from the City of Locust Grove City Manager's Office and Community Development Department, as well as staff from the Atlanta Regional Commission (ARC). This team met monthly to discuss progress and goals and review materials and data for public outreach.

STEERING COMMITTEE

The Steering Committee was made up of representative members of the Locust Grove community who provided guidance to the Project Team, served as ambassadors of the plan development process, and helped engage fellow members of the public. The group included members of the community at large, elected officials, and City staff. Committee members are listed in the Acknowledgments section at the beginning of this plan document. The committee met twice during the planning process and also reviewed and offered input on the draft.

Steering Committee Meeting #1 was held in-person on April 24, 2023 at City Hall. The purpose was to familiarize the committee with the project, process, planning requirements, and schedule – and to introduce members to each other and the project team. The committee reviewed plan elements requiring updates and engaged in a discussion of key issues and community priorities that were important to them.

Steering Committee Meeting #2 was convened in-person on May 22, 2023, again at City Hall. Existing conditions data in the areas of population, housing, transportation, and labor and employment, were shared to get committee members thinking about their community. The project team then reviewed the needs and opportunities in the existing plan and facilitated a discussion with committee members on if and how those issues still resonated for Locust Grove, along with new needs and opportunities that they believe needed to be documented. The group participated in a visioning exercise to imagine Locust Grove in ten years, reviewed the community goals in the current plan, and brainstormed on potential new goal areas.

Steering Committee Plan Review: The project team shared the initial draft plan with the Steering Committee in October 2023 for review and comment.



City of Locust Grove 2023 Comprehensive Plan Update

Project Website and Survey

PROJECT WEBSITE

A project website (publicinput.com/LocustGrovePlan) was established as the hub of information for the plan update. The site provided information about the process, key milestones, announcements, and meetings. It also included background information and housed the online community survey.

ONLINE COMMUNITY SURVEY

Surveys are an important method of gathering information, helping the project team better understand the community and its needs. For Locust Grove, an online community survey was designed to gather input on a variety of issues. The survey featured 18 substantive questions and nine demographic questions. City staff and Steering Committee members led the charge of marketing the survey to the community via social media, the City website, community announcements, and personal interactions.

The community survey garnered 115 unique participants; 570 views; 2,303 responses to questions; and 205 comments. It also yielded 24 subscribers, which aided in marketing for the Public Open House. In terms of content, it solicited input on assets and challenges; quality of life; natural, historic and cultural resources; future development and land use; housing; transportation, mobility and accessibility (including bicycle and pedestrian); parking; downtown issues;

economic development; and city services.

The survey tool was made available via the project website from April through August 2023. It was advertised on the City’s website and social media, to the Steering Committee, and at the Public Open House.

Results of the survey were used to supplement input from the public open house and other avenues to represent the public’s voice regarding the future of Locust Grove. A full summary of the online survey results can be found in the appendix.

City of Locust Grove 2023 Comprehensive Plan Update	
Project Engagement	
VIEWS	PARTICIPANTS
572	115
RESPONSES	COMMENTS
2,303	205
SUBSCRIBERS	
24	

Online Survey Results Overview

PUBLIC OPEN HOUSE

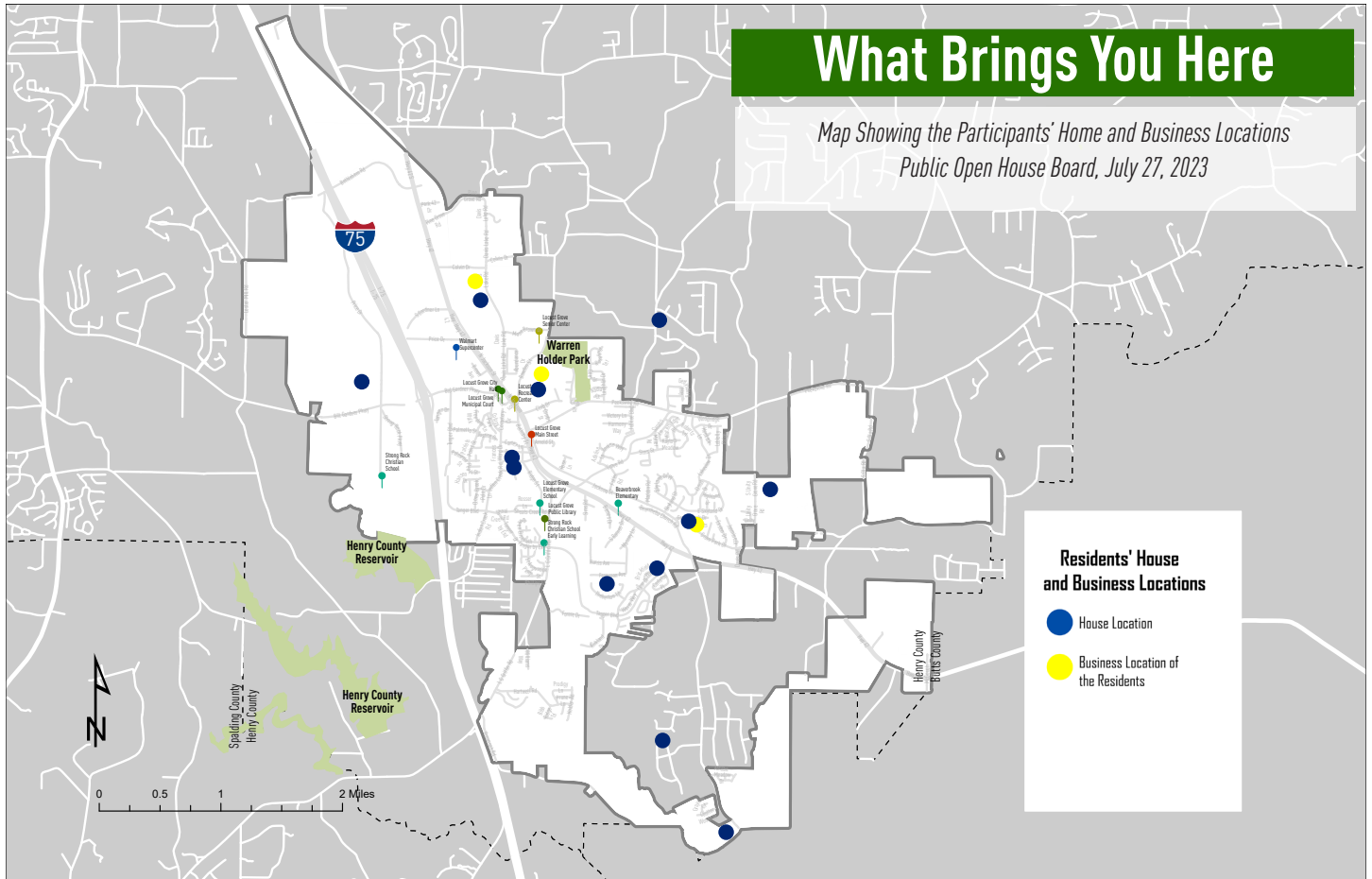
A public open house was held on July 27, 2023 at City Hall. The purpose of the event was to acquaint the public with the comprehensive planning process and to gather their feedback to inform the content of the plan.

The Project Team first provided an overview of the planning process and baseline information similar to the content shared with the Steering Committee during the spring, to get participants thinking about their community’s issues. Participants then circulated the room at their own pace and interacted with boards at which they reviewed information and documented their input on Locust Grove’s needs and opportunities, future land use and development, housing, transportation, natural resources, and parks/greenspace.

Digitized versions of the marked-up boards showing participant feedback, as well as images from the Open House, are included below. Additional information is found in the appendix.

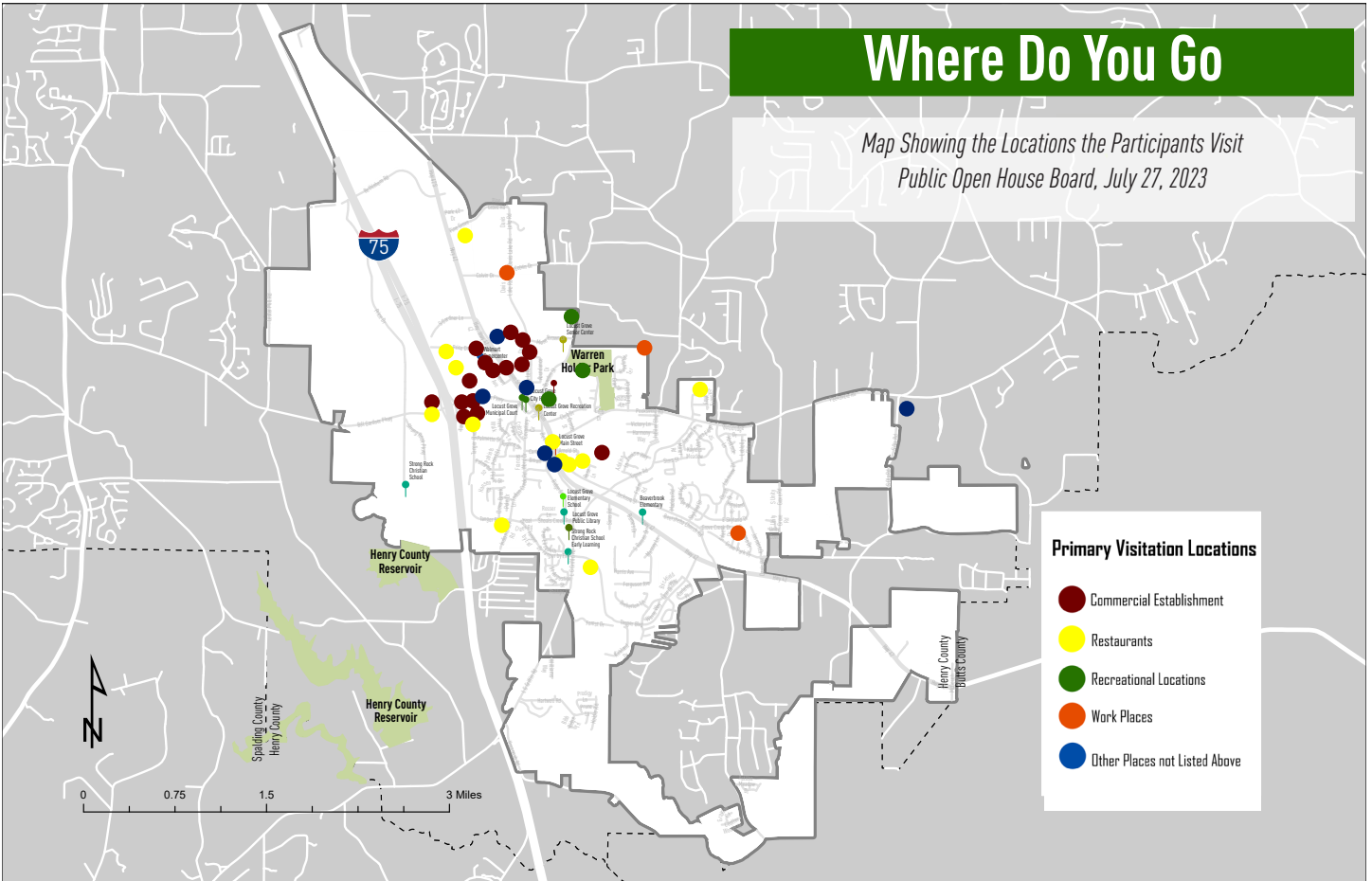


Public Open House in the City Hall, July 27



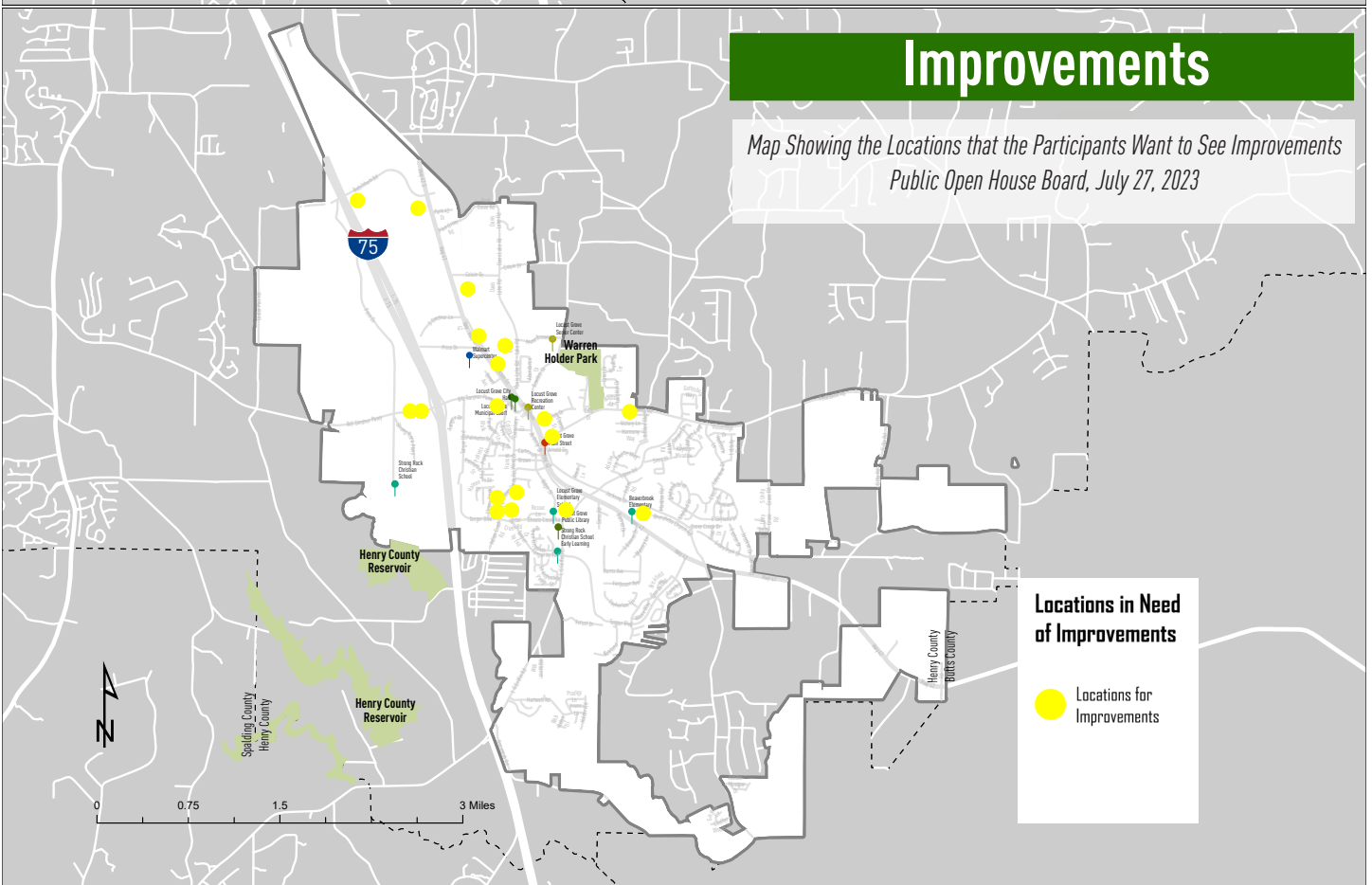
Where Do You Go

Map Showing the Locations the Participants Visit
Public Open House Board, July 27, 2023



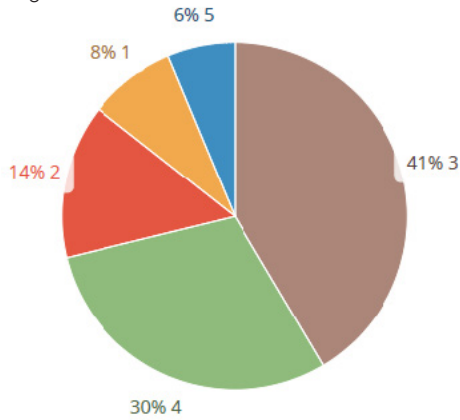
Improvements

Map Showing the Locations that the Participants Want to See Improvements
Public Open House Board, July 27, 2023



QUALITY OF LIFE IN LOCUST GROVE

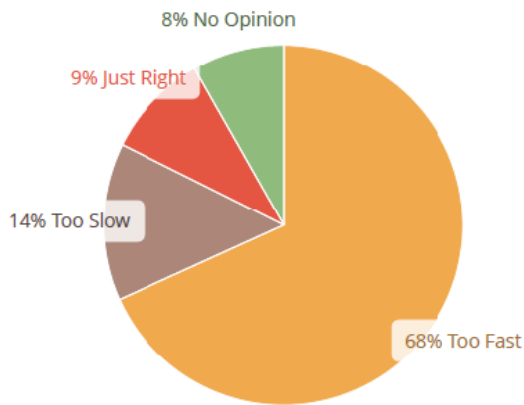
How the respondents rated the quality of life on a scale of 1 to 5, with 1 being the lowest quality of life and 5 being the highest:



Online Survey Results for Quality of Life

PACE OF DEVELOPMENT

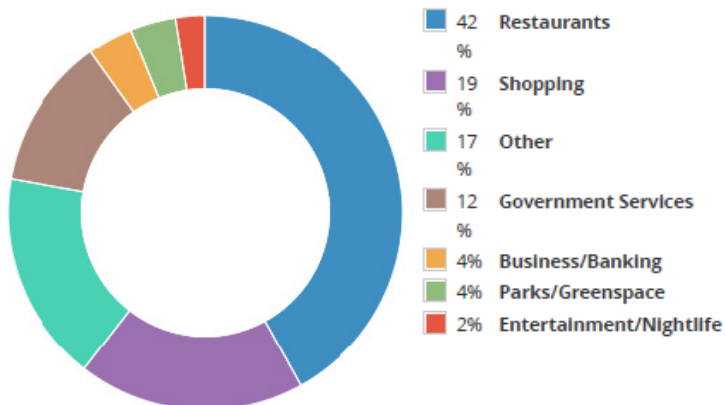
How the respondents characterized Locust Grove's Pace of Development:



Online Survey Results for Pace of Development

PRIMARY REASON FOR VISITING DOWNTOWN

Why the respondents visit Locust Grove's Downtown:



Online Survey Results for the Primary Reason of Visiting Downtown

TIMELINE



NEEDS AND OPPORTUNITIES

The following are Needs and Opportunities that Locust Grove intends to work on in the future. Needs can be viewed as challenges to address, while Opportunities are assets or strengths to build upon. They are tied to the Goals covered in the next chapter and are addressed with programs, initiatives and projects in the Community Work Program covering the next five years. This list is based on the Needs and Opportunities identified in the 2018 Comprehensive Plan, with updates informed by community input received during the 2023 plan development process.

OPPORTUNITIES

Community Character, People and Institutions

Despite nearly quadrupling in population between 2000 and 2020, Locust Growth still retains a palpable small-town character and charm that is distinct from other nearby cities. This is manifested in the city's elected officials, civic institutions and sense of community as well.

Downtown

Locust Grove is fortunate to have a historic downtown in its footprint. Many local governments in the region try to replicate what already exists here. The City should continue to invest in its downtown to further activate and bolster it as the community's anchor through excellent development, events and programming, and continued improvement of the public realm. Tools for building on this community asset are the city's Main Street Program, Downtown Development Authority and Livable Centers Initiative (LCI) Plan completed in 2016.

Parks and Greenspaces

The community views its parks and greenspaces as key assets to be strengthened through physical expansion and improvements, additional programming for youth and seniors, and parks' use for community events such as concerts.

Location in the Region

I-75 and US 23/SR 42 run directly through Locust Grove, providing residents with highway access to employment centers and other communities across the southside and the rest of metro Atlanta. These routes also serve as major corridors for regionwide and statewide movement of people and goods. Additionally, Locust Grove is in comparatively close proximity to Hartsfield-Jackson Atlanta International Airport, connecting it to the rest of the country and the world.

Available Land for Development and Redevelopment

While Henry County and its cities have been fast-growing, there are still tracts of available developable land in Locust Grove in attractive locations that can be effectively planned and managed to fit with the surrounding area. This even includes smaller properties in the core of the community that are ripe for infill and redevelopment.

NEEDS

LAND USE & DEVELOPMENT

Managing Growth

Henry County was the fastest growing county in metro Atlanta in the first decade of the 2000s in terms of the conversion of developable acreage to developed acreage. This rapid change led to infrastructure burdens and a feeling that the county and cities have been reactive rather than proactive. The challenges today remain retrofitting and upgrading existing infrastructure; preserving historic neighborhoods; supporting the stabilization of existing neighborhoods and housing stock; setting a high standard for the design of new development; remediating natural resource impacts; and maintaining Locust Grove’s small-town character.

Downtown Vibrancy

The historic town center of Locust Grove has matured and developed in recent years but still has a need for more activation and fulfillment of its potential. Specifically, this includes better connectivity both within the district and to adjacent neighborhoods; context-sensitive infill development and redevelopment; additional streetscaping and beautification; and incubation, recruitment and retention of dining and entertainment uses.

Warehouse Development

Both of the following needs are critical. Pressure for warehouse and distribution development is likely to continue given the completion of the Port of Savannah Deepening Project; the Georgia Department of Transportation’s planned truck lanes (I-75 Commercial Vehicle Lanes Project) that will terminate in Henry County north and south of Locust Grove; and a future new interchange on I-75 at Bethlehem Road.

- Limiting Future Expansion – Land already planned and zoned in the City as warehouse industrial has largely been built out or permitted as such, but there is a strong public perception that this land use has already been overbuilt in Locust Grove and could continue to be, through incremental annexations and rezonings. The City will need to be transparent in creating and adhering to a targeted limit on warehouse development.
- Mitigating Impacts – A related challenge going forward is long-term management and mitigation of resulting impacts on traffic congestion, roadway frontage aesthetics, noise, stormwater, tree canopy, air quality, and other areas.

HOUSING

While development is influenced in large part by the private market, controls and policies set by local governments play a significant role in inducing or deterring certain types of housing.



Housing Mix

There is a need for a wider range of housing options that reflects the range of life stages and incomes already present in the community and those projected in the future. A single-family detached home may be appropriate for a family of four but not for a single person, a widow, or a young couple. This echoes input received in the 2017-2018 plan update that still resonates today.



Multifamily and Townhome Development

Despite a recognition for a range of housing types in Locust Grove, the community has not come to a consensus on townhome and multifamily development. These are product types the city largely lacks but which are being developed more and more across Henry County as it matures over time. Key aspects of this discussion are overall need, location, design, walkability, compatibility with adjacent uses, and impacts on schools.



Ownership vs. Rental

There is a community perception that Locust Grove has permitted too many so-called “build-to-rent” subdivisions and that these neighborhoods are susceptible to substandard code compliance and maintenance. More engagement, consensus-building and education are needed on this issue and its relationship to growth in the city.

TRANSPORTATION

Walking and Biking Infrastructure

Locust Grove needs more and better bicycle and pedestrian infrastructure, to connect downtown to surrounding residential areas, to connect neighborhoods to each other, and to provide recreational/trail opportunities.

Traffic Volume and Congestion

This is seen primarily during peak commuting periods on higher capacity roads such as SR 42 and Bill Gardner Parkway, but community input identifies it as a key challenge in general, with a perception that infrastructure has not kept pace with growth.

Heavy Truck Volume

Locust Grove has seen significant growth in warehouse/distribution facilities, especially in the northern area of the city along SR 42. This condition creates impacts on roadway safety, state of repair and maintenance, as well as roadway frontage aesthetics, noise, stormwater, tree canopy, air quality, and other areas.

East-West Connectivity

The city is bisected north-south by an active rail line a state/US highway. Bill Gardner Parkway along with Peeksville Road and Grove Road, both two-lane facilities, offer some of the only east-west connectivity, which limits access to downtown Locust Grov and I-75. This issue is gaining importance with increased residential development in eastern Locust Grove.

Design and Maintenance of Major Roadways

Many major roadways have seen substantial development over the past 15-20 years but are not up to current, best-in-class standards for landscaping, streetscaping, stormwater management, access management, and bike/ped infrastructure. The challenge now is to retrofit these roadways to a higher standard that integrates best practices.

CHAPTER 5

COMMUNITY VISION AND GOALS





VISION:

Locust Grove will be a vibrant community with historic small town character, a diverse economic base, safe and high-quality neighborhoods, and a growing mix of amenities. Residents and visitors will have access to housing, jobs, and outdoor and green spaces for recreation and gathering. Downtown Locust Grove will continue to reemerge as the city's anchor to create a sense of community pride and identity.

GOALS

This section of the plan details goals that the City desires to achieve in the coming years to support the plan's Vision Statement and to address the challenges and accentuate the strengths listed in the Needs and Opportunities section. The foundation of this list lies in the 2018 Henry County/Cities joint comprehensive plan. The 2023 plan update process translated Steering Committee, staff and community input into adjustments of and new additions to those goals, as follows.



1

Implement the city's 2016 Livable Centers Initiative (LCI) Plan as **the blueprint for downtown:**

- Attracting high quality, compatible infill development and redevelopment, including residential, dining and entertainment uses
- Investing in the public realm – streetscaping, landscaping, lighting, roadway maintenance, traffic calming, crosswalks, intersection improvements, well-designed parking, and connectivity to surrounding neighborhoods
- Strengthening downtown events, programming, arts, and cultural activities

2

Develop and adhere to a clear limit on **warehouse development** and organize a framework for long-term **management and mitigation** of resulting impacts on aesthetics, noise, stormwater, tree canopy, air quality, and traffic – including enforcement, signage and truck prohibitions on additional roadways.

3

Attract a wider **range of housing options** that reflects the range of life stages and incomes present in the community and projected in the future – including **smaller footprint dwellings** and **“Missing Middle” housing options**. Focus on thoughtfulness in location, design, walkability, compatibility with adjacent uses, and impacts on schools.

4

Ensure that existing and future **“build-to-rent”** single-family detached subdivisions maintain the highest possible standard of design and code compliance, comparable to other housing products and neighborhoods.

5

Update the City's codes and ordinances to **encourage desired development** and discourage incompatible development in key areas. This can include the use of permitting incentives, overlays, and time limits on legal non-conforming uses.



6

Create a plan for **natural resource remediation and protection** in key areas experiencing recent heavy development as well as those facing current development pressure.

7

Improve **parks and greenspaces** through physical expansion and improvements, programming for youth and seniors, and use for community events such as concerts.

8

Partner with civic groups, neighborhood associations and non-profits in new ways to maintain the **small town character**, sense of belonging and connectedness and in Locust Grove.

9

Ensure that Locust Grove's **I-75 interchanges** at Bill Gardner Parkway and Bethlehem Road (planned) **function efficiently** and **reflect the city's character** through excellent design, gateway and beautification features.

10

Retrofit and upgrade substandard areas of major roadways such as Bill Gardner Parkway and SR 42/US 23 to align with best-in-class standards for landscaping, streetscaping, stormwater management, access management, and bike/ped infrastructure.

11

Upgrade and expand the bicycle and pedestrian network citywide, connecting downtown to surrounding residential areas, connecting neighborhoods to each other, and providing more recreational/trail opportunities. This includes implementing relevant components of the Henry County Trails Master Plan.

12

Improve east-west connectivity by continuing to support studies and planned improvements for roadways such as Bill Gardner Parkway and Peeksville Road and the SR 42/US 23 connection between them.

CHAPTER 6

EXISTING PLANS AND STUDIES

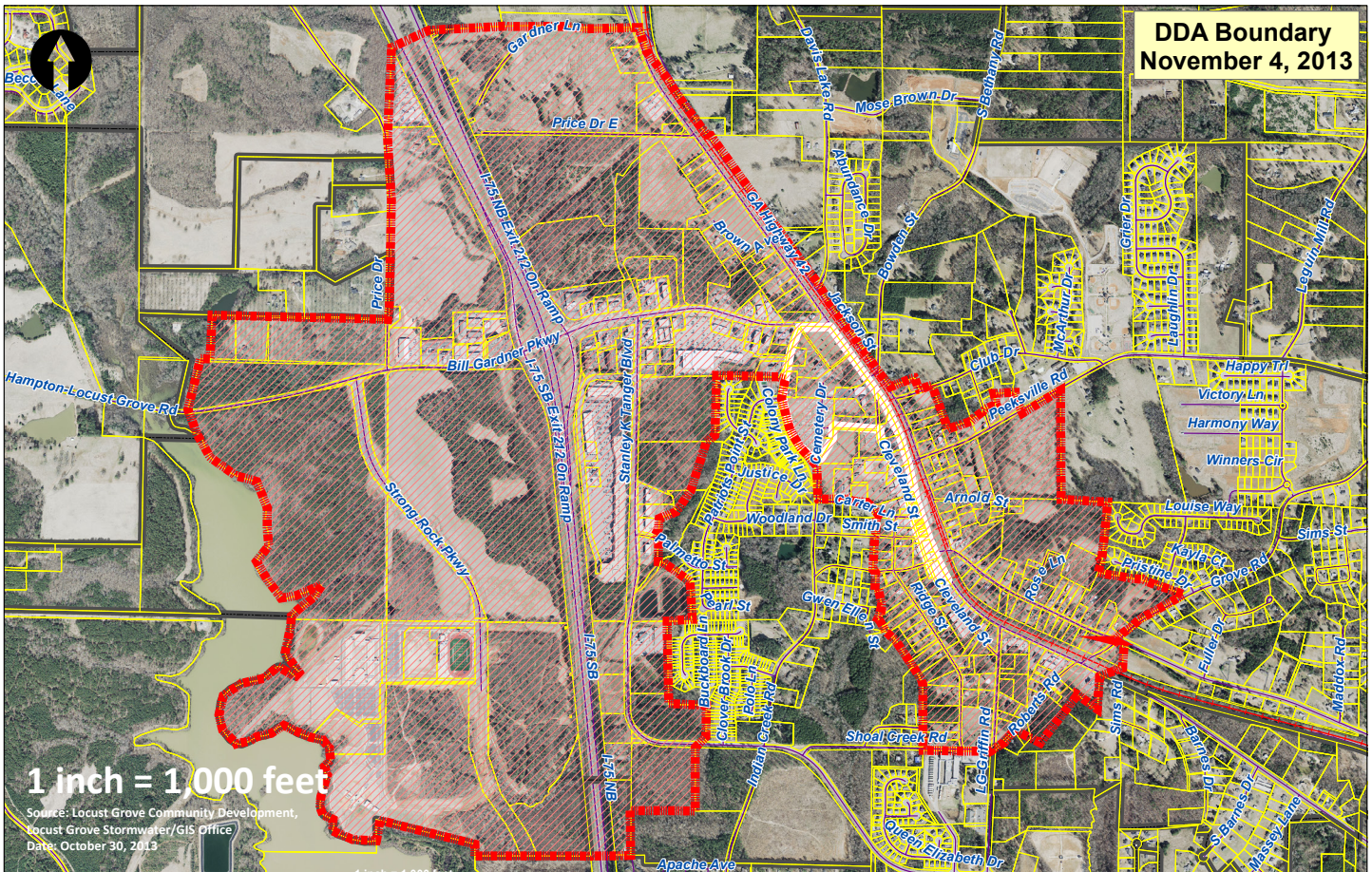


LOCUST GROVE MAIN STREET AND DOWNTOWN DEVELOPMENT PROGRAM

The City of Locust Grove has had a Main Street Community program since 2006. The program is responsible for the implementation of Main Street to preserve, promote, and revitalize the historic downtown in Locust Grove, and covers the main street consisting of most of downtown's businesses. The Main Street is programmed to create a historic downtown that is beautiful, economically vibrant, and an enjoyable destination for locals and visitors. Locust Grove Main Street Inc. is primarily responsible for promotions and fundraising through downtown events. Funds raised through these events will directly be reinvested in the historic downtown through beautification projects such as the Façade Grant Program. Several Projects have been funded by Locust Grove Main Street Inc. including:

1. Two Little Free Libraries
2. Fourth Fridays FREE downtown concert series
3. Playground equipment
4. Newly landscaped flower beds
5. Restoration of the Snowdrift mural in Mayor's Walk Park
6. Holiday art/decoration
7. Numerous 1:1 matching Façade Grants to downtown businesses

In addition to the Main Street Program, Locust Grove also has a DDA program that covers not only the Main Street, but the whole Downtown area. This program, like the Main Street program, aims to attract businesses to the downtown area.



Main Street and Downtown Development Boundary

*Source: <https://www.locustgrove-ga.gov/>

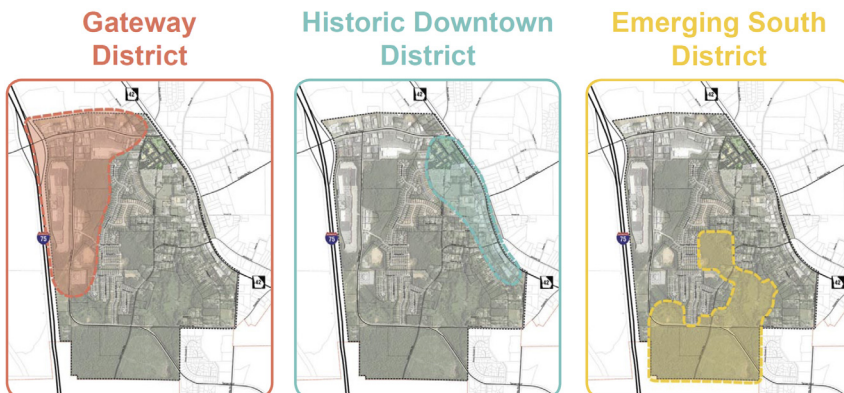
LOCUST GROVE TOWN CENTER LCI

The City of Locust Grove was awarded a planning grant from the Atlanta Regional Commission in 2015 to complete the city's first LCI study. The City has been identified as a prime competitor for economic growth along I-75 due to its location, enviable regional draw, and abundance of vacant land. The main goal of this plan was to study efficient ways to connect the Historic Downtown business district to areas adjacent to the Tanger Outlet Center and I-75 interchange. The major focus was on designing strategic development plans for vacant lands and infill development in the Downtown business district, preserving and enhancing the historic character of Locust Grove, providing additional housing opportunities, and improving connectivity throughout the study area. The study area has several major corridors, centers, and lands, including Bill Gardner Corridor, Ingles Grocery Store, Municipal Complex, Historic Downtown, Tanger Outlet Center, Train Depot, Tanger Boulevard, Carriage Gate, and a vacant property. The plan studies existing land-use and zoning within this area. Several Urban Design and Development Controls outline the architectural standards and proper preservation principles for existing and proposed developments. These controls include Locust Grove Historic Preservation District Overlay (HPDO), Downtown Development Authority, and Locust Grove Main Street LLC.. The plan also provides the future land use map including a central business district, high density residential area, regional commercial nodes, mixed-historic neighborhood, mixed-use neighborhood, and a small public/institutional area.

The study provides vision and land-use and transportation frameworks through a community engagement process with several interviews and public workshops. Recommendations in the study cover land-use, parks and open spaces, transportation, and wayfinding and signage. Three main districts were outlined in the study area including Gateway District, Historic Downtown District, and Emerging South District, for each a design concept along with a market assessment have been proposed. Parks and open spaces are identified and connected to the existing and proposed sidewalks and multi-use paths. Transportation framework is outlined as short-term and long-term projects. Finally, the action plan provides recommendations for zoning and market in addition to the implementation tools, and it gives a list of projects for a 100 Day and a 5-Year Action Plan.



Study Area in the Town Center LCI Project

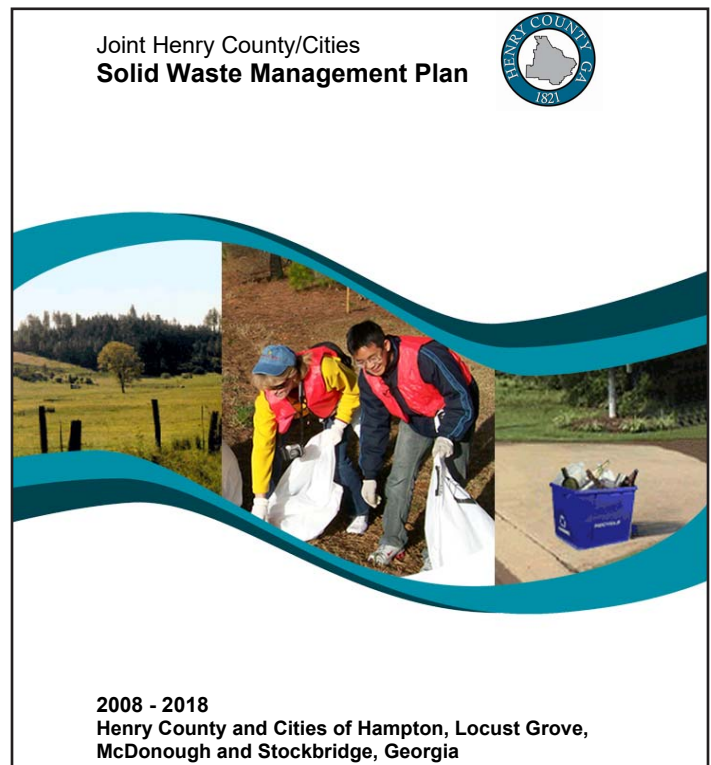


Proposed Districts in the Project

HENRY COUNTY/CITIES WASTE MANAGEMENT PLAN 2008-2018

The City of Locust Grove was awarded a planning grant from the Atlanta Regional Commission in 2015 to complete the city's first LCI study. The City has been identified as a prime competitor for economic growth along I-75 due to its location, enviable regional draw, and abundance of vacant land. The main goal of this plan was to study efficient ways to connect the Historic Downtown business district to areas adjacent to the Tanger Outlet Center and I-75 interchange. The major focus was on designing strategic development plans for vacant lands and infill development in the Downtown business district, preserving and enhancing the historic character of Locust Grove, providing additional housing opportunities, and improving connectivity throughout the study area. The study area has several major corridors, centers, and lands, including Bill Gardner Corridor, Ingles Grocery Store, Municipal Complex, Historic Downtown, Tanger Outlet Center, Train Depot, Tanger Boulevard, Carriage Gate, and a vacant property. The plan studies existing land-use and zoning within this area. Several Urban Design and Development Controls outline the architectural standards and proper preservation principles for existing and proposed developments. These controls include Locust Grove Historic Preservation District Overlay (HPDO), Downtown Development Authority, and Locust Grove Main Street LLC.. The plan also provides the future land use map including a central business district, high density residential area, regional commercial nodes, mixed-historic neighborhood, mixed-use neighborhood, and a small public/institutional area.

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Solid Waste Management Plan for Henry County in 2008

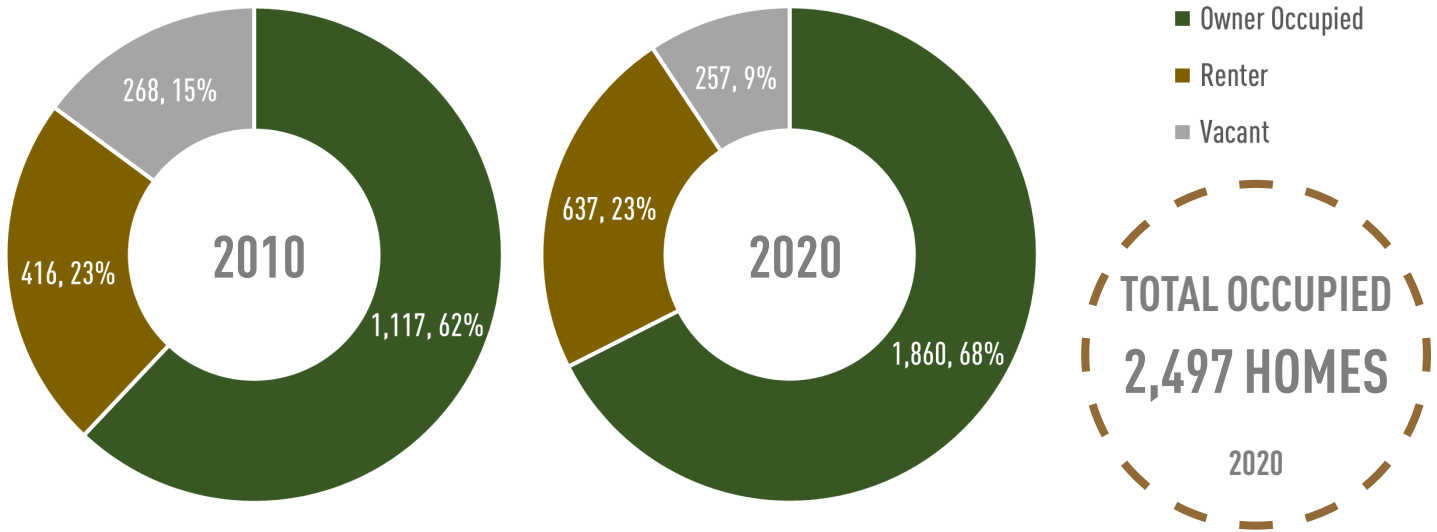
CHAPTER 7

HOUSING



HOUSING TRENDS

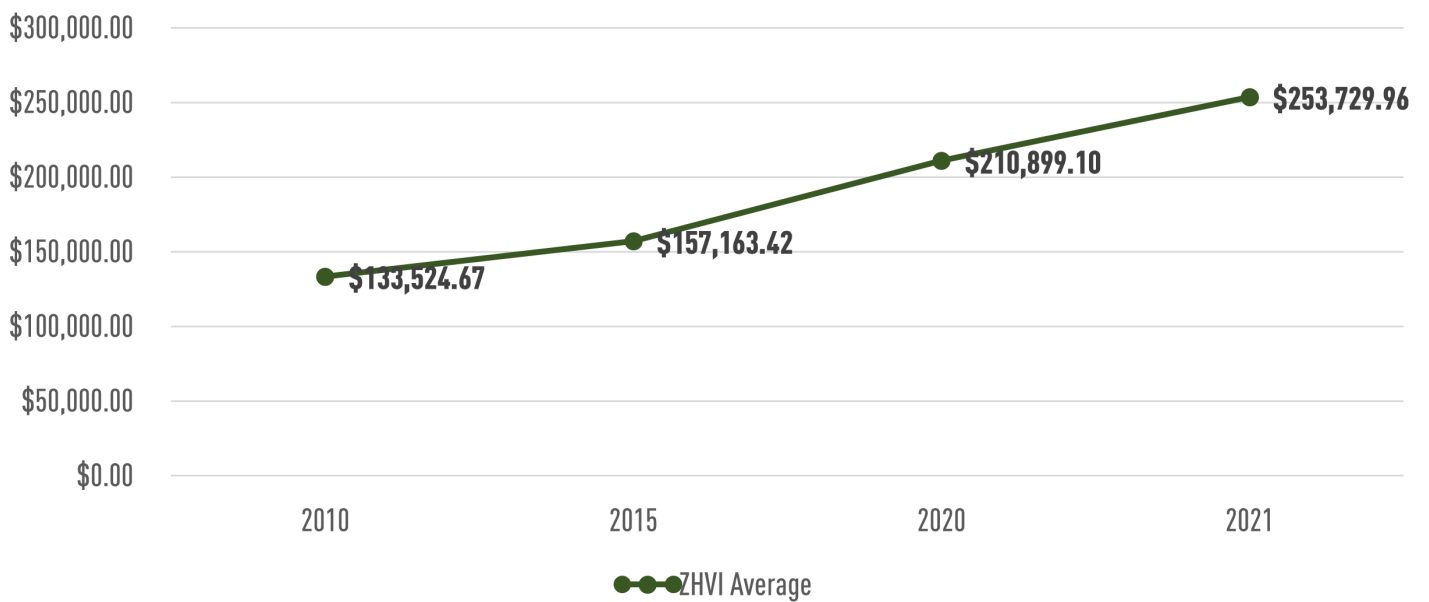
OWNED, RENTED, AND VACANT HOMES



Data Source: US Census Bureau; American Community Survey, 2020

Around 68% of the total 2,497 occupied homes in Locust Grove are owned and 23% are rented. The vacant homes have been increased from 2010 to 2020.

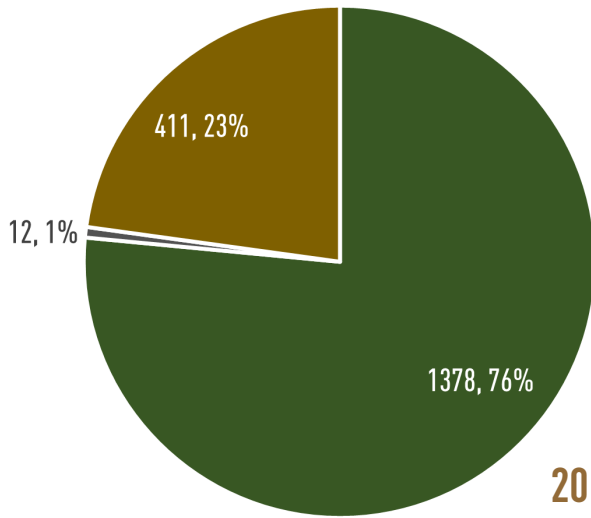
HOUSING VALUE CHANGE (2010 - 2021)



Data Source: US Census Bureau; American Community Survey, 2020

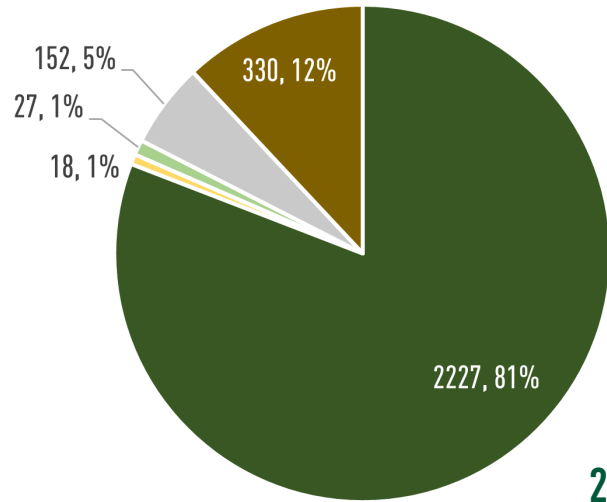
Housing value has been constantly increased from 2010 to 2021, resulting in the average of \$253,730 in 2021

HOUSING TYPE MIX (2010 - 2020)



2010

- 1, detached
- 10 to 19
- Mobile home

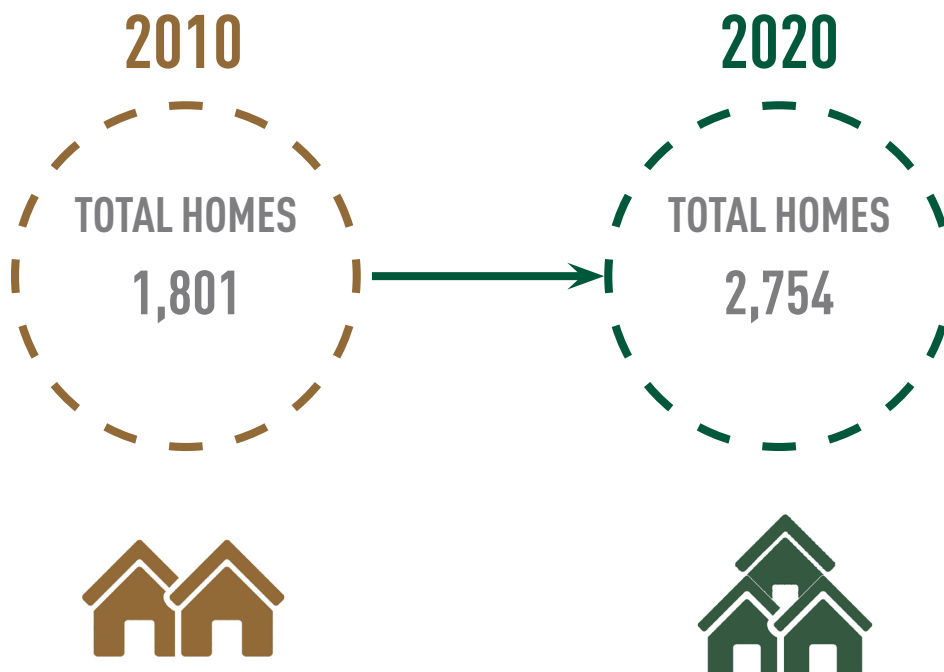


2020

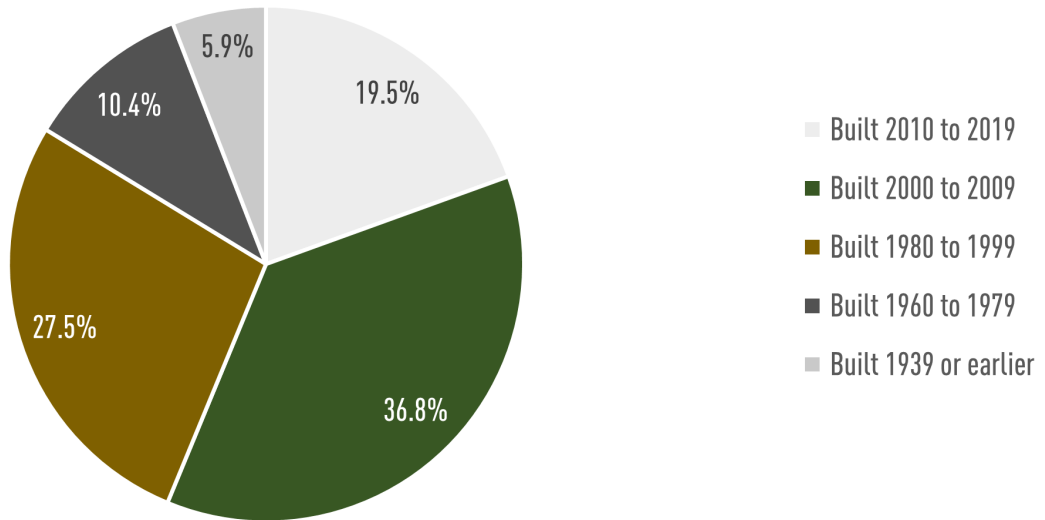
- 1, detached
- 1, attached
- 5 to 9
- 50 or more
- Mobile home

Data Source: US Census Bureau; American Community Survey, 2020

Around 81% of Locust Grove's homes are single-family detached houses. Total homes have been increased nearly 30% from 2010 to 2020.



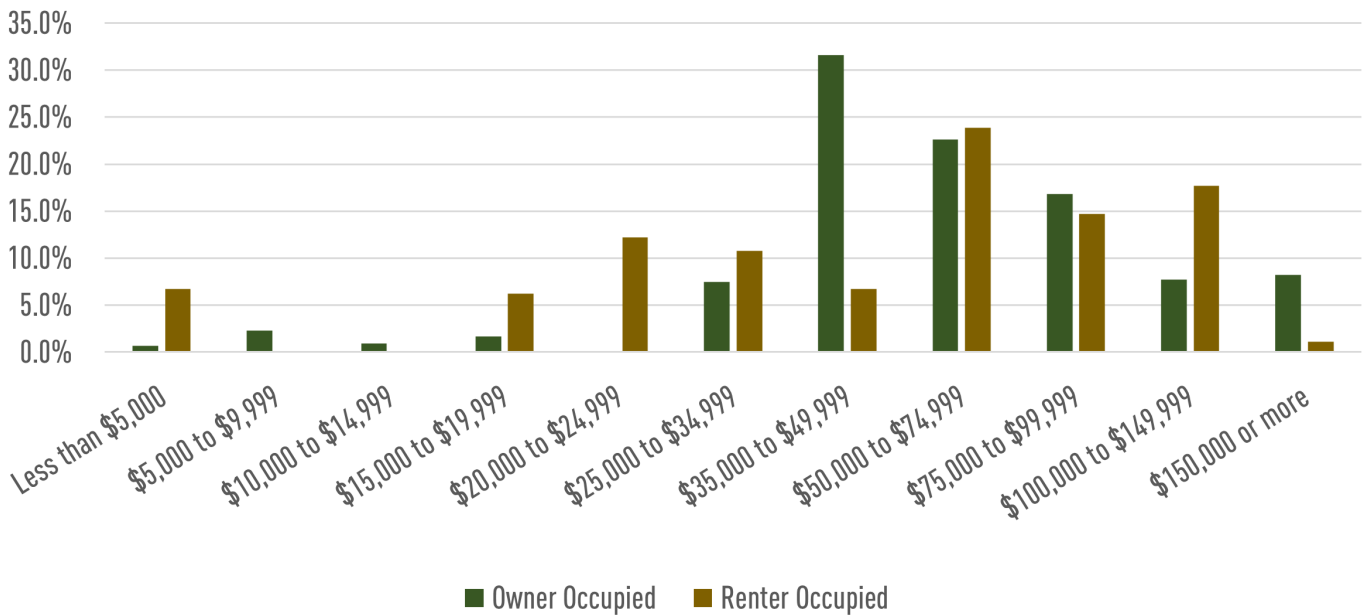
HOUSING AGE MIX



Data Source: US Census Bureau; American Community Survey, 2020

Mose houses have been built between 1980 and 2009 in the City of Locust Grove, including around 64% of the homes.

HOUSEHOLD INCOME IN 2020



Data Source: US Census Bureau; American Community Survey, 2020

Most owner occupied households make between \$35,000 and \$50,000, while most renter occupied household make between \$50,000 and \$75,000 in Locust Grove.

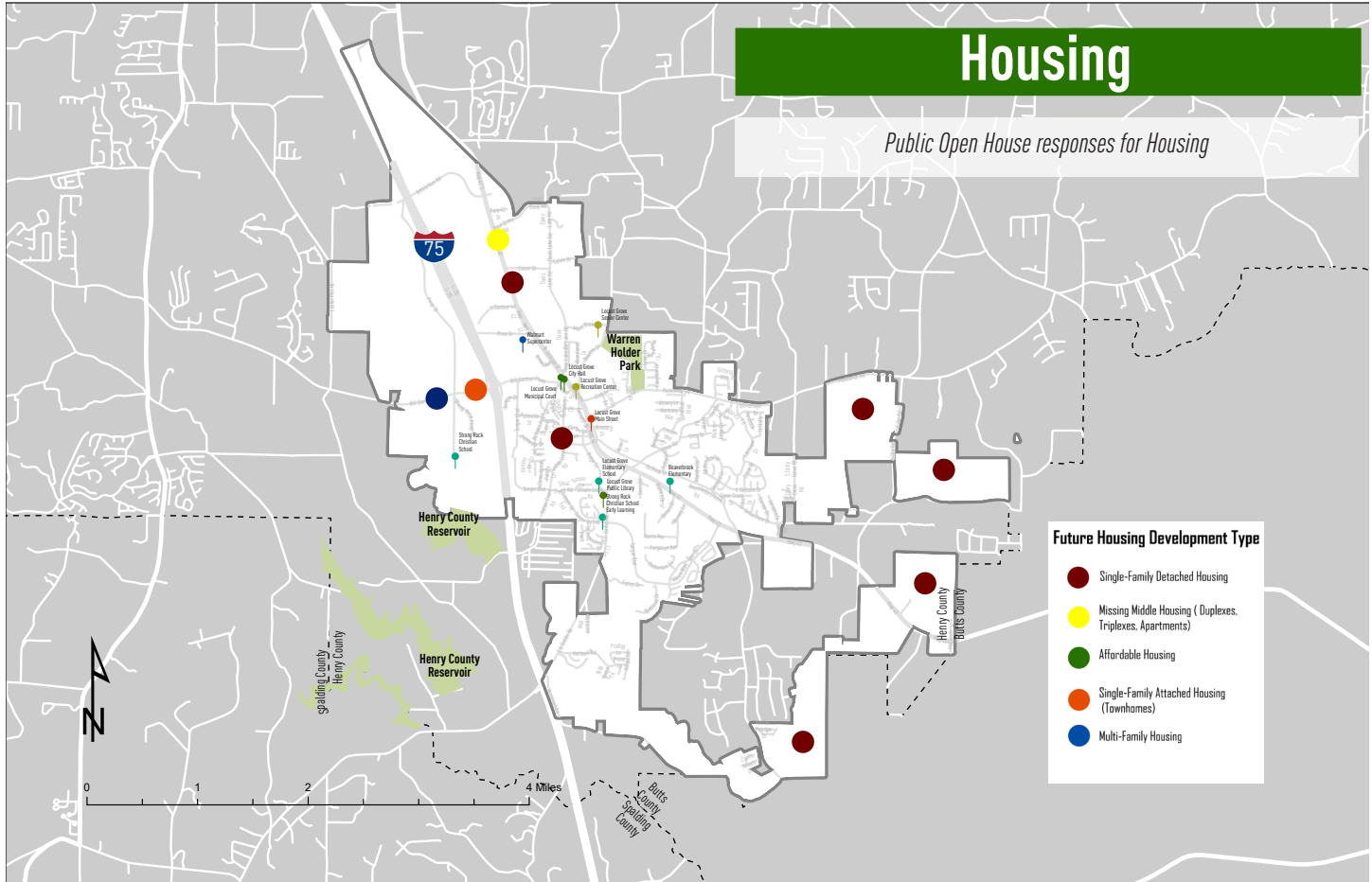
COMMUNITY INPUT FOR HOUSING

The participants were asked to mark the areas that need more housing options. In the online survey, they were asked to rank housing in the City of Locust Grove.

Within the survey, 54% indicated that the City needs more “Senior Housing”, and 35% indicated that they need more “Affordable Housing”. “Mixed-Income Housing” and “High-Income Housing” were two categories that the participants identified as “Right Amount”.

Online Survey responses on how the participants rank housing in the City of Locust Grove

	Need More	Right Amount	Need Less
Affordable Housing	35%	33%	32%
Senior Housing	54%	39%	8%
Density	13%	31%	56%
Mixed-Income Housing	24%	44%	32%
High-Income Housing (\$400,000+)	31%	41%	28%



HOUSING STUDIES

COMMUNITY DEVELOPMENT BLOCK GRANT FOR HENRY COUNTY FY 2022 ANNUAL ACTION PLAN

Henry County receives Community Development Block Grant funds through the US Department of Housing and Urban Development since 2012, and this plan is the third of five Annual Action Plans from the 2020-2024 Consolidated Plan. The Annual Action Plan describes specific projects in which the County proposes to utilize CDBG funds and carry out priorities established in the Consolidated Plan. Priorities are established through collaboration of the citizens, service providers, and other stakeholders. The primary objective of the County is to use CDBG funds to support low to moderate income households and persons, services for individuals with special needs including homelessness, the elderly, people with disabilities, persons living with HIV/AIDS, and at-risk youth. Additionally, community development needs and economic development needs are considered important in this plan. In summary, the main objectives are:

1. Assist income eligible owner-occupied households with housing rehabilitation needs.
2. Improve the quality of current public housing stock.
3. To provide public service funding to A Friend's House and Haven House.
4. Support public agencies that address community development needs of low-to-moderate income residents especially those with special needs and/or of extremely low income.
5. Improve the sustainability of local infrastructure.

The plan provides a summary of the past performance, stating that CDBG funds were used to assist in the delivery of public and social services. Non-profit agencies were awarded funding to provide direct assistance to Henry County residents to perform activities such as homeless prevention, operational assistance, food banks, health services, youth services, services for battered and abused spouses, and services for neglected children. Additionally, Public Facility and Infrastructure Improvements were assisted with CDBG funding in FY21, and residential rehab activities were also undertaken to benefit owner occupied county-wide and Public Housing Authority Residents.

The Henry County Community Development Department will continue to hold needs assessment meetings, public hearings, application workshops, Fair Housing trainings and technical assistance trainings in order to enhance coordination between the county's CDBG program office, the public, assisted housing providers and service agencies. During the development of each Annual Action Plan, the Community Development Department holds a series of needs assessment meetings for the purpose of determining the nature and types of assistance needed to address priority needs in Henry County cities, including the City of Locust Grove.

METRO ATLANTA HOUSING STRATEGY

THE APPROACH

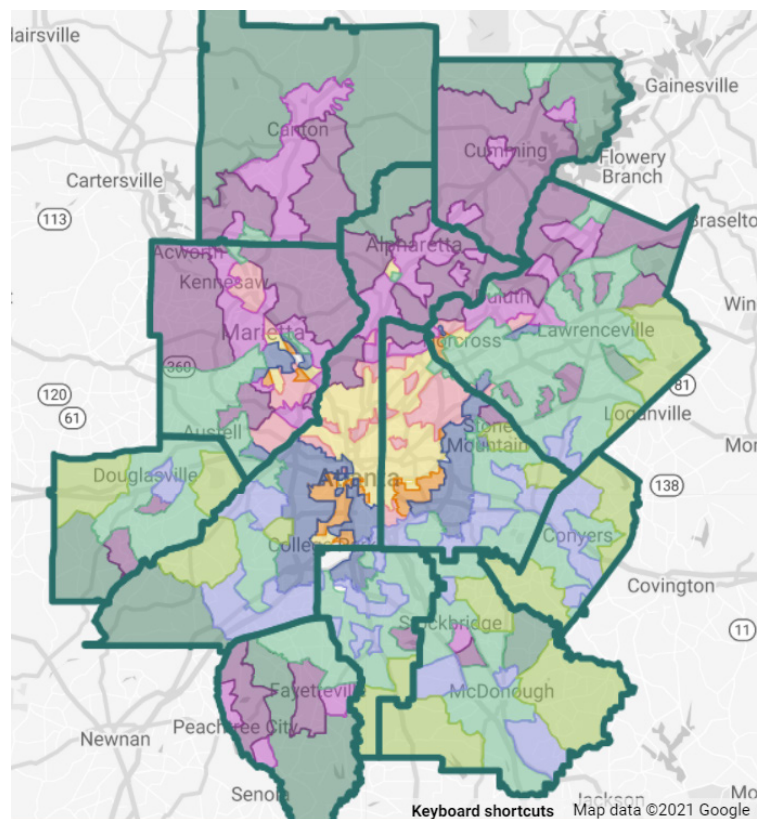
Housing supply isn't keeping up with demand. Costs are rising faster than wages. A strategic, regional approach is needed to address metro Atlanta's housing challenges. The Metro Atlanta Housing Strategy provides detailed information and data about the region's housing market and offers a set of actionable steps that local communities can consider taking to address their housing issues. The goal is to foster a greater mix of housing options in the region, reflective of each community's specific housing needs. The region is broken into 10 housing submarkets based on characteristics such as average sales price, age, type, and size. These submarkets cross city and county lines and include non-contiguous sections.

LOCUST GROVE SNAPSHOT

Median Home Sale Price	\$179,625
Change in Median Home Sale Price (2013-2020)	+ 101%
Home Sale Price Per Sq Ft (2020)	\$94,000 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-2020)	+ 103%
Median Building Area of Home Sales (2020)	1,889 sq ft

Data Source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2020

- **SUBMARKET 1**
Higher-priced core neighborhoods [Learn more](#)
- **SUBMARKET 2**
Higher-priced near core and employment corridor neighborhoods [Learn more](#)
- **SUBMARKET 3**
Rapidly changing core neighborhoods experiencing the greatest increase in housing costs regionally [Learn more](#)
- **SUBMARKET 4**
Lower-priced core neighborhoods vulnerable to increasing housing costs [Learn more](#)
- **SUBMARKET 5**
Suburban neighborhoods along employment corridors with moderate-to-higher-priced mix of single family and multifamily housing [Learn more](#)
- **SUBMARKET 6**
Suburban neighborhoods with moderate-to-higher-priced housing [Learn more](#)
- **SUBMARKET 7**
Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters [Learn more](#)
- **SUBMARKET 8**
Suburban neighborhoods with lowest-priced single-family homes, mix of renters and owners [Learn more](#)
- **SUBMARKET 9**
Lower-priced rural areas [Learn more](#)
- **SUBMARKET 10**
Higher-priced rural areas [Learn more](#)



SUBMARKETS IN LOCUST GROVE

Submarket 7

Lower-priced suburban neighborhoods with both single-family owners and a large, rapidly-increasing number of single-family renters.

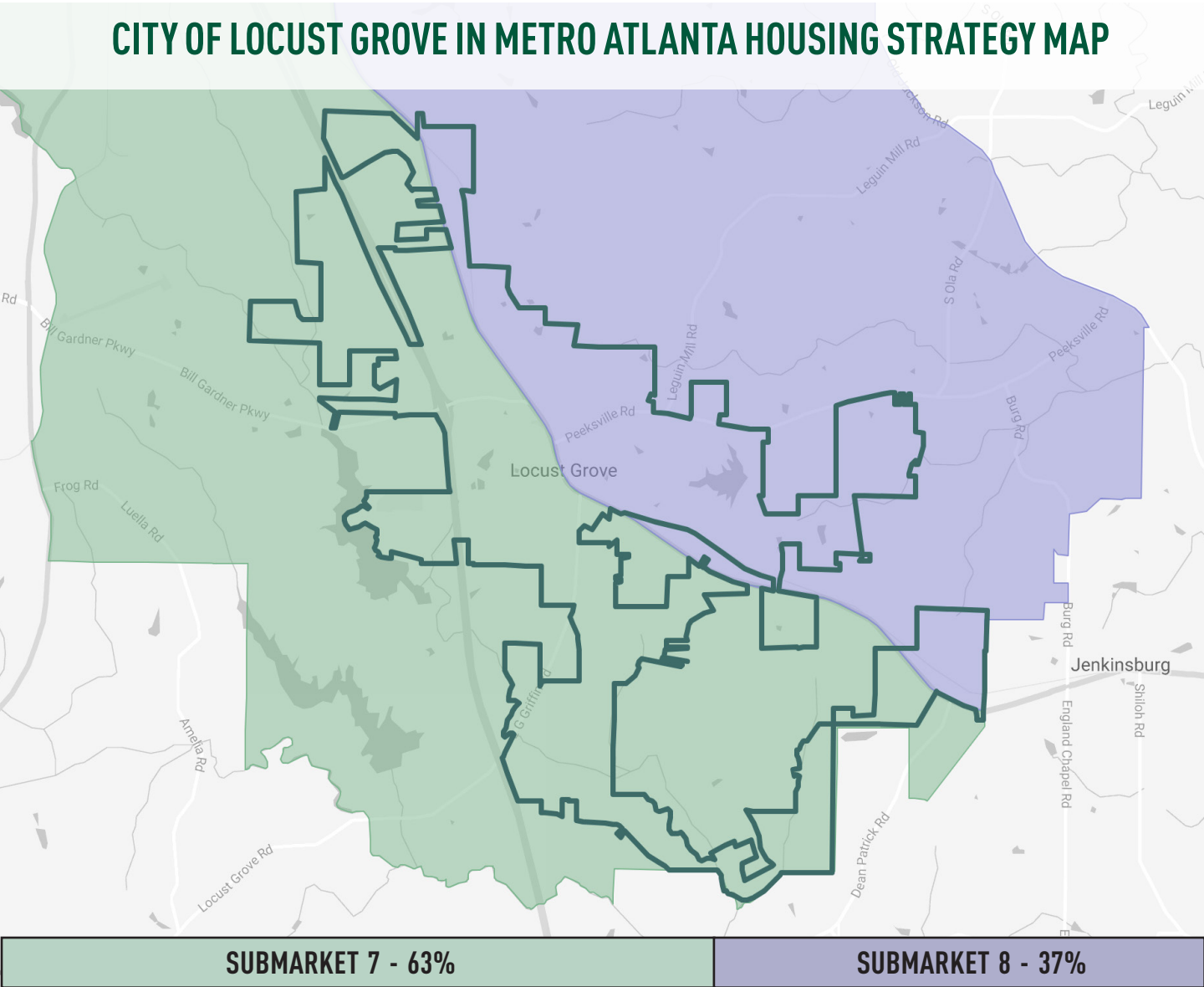
- Greatest increase in the proportion of renters; of the added renter households since 2010, more than 2/3 were into single family units
- Greatest decline in net ownership, having lost more than 14 thousand owner-occupied units since 2010
- The home sale price increases in this Submarket area are slightly below the regional average
- Second largest increase in poverty among the Submarkets

Submarket 8

Lower-priced moderately-sized suburban homes in neighborhoods mostly consisting of homeowners, albeit with an increasing proportion of renters.

- The home sales prices per square foot are the lowest and have increased the slowest among all the Submarkets
- Nearly a quarter of units are multi-family, albeit with practically no net gain in multi-family units since 2010
- Greatest increase in the proportion of non-white residents

Data Source: metroathousing.org



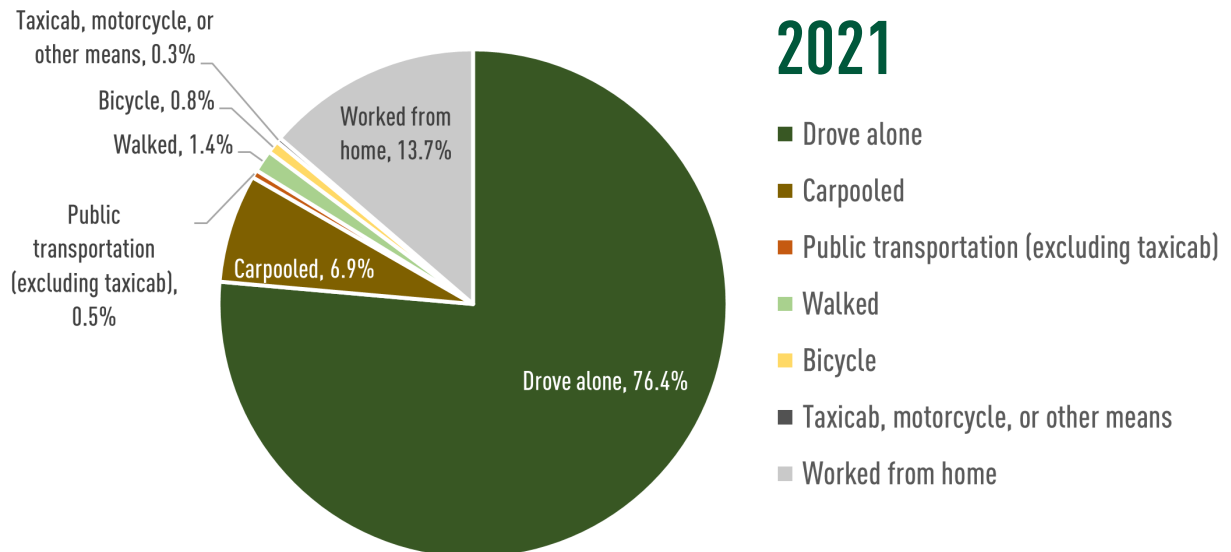
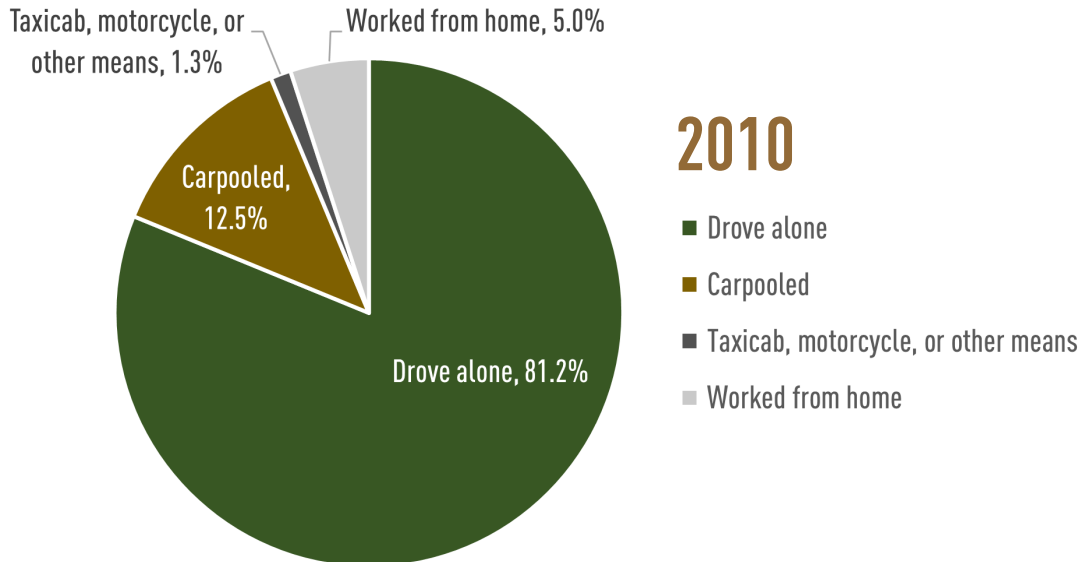
CHAPTER 8

TRANSPORTATION



TRANSPORTATION TRENDS

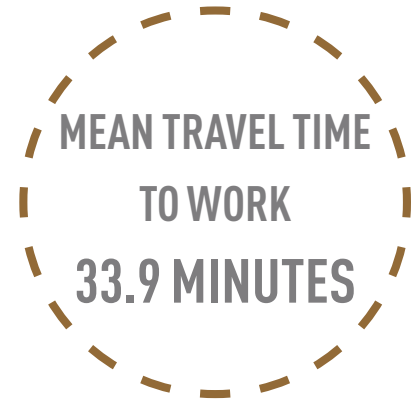
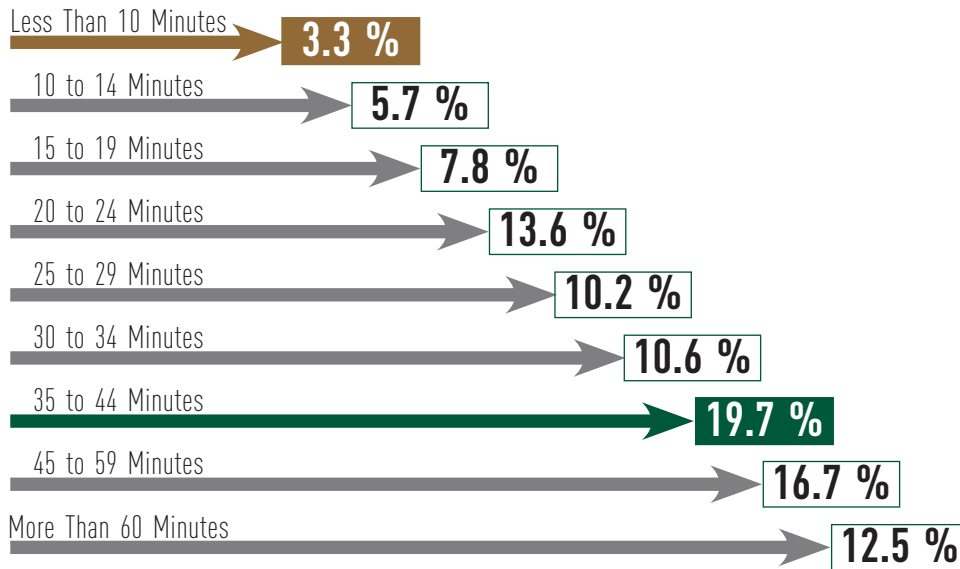
TRAVEL MODE CHANGE (2010 - 2021)



Data Source: US Census Bureau; American Community Survey

Approximately 76% of Locust Grove’s residents drive to work, 13.7% work from home, and around 7% carpool. The remaining residents take public transit, walk, bike, or use other means of travel. The charts show that taking public transit, walking, and biking have been increased during the last 10 years.

TRAVEL TIME TO WORK (2021)



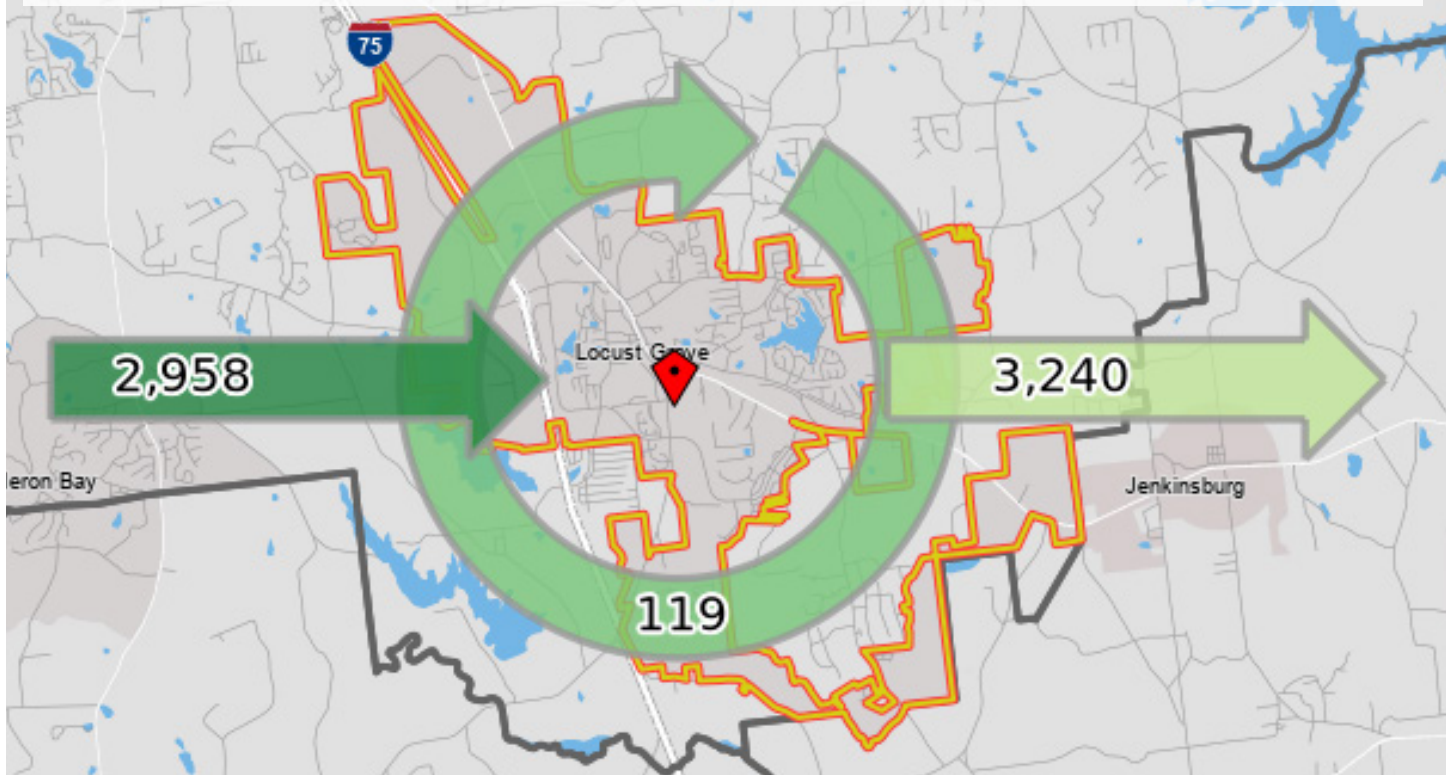
Data Source: census.gov

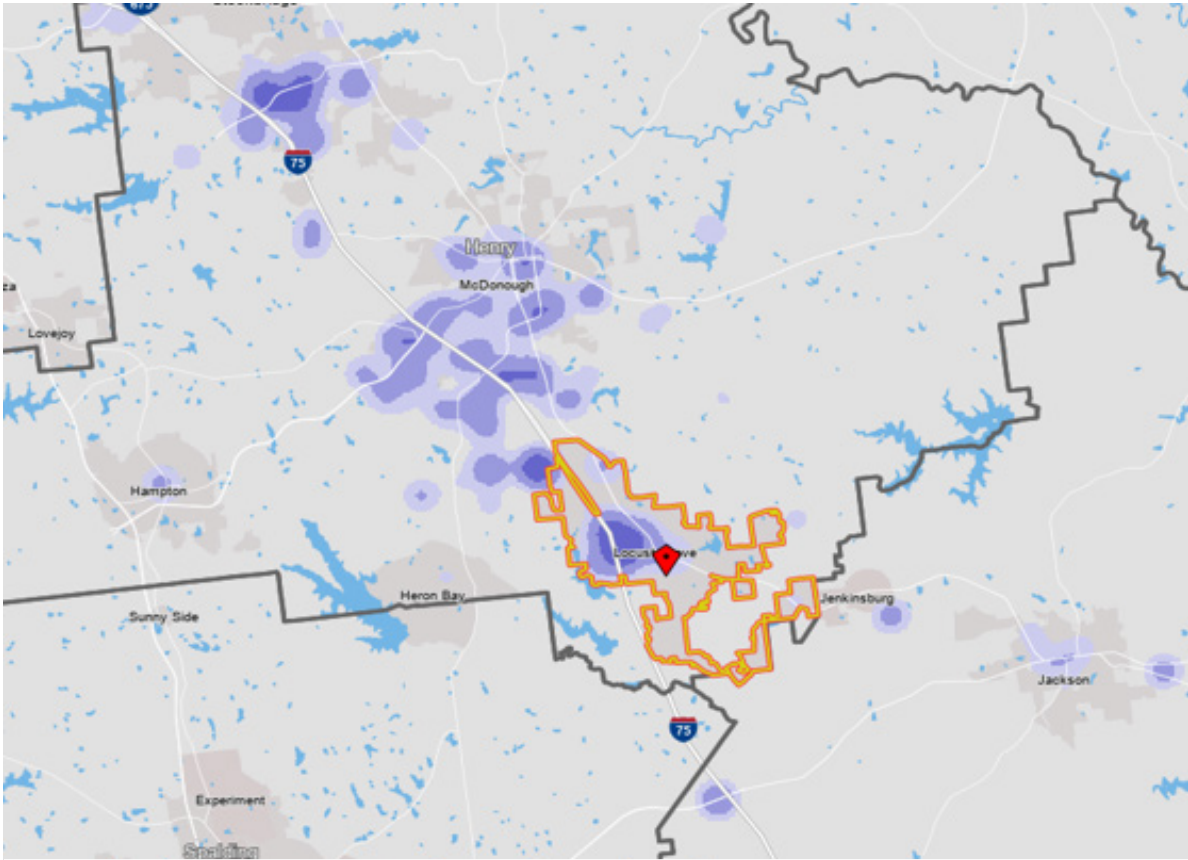
The majority of Locust Grove's residents travel between 35 to 44 minutes to work, and only 3.3% of the residents have to commute less than 10 minutes to work. Mean travel time to work for Locust Grove's residents is around 34 minutes

LOCUST GROVE'S TRAFFIC FLOW

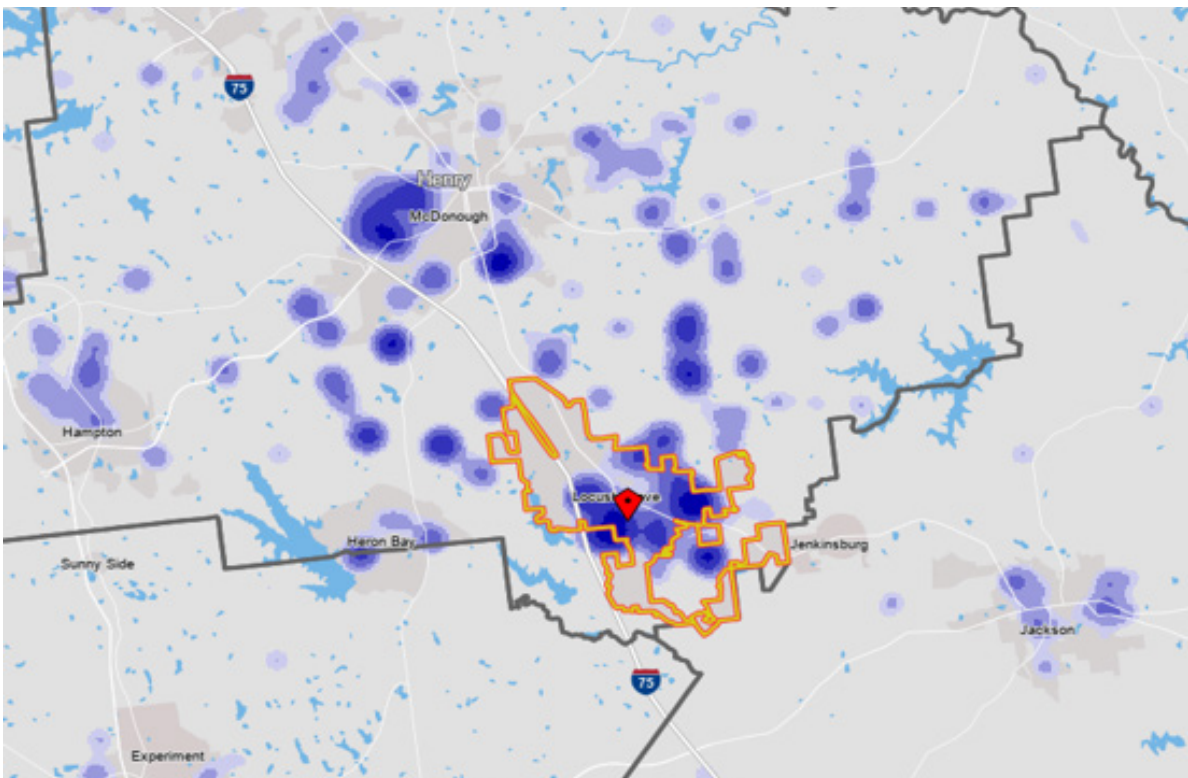
Around 3,240 residents commute outside the City for work, while approximately 119 residents live and work within the City. Around 2,958 people commute to the City for work.

Source: LEHD Origin Destination Employment Statistics, 2020





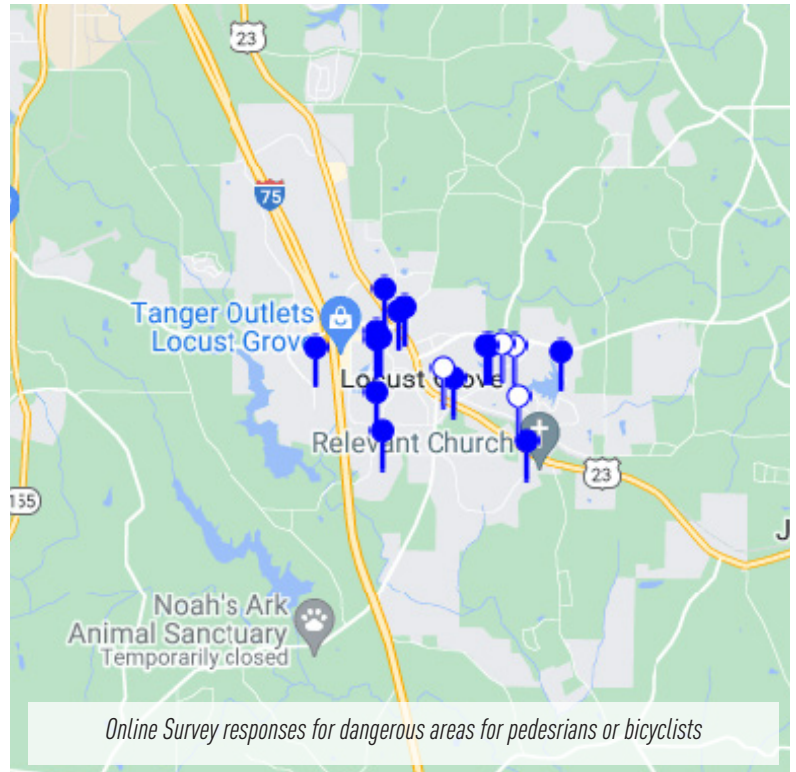
WHERE PEOPLE LIVE



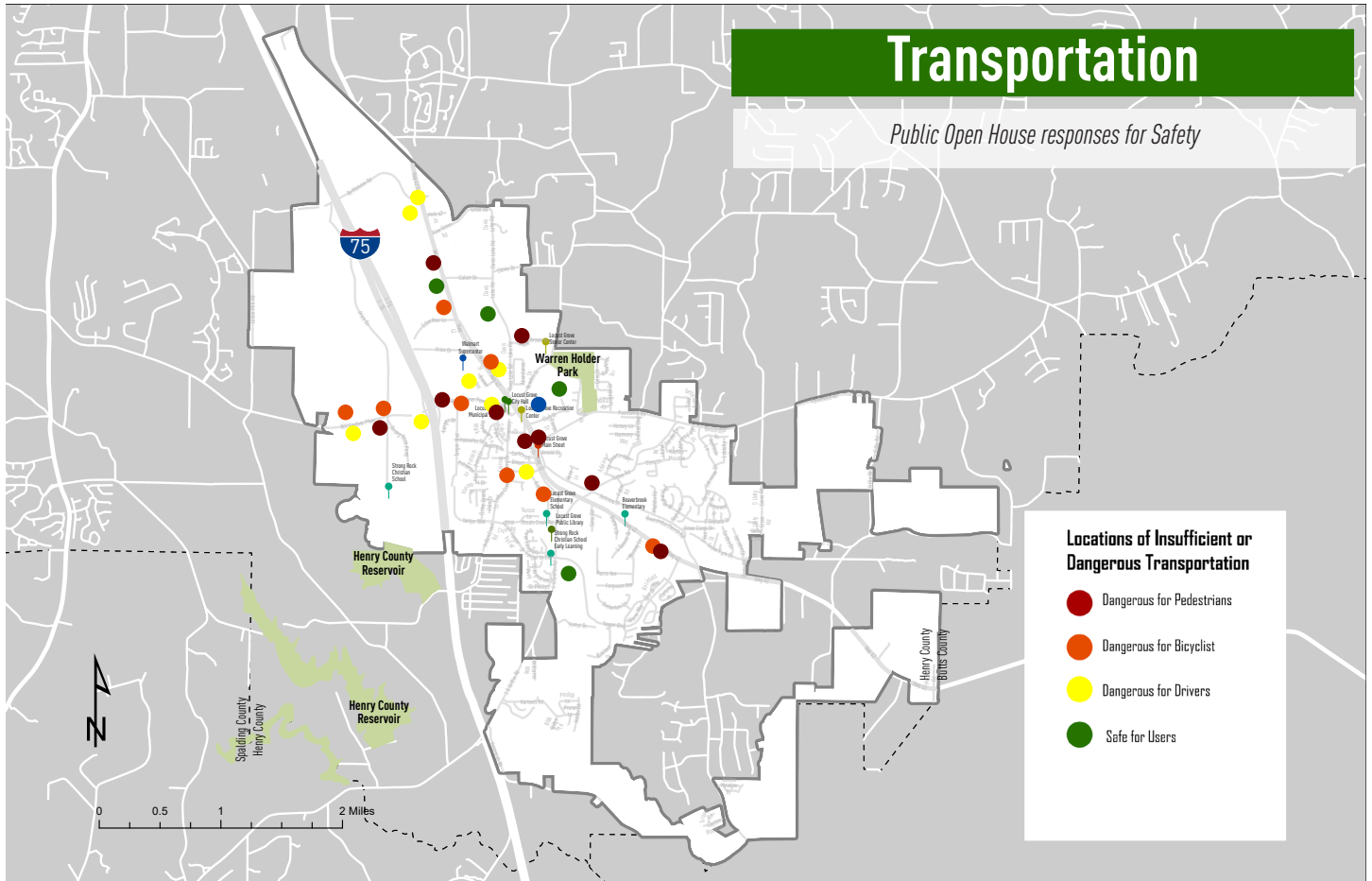
WHERE PEOPLE WORK

COMMUNITY INPUT FOR TRANSPORTATION

The participants were asked to mark the dangerous areas for pedestrians and bicyclists in Locust Grove in the online survey, and were asked to identify safe or dangerous areas for drivers, pedestrians, and bicyclists. They were also asked to rate traffic safety, traffic congestion, road conditions, pedestrian and bicycle safety, and public transportation.



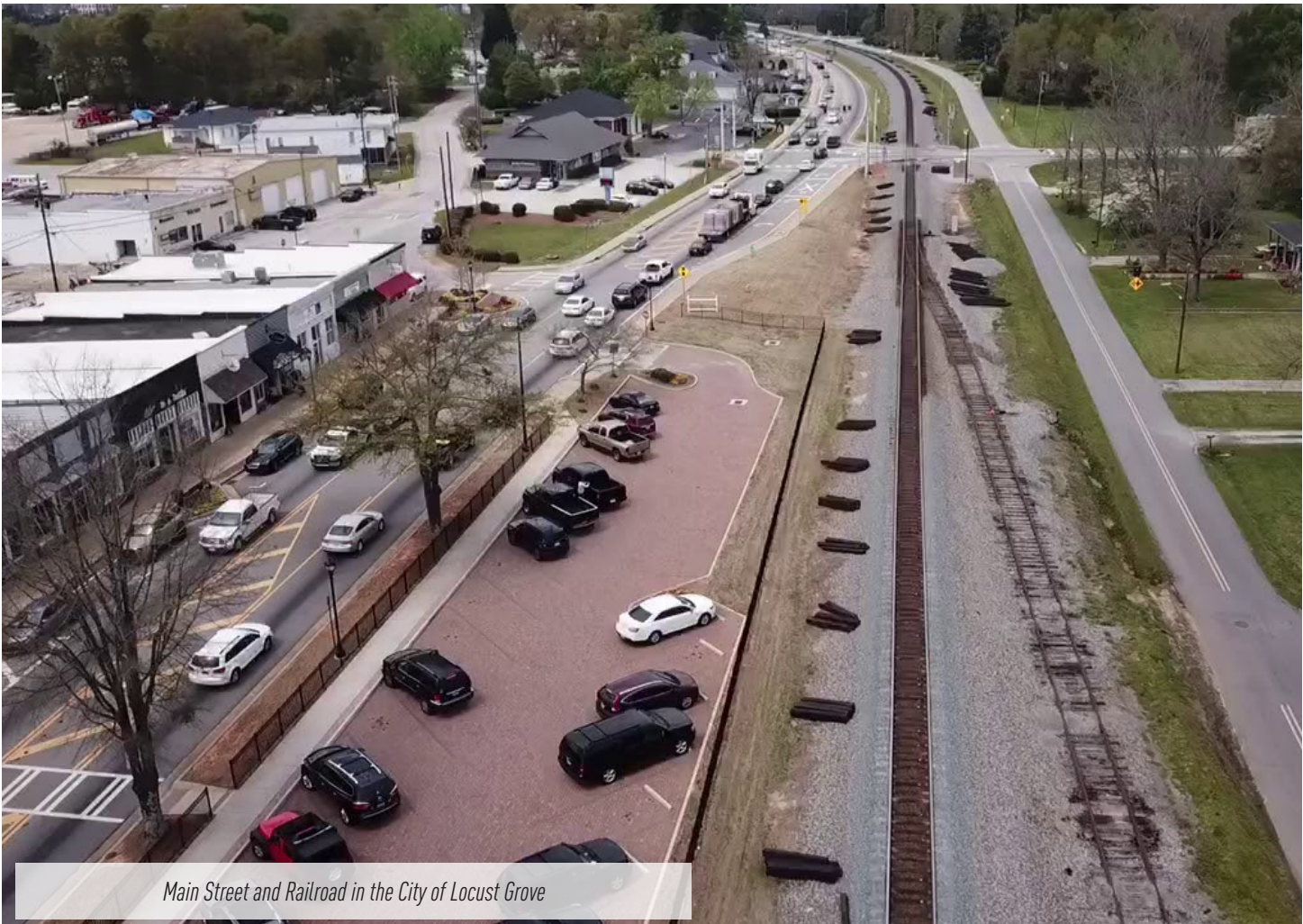
Are there any areas in Locust Grove you feel are particularly dangerous for pedestrians or bicyclists?



	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	38%	17%	23%	10%	4%	9%
Traffic Congestion	76%	17%	7%	-	-	-
Road Conditions	27%	30%	34%	6%	2%	1%
Pedestrian & Bicycle Safety	54%	22%	12%	4%	1%	7%
Public Transportation	51%	9%	4%	2%	10%	24%

Within the survey, the lowest scores for responses to transportation issues fell in the Traffic Congestion Category. Of the respondents, 76% rated Traffic Congestion in the City of Locust Grove as “Poor” while 17% listed this category as “Below Average.”

The second lowest-scoring category is Pedestrian and Bicycle Safety for which 54% of respondents indicated that Pedestrian and Bicycle Safety is “Poor” and 22% rated this category “Below Average”.



TRANSPORTATION STUDIES

HENRY COUNTY 2050 TRANSPORTATION PLAN (2022)

In 2005, the Atlanta Regional Commission initiated the Comprehensive Transportation Plan program to encourage counties and cities to develop long-range transportation plans. The Henry County Transportation Plan was adopted in 2022 to create a framework for transportation enhancement and program implementation by the Atlanta Regional Commission, and is an update to the 2016 Transportation Plan. The plan includes three main reports: inventory of existing conditions, assessment of transportation needs, and policy and project recommendations. Transportation needs through 2050 have been assessed in this plan, and the policy and implementation recommendations have been built upon that. The projects are evaluated and identified to be included in the Regional Transportation Plan and for federal funding. Henry County has experienced significant population growth since 1980 and is projected to continue growing until 2050, which requires the prediction of employment-based transportation programs to major employment sectors. Locust Grove has one of the major transportation corridors (I-75) and a minor job cluster in the Downtown area.

The plan provides details on the Development Regional Impacts (DRI) Projects in the County, and notes that seven projects will be built in the McDonough/Locust Grove freight cluster. Additionally, it gives an assessment of future land use and development needs and roadway needs to create a framework for the recommendations sections. Four primary tools have been used for the roadway needs assessment:

1. **An Existing and Committed (E+C) Model Run:** Examination of existing transportation network performance in conjunction with transportation improvements expected to be completed by 2050.
2. **Real World Speed Data from INRIX:** Providing observed data for the conditions of the transportation system with key measures of the travel time index (TTI) and bottleneck rankings.
3. **Crash Rates Analysis Using GDOT Crash Data:** Safety analysis with the data from GDOT Crash rates. This analysis enables the identification of the roads

where the crash rate is higher than average.

4. **Data from the National Bridge Inventory (NBI) Database**

In the last part, policy and project recommendations are given, which were identified based on the existing conditions and needs assessment, public comments, and stakeholder input. The main policy recommendations include sidewalk improvements through complete streets and unified land development code sidewalk policy, north/south alternatives as a parallel road to I-75, and the collaboration of Henry County, ARC, GDOT, and FHWA to find a way to add capacity on I-75 preferably one additional general-purpose lane in each direction between Bill Gardner Parkway and Eagles Landing Parkway. Currently, the SPLOST and TSPLOST are the two main sources of transportation funding, therefore, it is recommended that the county adds additional local funding and explores the possibility of Transportation Bond baked by general funds to kickstart transportation projects. The other policy recommendations are street lighting and Regional Transportation Plan clean-up.

Several projects' recommendations are given for the City of Locust Grove, including road widening, new roadways, operational and safety improvements and arterial upgrade (Hampton Locust Grove Road), intersection safety and capacity improvements, and emerging technology considerations and electric vehicle changing station studies adjacent to the Tanger Outlets. Additionally, the City also receives recommendations to active transportation and sidewalk installation and multi-use trail construction to the Locust Grove Recreation Center. Implementation of the projects are expected in short-term, mid-term, long-term, and aspirational frameworks. Tables in the next page lists the main recommendations of the Henry County Transportation Plan in the City of Locust Grove.

RECOMMENDATIONS FOR MAJOR CAPACITY ADDING PROJECTS IN LOCUST GROVE

ID	PROJECT NAME	DESCRIPTION
CTP-R03	SR 42/US 23 Widening	Bill Gardner Parkway to Grove Road / Widening from 2 to 4 lanes
CTP-R20	Tanger Boulevard New Alignment and Flyover Bridge	From Strong Rock Parkway to Tanger Boulevard / New 2-lane roadway
CTP-R24	L.G. Griffin Road Widening	From Hosannah Road to SR 42/US 23 / Widening from 2 to 4 lanes

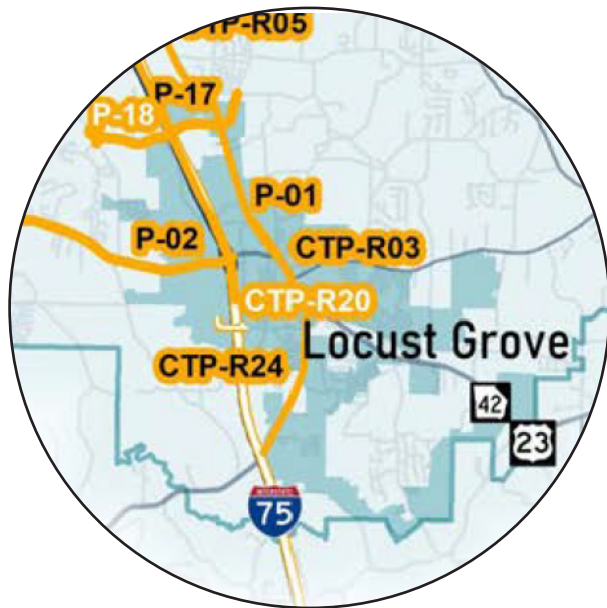
RECOMMENDATIONS FOR ARTERIAL UPGRADE PROJECTS IN LOCUST GROVE

ID	PROJECT NAME	DESCRIPTION
CTP-S01	Tanger Boulevard	From Indian Creek Road To Bill Gardner Parkway
CTP-S32	Greenwood Ind/Lester Mill Road	From Bill Gardner Parkway To SR 155

RECOMMENDATIONS FOR SIDEWALK IMPROVEMENT IN LOCUST GROVE

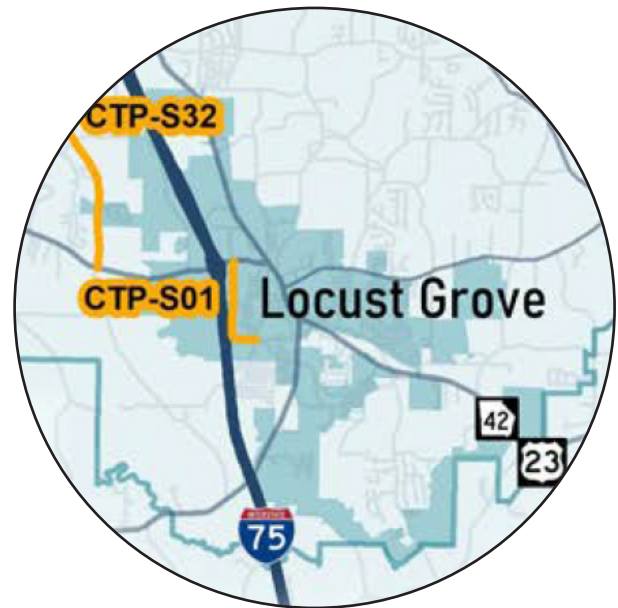
ID	PROJECT LOCATION	IMPROVEMENT
LM-14	LG Griffin Road From I-75 To Tanger Boulevard	Install Sidewalk along Both Sides of LG Griffin Road
LM-15	Davis Road/S Ola Road From S Unity Grove Rd To Peeksville Rd	Install Sidewalk along Both Sides of Davis Road/S Ola Road
LM-16	Peeksville Road From S Ola Road To Wolf Creek Road	Install Sidewalk along Both Sides of Peeksville Road
LM-20	S Ola Road From Peeksville Rd To Old Jackson Rd	Install Sidewalk along Both Sides of S Ola Road
LM-142	Indian Creek Road From I-75 To Bill Gardner Parkway	Install Sidewalk along West Side of Indian Creek Road
LM-143	Peeksville Road From US 23 To S Ola Road	Install Sidewalk along Both Sides of Peeksville Road
LM-173	Stanley K Tanger Boulevard From LG Griffin Road To SR 42	Install Sidewalk along Both Sides of Stanley K Tanger Boulevard
LM-174	LG Griffin Road From SR 42 To Stanley K Tanger Bd	Install Sidewalk along Both Sides of LG Griffin Road

* The tables are directly taken from Henry County CTP recommendation tables.



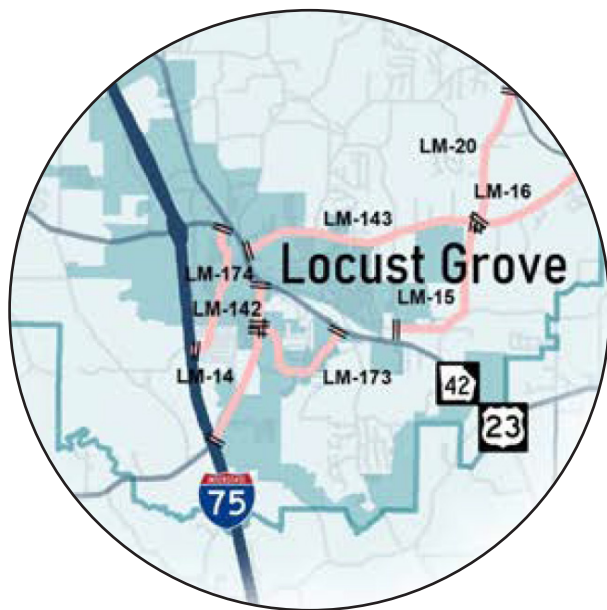
Major Capacity Recommendations Listed in CTP

The map shows widening and new roadway recommendations for the City of Locust Grove, which will create a more robust and redundant road network.



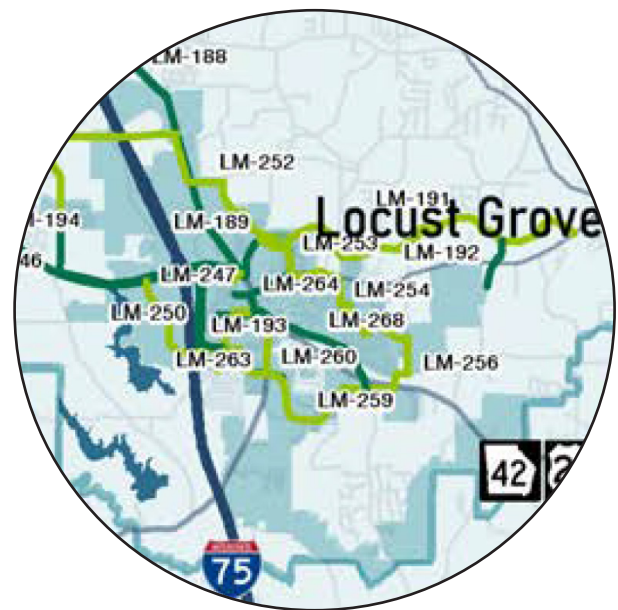
Arterial Upgrade Recommendations Listed in CTP

Arterial Upgrades area a category of corridor-level operational and safety projects designed to eliminate the mismatch between current usage and original design.



Sidewalk Recommendations listed in CTP

The Sidewalk recommendations improves the pedestrian network of the City of Locust Grove.



Multi-use Trail Recommendations Listed in CTP

The sidewalk recommendations from the Transportation Plan and the multiuse trail recommendations from the Trail Plan are intended to work together to create a full bicycle and pedestrian network for the citizens of Henry County. The trails are listed in the Henry County Trails Plan in the following section.

** The maps are directly taken from Henry County Maps in CTP*

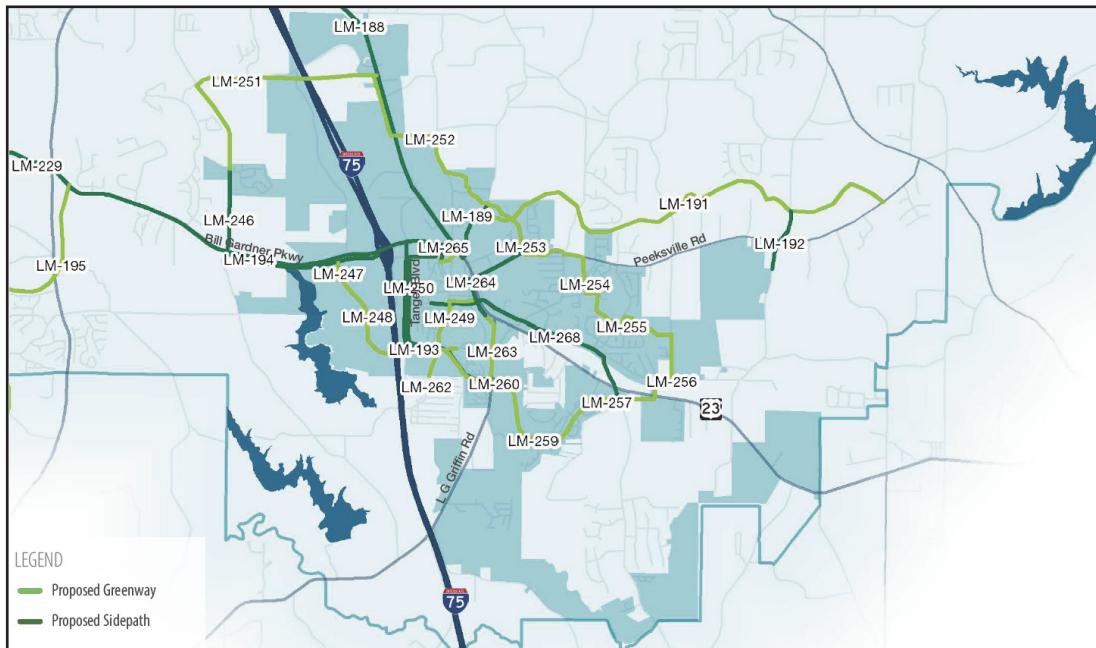
HENRY COUNTY TRAILS PLAN (2022)

The Henry County Trails Plan was published in 2022 as a recommendation taken from the Henry County Transportation Plan completed in 2016. The plan aims to establish an overall framework for the countywide trail network. With a high-level prioritization exercise, three identified projects – Model Miles, including Towaliga River, Fairview Road, and Camp Creek– were identified for more analyses. This analysis included establishing preferred alignment for various trail segments, assessing environmental hurdles and risks, and visualizing what the trails could look like. The Model Miles are ready for rapid implementation and grant-funding to catalyze the undertaking of additional trail projects, and the plan calls for specific branding for the trail network. This plan provides a roadmap for implementation and a catalog of funding opportunities for future projects. Henry County Trails Plan proposes 87 projects within the County grouped into trail typologies, and in the City of Locust Grove, the trails are in two categories of Proposed Greenway and Proposed Side path.

Walking Propensity analysis was conducted with a factor weighting tool to assess the likelihood of people using a road for walking. The factors included existing land use (30%), school and park zones (30%), intersection density (30%), and pedestrian crashes

(10%). Based on the analysis, the city center of Locust Grove is among the areas most conducive to walking. Locust Grove has one activity center which would benefit from the trail network increasing pedestrian traffic, and conversely, the trail network is advantageous from an economic development perspective by attracting businesses. In terms of DRI and other developments, the City of Locust Grove includes four Industrial DRIs, and these developments are important to consider as these are expected to obtain critical mass in addition to activity and population centers.

The plan puts forth a vision to make a connected Henry County and rising the opportunities for various connections in the form of major regional connections, linkages to existing trails, connections to parks and school clusters, and recreational opportunities for population centers. A detailed design is provided for the trails in the form of side paths, greenways, and nature trails. Additionally, a wayfinding signage design is proposed which displays the trail map with details on other connections and destinations along the trail. The signage is supposed to be seen at trail entrances, trail parking lots, and trailheads.



Trails Location Map for the City of Locust Grove

**Source: Henry County Trails Plan*

MID-TERM TRAIL PROJECTS

ID	NAME	EXTENTS	DESCRIPTION
LM-189	Bowden Street Sidepath	Warren Holder Park to Locust Grove Recreation Center	Construct Multiuse Facility along Alignment
LM-249	Strong Rock Greenway 1	Tanger Blvd. to City Park Hub	Construct Multiuse Facility along Alignment
LM-264	MLK Connect	Shoal Creek to Peeksville Connector	Construct Multiuse Facility along Alignment
LM-265	Cleveland St Shareway	City Hall Connector to Ingles	Construct Multiuse Facility along Alignment

LONG-TERM TRAIL PROJECTS

ID	NAME	EXTENTS	DESCRIPTION
LM-191*	Brown Branch Creek Greenway	2098 Peeksville Rd to Warren Holder Park	Construct Multiuse Facility along Alignment
LM-192*	S. Ola Road Sidepath	Proposed Brown Branch Creek Greenway to Warren Holder Park	Construct Multiuse Facility along Alignment
LM-193	Tanger Blvd Sidepath	Tanger Station Ballfield to Bill Gardner Pkwy	Construct Multiuse Facility along Alignment
LM-248	Strong Rock Greenway 2	Strong Rock Schools to Shoal Creek area	Construct Multiuse Facility along Alignment
LM-252	NW Greenway Trail	Davis Lake to Warren Holder	Construct Multiuse Facility along Alignment
LM-254	Warren Holder Greenway	Peeksville to Waters Edge	Construct Multiuse Facility along Alignment
LM-257	Berkeley Lakes Greenway	SR 42 at Bridle Creek to Tanger Ex Gway	Construct Multiuse Facility along Alignment
LM-259	LG Station Greenway	Al Jennah to First Baptist	Construct Multiuse Facility along Alignment
LM-262	Tanger Greenway Upgrand	Tanger to I-75 area	Construct Multiuse Facility along Alignment
LM-268	Tanger Trail Connector	SR 42 to SR 42	Construct Multiuse Facility along Alignment

ASPIRATIONAL TRAIL PROJECTS

ID	NAME	EXTENTS	DESCRIPTION
LM-188	SR 42 Sidepath	SR 155 to Locust Grove Recreation Center	Construct Multiuse Facility along Alignment
LM-194	Bill Gardner Pkwy Sidepath	SR 155 to US 23	Construct Multiuse Facility along Alignment
LM-195*	Railroad Greenway	Johnson Rd to Bill Gardner Pkwy	Construct Multiuse Facility along Alignment
LM-229*	Hampton Locust Grove Rd Sidepath	McDonough St to SR 155	Construct Multiuse Facility along Alignment
LM-246*	Indian Creek Upgrade	Strong Rock to Bethlehem Road	Construct Multiuse Facility along Alignment
LM-247	WestSide Trail	Bill Gardner to Strong Rock School	Construct Multiuse Facility along Alignment
LM-250	Indian Creek Pathway	Tanger Boulevard to Ingles	Construct Multiuse Facility along Alignment
LM-251*	Tanger Trail Enhance	Bill Gardner to SR 42	Construct Multiuse Facility along Alignment
LM-253	Davis Lake Greenway	South Bethany to Peeksville	Construct Multiuse Facility along Alignment
LM-255	Peeksville Greenway	Waters Edge to S Unity Grove	Construct Multiuse Facility along Alignment
LM-256	Skyland Greenway	S Unity Grove to SR 42	Construct Multiuse Facility along Alignment
LM-260	Tanger Trail Upgrade	Shoal Creek to Exist Trail	Construct Multiuse Facility along Alignment
LM-263	Indian Creek Greenway	Shoal Creek to Cleveland St	Construct Multiuse Facility along Alignment

* These trails have some parts in the City, or are located outside of the City, but all are connected to the trails inside the City.

**The tables are directly taken from Henry County Trails Plan tables.

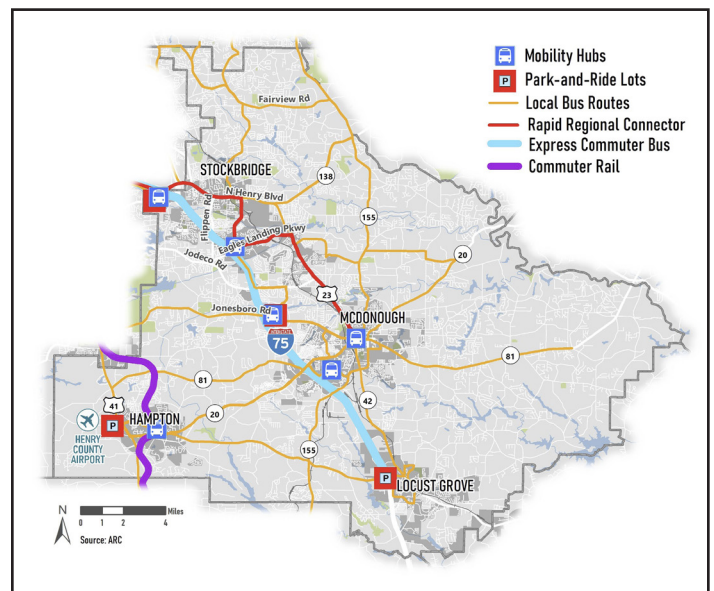
HENRY COUNTY TRANSIT MASTER PLAN (2022)

The Henry County Transit Master Plan is a 30-year vision for transit improvements in Henry County, through 2050. This plan is a blueprint to guide transit decisions that will address service needs based on existing and projected conditions. The TMP plan includes recommendations for transit improvements in the short-range (2022-2026), mid-range (2027-2037) and long-range (2038-2050) timeframes. Based on this plan, in 2027, a dedicated transit funding stream is assumed through the dedication of 25 percent of TSPLOST revenues to transit. In 2038, a transit TSPLOST (via HB 930) is assumed that would dedicate a half-penny in sales tax revenue to fund transit projects. The main recommendations consist of transit expansion projects and policy guidance to improve mobility, safety, connectivity, and quality of life for Henry County residents.

Existing transit services in Henry County are Henry County Transit (HCT) and ATL operating Xpress commuter bus routes. There is rapid population growth and urbanization, rising demand for commuting options due to increased congestion, and growing needs of transit-reliant populations in Henry County. The potential projects for the planning process were identified from a variety of sources including prior planning efforts, such as Henry County’s 2016 Transit Feasibility Study, the ARC’s Regional Transportation Plan (RTP), the ATL Regional Transit Plan (ARTP), and MARTA’s Clayton County Transit System Plan. The potential projects fell into six categories: mobility hubs, park-and-ride lots, local bus routes, rapid regional connector service, commuter bus and commuter rail. The City of Locust Grove contained park-and-ride lots, express commuter buses, and local bus routes, all going through the city center as potential projects. An evaluation was used to assess how well potential projects address the plan’s essential needs and goals. Five need areas were used for this evaluation including:

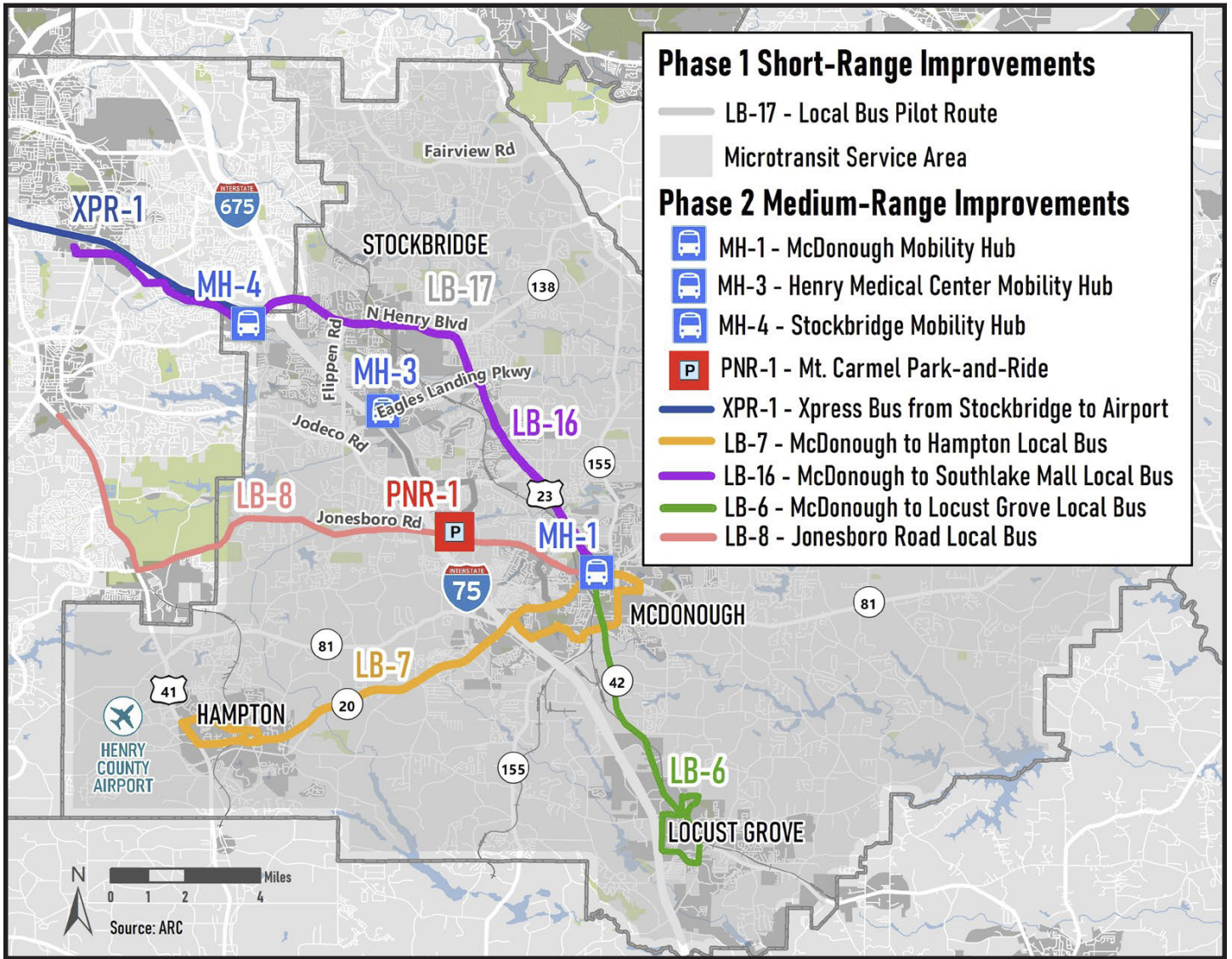
1. Increase Transit Accessibility and Connectivity to Jobs and Opportunities
2. Expand Multimodal Transportation Choices
3. Reduce Travel Times and Traffic Congestion
4. Support Land Use and Economic Development
5. Provide a Safe, Equitable, and Cost-Effective Transit System Base

Major recommendations in this TMP plan have been categorized into three types including programmatic elements, complementary capital investments, and performance-based transit projects. In the second phase (mid-range projects), the plan recommends local bus service that connects downtown McDonough to the Locust Grove loop. The rest of the plan includes other local bus routes, mobility hubs, express commuter bus, and the rapid regional connector, connecting all four municipalities in Henry County and downtown Atlanta.



Study Area

*Source: Henry County Transit Master Plan



*Mid-Range Recommendations for Henry County, including McDonough to Locust Grove Local Bus
Source: Henry County Transit Master Plan

CITY OF LOCUST GROVE CURRENT TRANSPORTATION PROJECTS

1. Hwy 42 expansion: GDOT project #00015823. Estimated cost: \$3.25 Million.

Extending the left turn lane between Bill Gardner Pkwy and Peeksville Rd to accommodate traffic turning onto Peeksville from Hwy 42 travelling south. The City will be relocating utility lines (water) to accommodate the increased width of Hwy 42.

2. Peeksville Road Connector: City of Locust Grove project. Estimated cost: TBD

Peeksville Road Connector will tie SR 42 to Frances Ward Drive via an extension of Peeksville Road.

3. Bill Gardner Pkwy improvements: City of Locust Grove & GDOT Project. Estimated cost: \$3.25 million investment by GDOT.

This dual-phased project will help improve traffic flow and reduce collisions on Bill Gardner Pkwy. Phase I includes Bill Gardner Pkwy from the I-75 interchange to Tanger Blvd, and Phase II will consist of improvements from Tanger Blvd to the intersection of Bill Gardner Pkwy and Hwy 42. The City is currently in Phase 1 of the project, which includes the addition of two westbound approach turn lanes for traffic turning onto I75 S, corresponding dual lanes on the SB ramp, and a raised, landscaped median on the Phase I portion of Bill Gardner Pkwy.

4. MMIP/Commercial Vehicle Lanes: GDOT project # PI0014203. Estimated cost: \$2 billion

Dedicated northbound lanes restricted to commercial vehicles travelling in I-75 between I-475 and SR 155. These lanes will be separated from general passenger traffic by a partition wall. GDOT is currently responding to feedback from the project's public feedback meeting. The City is working with GDOT to ensure all local projects are consistent with plans for the future CV lanes. Construction of the commercial vehicle lanes will begin in 2024 and will likely be complete by 2028.

5. Bethlehem Rd. interchange GDOT project number: 0017182. Estimated cost: \$5 million expected from Henry County SPLOST 4, and \$1 million from the City of Locust Grove for engineering and right-of-way acquisition.

The Bethlehem Road Interchange is a collaborative project between the City of Locust Grove, Henry County, and GDOT to create a new interchange with I-75 between the existing exits at SR 155 and Bill Gardner Parkway. The additional point of access to I75 is expected to relieve traffic congestion at exits 216 and 212 and better accommodate residential, commercial, and industrial growth in the area.

6. Traffic signal at Marketplace Blvd. City of Locust Grove Project. Estimated cost: \$350,000

Plans are approved for a signal to improve traffic flow and safety at the intersection of Market Place Blvd and Hwy 42. The City is in the process of acquiring project easements.

7. Railroad and Hwy 42 Study: GDOT project number 0017770. Estimated cost: \$100,000 investment from the City of Locust Grove, and \$800,000 investment from GDOT.

The City of Locust Grove and GDOT are taking on a detailed study of Hwy 42 between Colvin Dr. and MLK Jr. Blvd. This project includes studies for grade-separated railroad crossings.

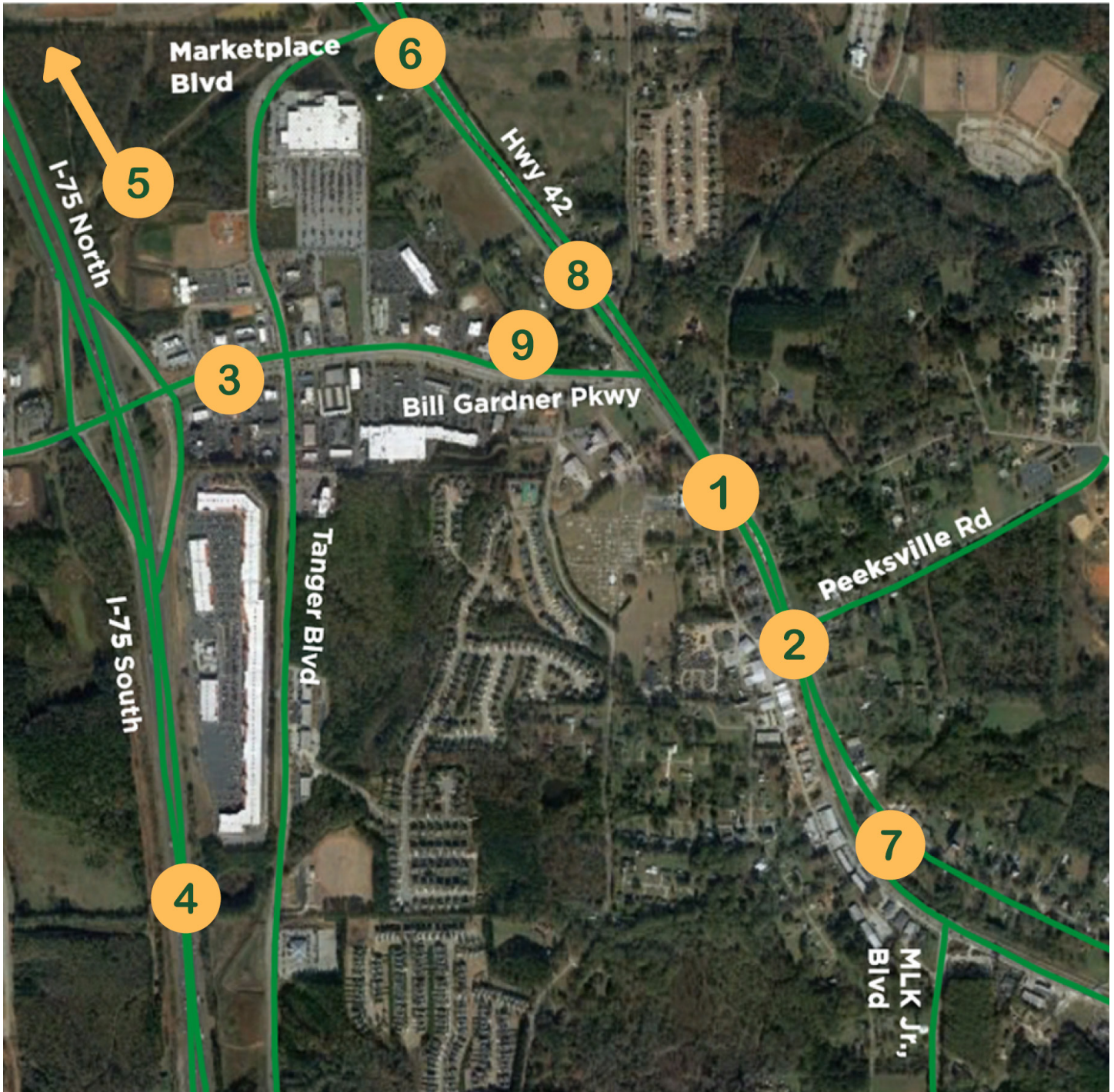
8. SPLOST V Turn lanes: City of Locust Grove and Henry County SPLOST project. Estimated Cost: \$3.2 million

Construction of dual north-bound turn lanes at Hwy 42 turning left to Marketplace Blvd. This project also includes corresponding turn lanes on Bill Gardner Pkwy.

9. Bill Gardner Pkwy delineators: City of Locust Grove project. \$1000 investment.

You may have already noticed the tall lane delineators on Bill Gardner Pkwy at the intersection with Hwy 42. These pole-like PVC structures are intended to safely keep traffic turning north on Hwy 42 out of the west-bound lanes.

10. Traffic signal at Bethlehem Road and SR 42. Estimated cost: \$200,000. Funding Source: GDOT Quick Response funds.



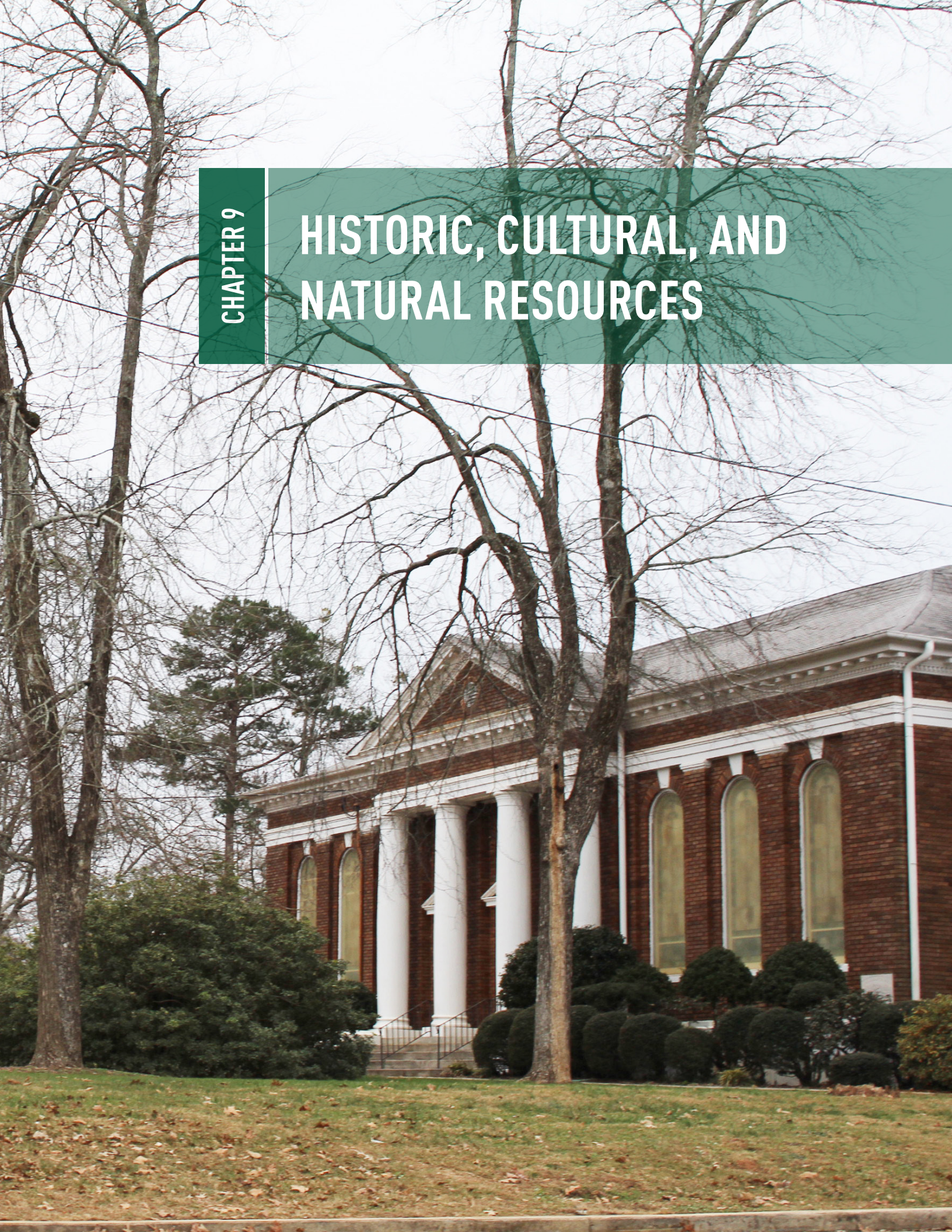
Current Transportation Projects Location in Locust Grove

**Please note that numbered project indicators on the map image are not exact. They are intended to generally represent each project's location.*

**Source: www.locustgrove-ga.gov*

CHAPTER 9

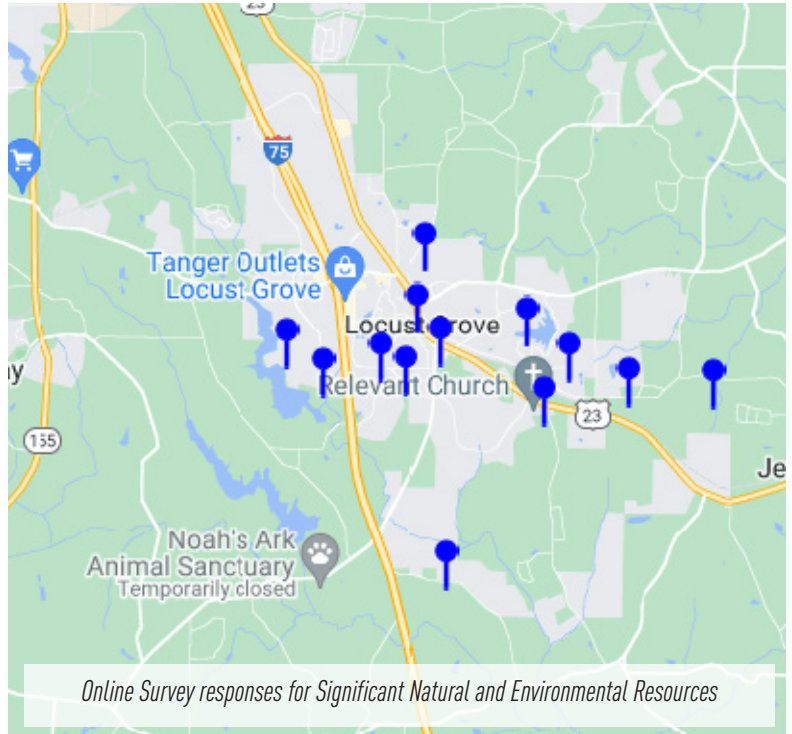
HISTORIC, CULTURAL, AND
NATURAL RESOURCES



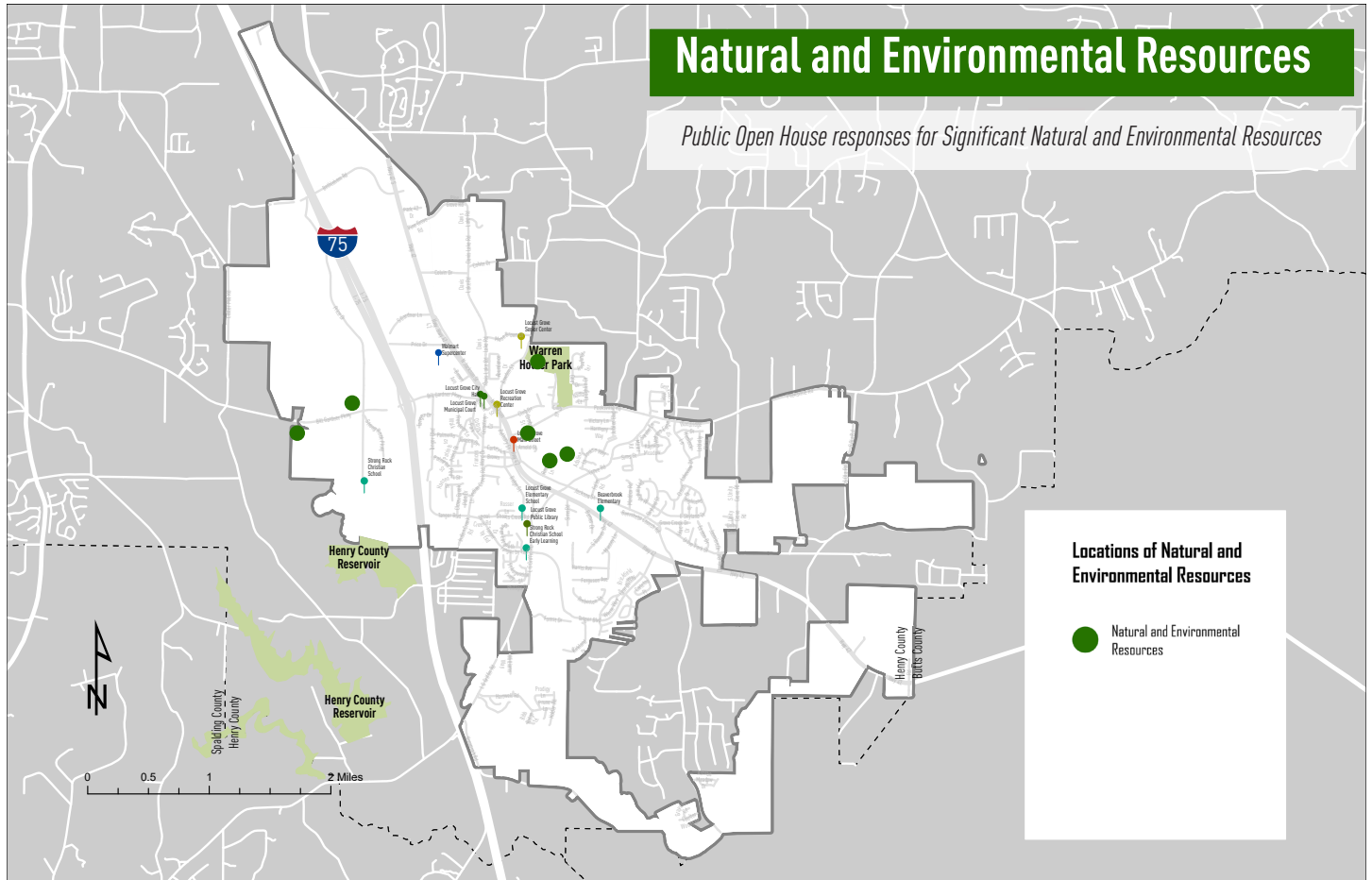


COMMUNITY INPUT FOR NATURAL & ENVIRONMENTAL RESOURCES

The participants were asked to mark the most important natural and environmental resources in Locust Grove. Locust Grove Recreation Center, Madox Park, Warren Park, Skyland Lake, the areas around Wolf Creek, the areas around Strong Rock Christian School, and the Henry County Gardner Reservoir were among the places identified on the map.

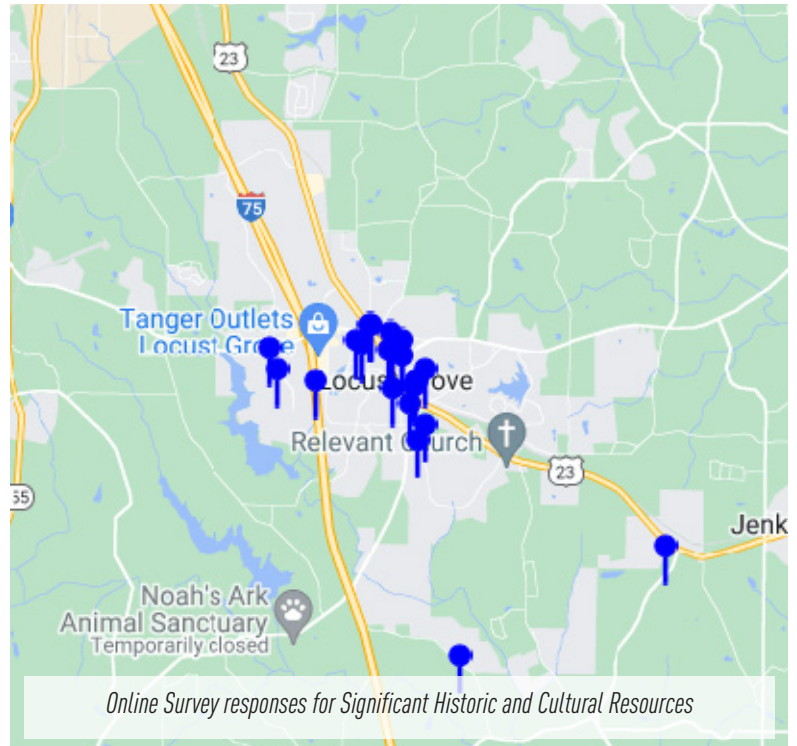


What are Locust Grove's most significant Natural and Environmental Resources?

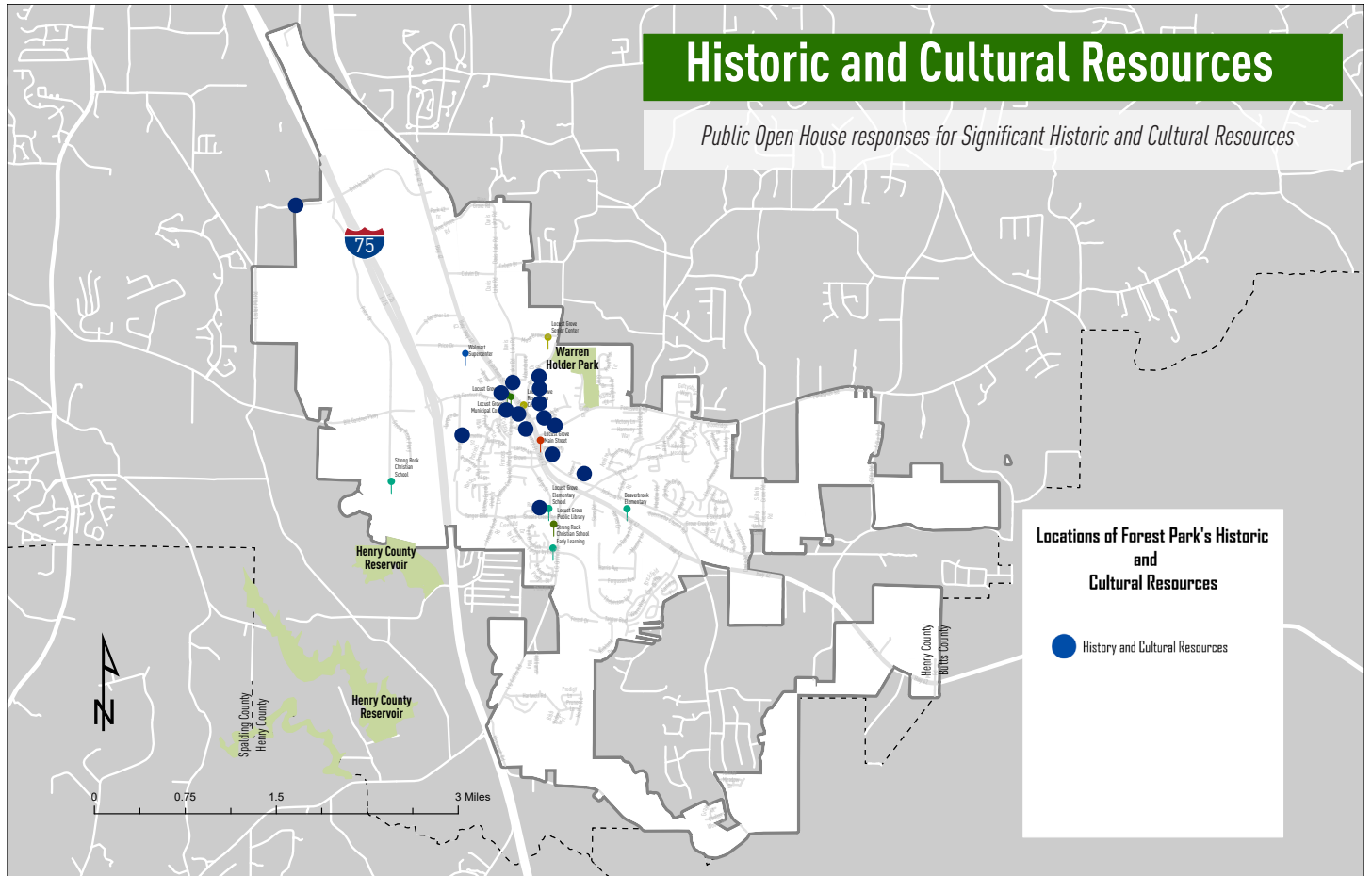


COMMUNITY INPUT FOR HISTORIC & CULTURAL RESOURCES

The participants were asked to mark the most important historic and cultural resources in Locust Grove. Locust Grove shoos, Public Library, areas along the Main Street, and City Hall were among the places identified on the map.



What are Locust Grove's most significant Historic and Cultural resources?



CHAPTER 10

FUTURE LAND USE

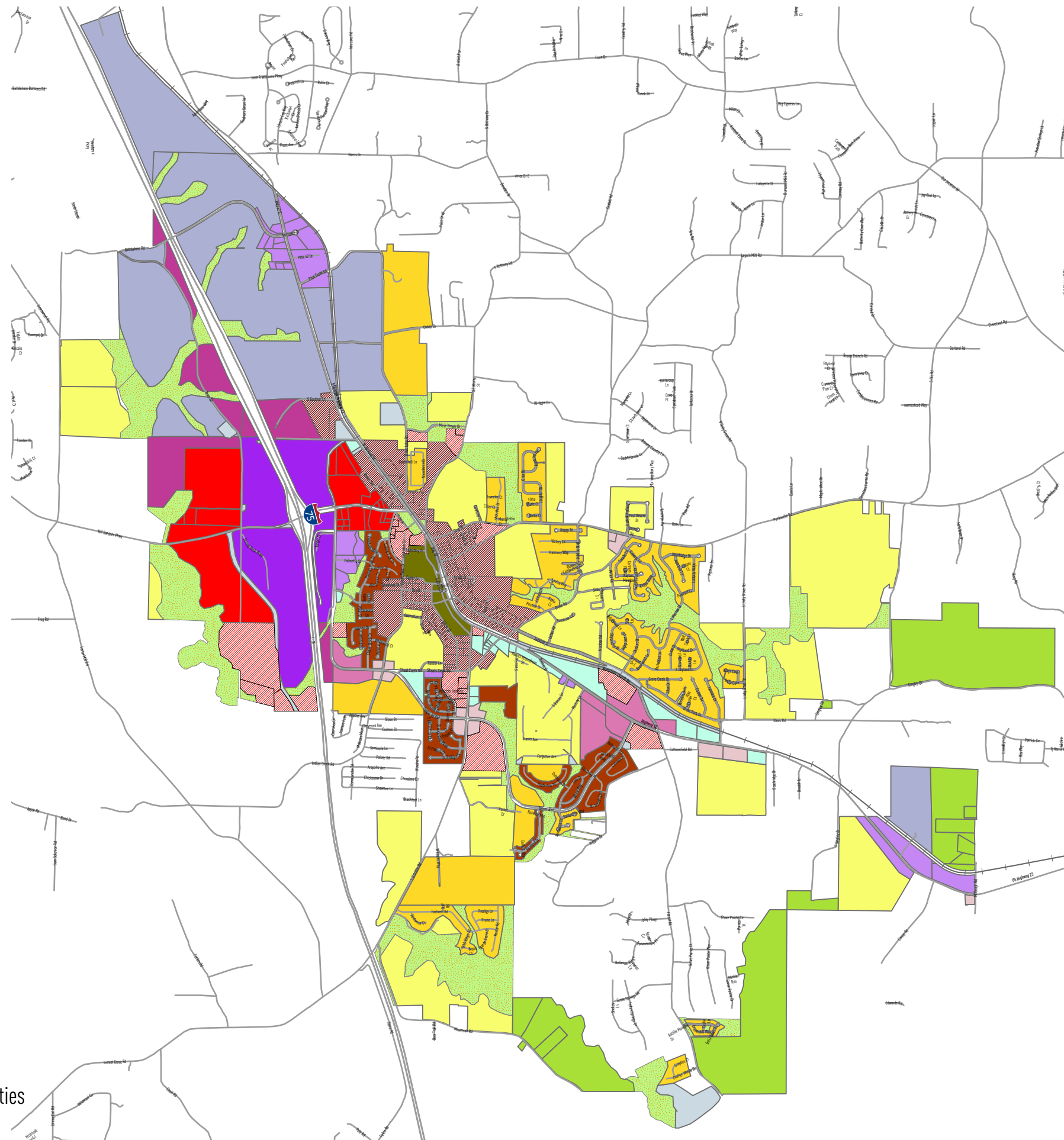


FUTURE LAND USE MAP

The Future Land Use Map is a general guide for character of development within the city. These categories and descriptions are to assist in planning and rezoning for future growth within the City of Locust Grove.

FUTURE LAND USE

- Gateway Town Center
- Central Business District
- Mixed Historic Neighborhood
- Mixed Use Neighborhood
- Mixed Use District
- Office
- Professional/Institutional
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density - County
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Commercial - County
- Service Commercial
- Industrial
- Transportation/Communication/Utilities
- Parks/Recreation/Conservation



GATEWAY TOWN CENTER

This classification includes those properties along the Bill Gardner Parkway at the I-75 interchange corridor. This classification includes a substantial mixture of significant revenue-producing uses (such as office, service and retail, restaurants, hotel/motel developments, entertainment, tourist/cultural facilities, recreational centers, etc.) that are integrated and mutually supporting. High-density multi-family residential shall be available to range from 12 to 20 dwelling units per acre, based on the overall project design and ability to provide mixture of uses, structured parking, and bonuses for amenities. Development shall incorporate non-vehicular transportation options such as pedestrian and bicycle friendly routes and shall occur in conformance with a coherent master development plan which stipulates the type, scale, and appearance of uses, permitted densities, and related developmental considerations such as parking ratios, parking placement and unique and consistent signage. Typical zoning district(s) under current ordinance would be C-2 (general commercial), C-3 (heavy commercial) with use of planned development (PD) and mixed use overlay districts for vertical integration of residential and commercial.



CENTRAL BUSINESS DISTRICT

This classification is for the existing downtown central core and is projected to expand over time westward towards Frances Ward Drive. A mix of uses are encouraged in this area that blend office, retail, restaurant and residential uses, up to 6 dwelling units per acre where adjacent to city parks. It is anticipated that most loft apartments and condominium development in the city will occur in this area. Typical zoning district(s) under current ordinance would be C-2 (general commercial), RM (RM-1 apartments, RM-2 townhomes, RM-3 condominiums) with use of planned development (PD) and mixed use overlay districts for vertical integration of residential and commercial.



MIXED HISTORIC NEIGHBORHOOD

This classification area is primarily east of the railroad along Highway 42 and along areas SW of the Central Business District. This area is reserved for the preservation of the existing historic residential buildings that may be transformed into professional offices, tourist-related uses, upscale dining facilities or personal services establishments. The main focus is along the Jackson Street Corridor and may have areas for residential uses with densities up to 2.5 dwelling units per acre. All existing structures should be preserved, and all new construction should be of similar architectural style. Typical zoning district(s) under current ordinance would be R-2 and R-3 residential districts, OI (office and institutional) and/or Conditional Uses as appropriate for tourist-related, personal services, and other facilities.



MIXED USE NEIGHBORHOOD

This area lies adjacent to the southeastern boundary of the Gateway Town Center and encourages regional mixed-use developments that include office, general commercial/retail, and multi-family residential with densities up to 8 dwelling units per acre along with parks and open space that are connected by non-vehicular passageways. Typical zoning district(s) under current ordinance would be C-2 (general commercial), RM (RM-1 apartments, RM-2 townhomes) with use of planned development (PD) and mixed use overlay districts for integration of residential and commercial uses.



**Photo by Wanda Moore*

MIXED USE DISTRICT

This is the area along I-75 between Bill Gardner Parkway, Price Drive and Bethlehem Church Road. This area will primarily be a horizontal mixture of heavy commercial, office and industrial/warehouse uses where appropriate. Typical zoning district(s) under current ordinance would be C-3 (heavy commercial), M-1 (light manufacturing) and M-2 (general industrial).



**Photo by Wanda Moore*

OFFICE

This classification includes small single-occupant office structures as well as large office parks with a variety of tenants in multi-story buildings. This classification includes property that accommodates business concerns that do not provide a product directly to customers on the premises, or do not, as a primary activity, involve the manufacture, storage or distribution of products. This classification also includes buildings and facilities used by private non-profit institutions such as places of worship, public and private schools, universities and technical colleges, and charitable organizations. Typical zoning district(s) under current ordinance would be OI (office and institutional) and/or Conditional Uses as appropriate for churches, schools, and other facilities.



PROFESSIONAL/INSTITUTIONAL

This classification includes public and professional uses such as schools, colleges, hospitals, municipal community centers, places of worship, public cemeteries, municipal buildings, and post offices. Typical zoning district(s) under current ordinance would be OI (office and institutional) and/or Conditional Uses as appropriate for churches, schools, and other facilities.



NEIGHBORHOOD COMMERCIAL

These areas serve primarily local convenience needs and are placed at appropriate intervals. The largest tenant may be no larger than 35,000 square feet. These centers are rarely larger than 100,000 square feet in leasable area. Typical zoning district(s) under current ordinance would be C-1 (neighborhood commercial).



COMMUNITY COMMERCIAL

This classification serves a trade population of at least 25,000 and mainly consists of grocery stores and other anchor tenants less than 70,000 square feet in size. These centers are typically no larger than 300,000 square feet in leasable area. Typical zoning district(s) under current ordinance would be C-1 (neighborhood commercial), C-2 (general commercial).



REGIONAL COMMERCIAL

This area is concentrated near the I-75 Interchange at Bill Gardner Parkway and supports the Gateway Town Center District. There is no limit to the largest tenant/anchor or largest center size and is typically arranged on multiple levels of 2 to 3 floors. This area can support high-density multi-family developments of up to 12 dwelling units per acre where integrated and concurrent with mixed use developments and shall be arranged vertically above office and commercial activities with shared parking in at least partial structured settings. These areas serve a trade population of 100,000 or more and typically provide services for the traveling public. Typical zoning district(s) under current ordinance would be C-2 (general commercial), C-3 (heavy commercial) with use of planned development (PD) and mixed use overlay districts for vertical integration of residential and commercial.



SERVICE COMMERCIAL

These centers are located within or near industrial land uses and should be the concentration of uses that require a lot of outdoor storage or display of equipment and/or bulk materials. Certain neighborhood commercial activities are encouraged within these centers to provide nearby convenience needs to these employment centers. Typical zoning district(s) under current ordinance would be C-1 (neighborhood commercial), C-3 (heavy commercial).



RURAL RESIDENTIAL

(Minimum lot size of 1.25 acres with septic tank and well, and 1-acre minimum with septic tank and county water system) – Residential development within this district includes future single-family residential subdivision developments with densities of up to 0.8 dwelling units per acre when developed with approved public water systems and on-site septic tank systems for individual lots. Access on paved roads classified as local or collector roads is required. Typical zoning district(s) under current ordinance would be RA and R-1.



LOW DENSITY RESIDENTIAL

These areas are primarily in areas without public sewer (typically) or in watershed protection areas with single-family densities up to 1.5 dwelling units per acre (where sanitary sewer is present and conservation subdivisions are used). Typical zoning district(s) under current ordinance would be R-1 and R-2.



MEDIUM DENSITY RESIDENTIAL

Single-Family densities up to 3.25 dwelling units per acre. These areas are within public sewer service areas and lie primarily outside of environmentally-sensitive areas. Typical zoning district(s) under current ordinance would be R-2 and R-3.



**Photo by Wanda Moore*

HIGH DENSITY RESIDENTIAL

Multifamily residential densities up to 6 dwelling units per acre are typical in this designation. These areas are found in the LCI Emerging South Overlay, along Tanger Boulevard and along Dewey Rose Lane. These types of uses may exist separately, such as in garden-style apartments or townhome developments, but are encouraged to be integrated within appropriate commercial/office development in the Mixed-Use categories listed herein. Typical zoning district(s) under current ordinance would be RM (RM-1 apartments and RM-2 townhomes).



**Photo by Wanda Moore*

INDUSTRIAL

The purpose of this classification is to provide for areas where light general industrial and warehouse/distribution uses can be located. Primary uses in this category include light manufacturing, warehousing, wholesale/distribution, and assembly. They may also include heavy industrial uses such as bulk production, processing centers and manufacturing if proper sight and noise buffers are provided. Typical zoning district(s) under current ordinance would be M-1 (light manufacturing) and M-2 (general industrial).



TRANSPORTATION, COMMUNICATIONS, UTILITIES

This classification is intended to provide locations for transportation improvements, communications facilities, and utilities where not currently zoned for such activities in private or public rights-of-way to serve the needs mobility, access, telecommunications, data services and electric, gas, water, and sanitary sewer services. Typical zoning district(s) under current ordinance would be TCU (transportation, communications, and utilities).



PARKS, RECREATION, CONSERVATION

This classification includes public parks, recreation areas, and open spaces, as well as regions containing sensitive environmental areas such as floodplain, wetlands and riparian corridors along with areas to be preserved for greenways or land conservation.



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CHAPTER 11

COMMUNITY WORK PROGRAM



City of Locust Grove 2024-2028 Community Work Program

Planning Projects

Project	2024	2025	2026	2027	2028	Responsibility	Cost Estimate	Funding Source
Implement Main Street façade program	*	*	*	*	*	Main Street	\$25,000	Main Street
Implement wayfinding program	*	*	*			City (Community Development), Main Street	\$40,000	Private Funds, Grants, Hotel/Motel Funds
Perform audit of Zoning and Land Development Code in relation to Comprehensive Plan and LCI Plan to identify and inform code revisions	*	*				City (Community Development), Consultant	\$40,000	Local Funds
Prepare feasibility study and implementation program for downtown park development with water feature and play area	*	*	*	*		City (Community Development, Public Works), Main Street	\$375,000	Private Funds, Grants, Hotel/Motel Funds
Prepare report measuring City implementation of Comprehensive Plan and LCI Plan	*					City (Community Development, Public Works), Consultant	Staff Time	Local Funds
Conduct new study to inform amendment to Capital Improvements Element (CIE)	*	*				City (Community Development, Public Works), Consultant	\$30,000	Local Funds, Impact Fees
Develop framework for long-term management and mitigation of impacts of warehouse development	*	*	*			City (Community Development, Public Works)	Staff Time	Local Funds
Conduct housing assessment to document city's housing stock, conditions, code compliance, market, and needs		*	*			City (Community Development), Consultant	\$15,000	Local Funds
Support prioritization and implementation of Locust Grove Livable Centers Initiative (LCI) Plan (2016)	*	*	*	*	*	City (Community Development)	Staff Time	Local Funds
Develop plan for long-term natural resource remediation and protection in key areas experiencing recent heavy development and future development pressure		*	*	*		City (Community Development, Public Works), Consultant	\$15,000	Local Funds

Transportation Projects

Project	2024	2025	2026	2027	2028	Responsibility	Cost Estimate	Funding Source
Central Connector Road from Tanger Boulevard to Frances Ward Boulevard	*	*	*	*		City (Community Development, Public Works), County, GDOT	\$3,500,000	Local Funds, State Funds, ARC
Realignment of Price Drive to intersect with Bethlehem Road farther west of I-75	*	*	*			City	\$3,500,000	Private Developers

City of Locust Grove 2024-2028 Community Work Program

Transportation Projects

Project	2024	2025	2026	2027	2028	Responsibility	Cost Estimate	Funding Source
Interchange at Bethlehem Road and I-75	*	*	*			City (Community Development, Public Works), County, GDOT	\$110,000,000	Local Funds, State Funds, ARC
Extension of Peeksville Road to Cleveland Street	*	*	*	*	*	City (Community Development, Public Works)	\$250,000	Local Funds
Support prioritization and implementation of Henry County 2050 Transportation Plan (2022) projects within City limits	*	*	*	*	*	City (Community Development, Public Works), County, GDOT	Staff Time	Local Funds
Support prioritization and implementation of Henry County Transit Master Plan (2022) projects within City limits	*	*	*	*	*	City (Community Development, Public Works), County	Staff Time	Local Funds
Support prioritization and implementation of Henry County Trails Plan (2022) projects within City limits	*	*	*	*	*	City (Community Development, Public Works), County	Staff Time	Local Funds

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CHAPTER 12

REPORT OF ACCOMPLISHMENTS



REPORT OF ACCOMPLISHMENTS

KEY TO TERMINOLOGY

Items that are Completed have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are Underway have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

Items that are Postponed are still priorities for the community and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are Cancelled will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

City of Locust Grove Report of Accomplishments from 2019-2023 Community Work Program		
Plans		
Project/Activity	Status	Notes
Construct new passive recreation park on old oxidation pond site	Complete	
Main Street Façade Program	Underway	Several facades completed, program ongoing
Wayfinding Program	Postponed	See 2024-2028 CWP
Revise current codes with an updated zoning and Land Development Code with targeted special area overlays	Underway	Project recast in 2024-2028 CWP as code audit to inform any future code revisions
Update CIE Study	Postponed	Project recast in 2024-2028 CWP as "Conduct new study to inform amendment to Capital Improvements Element (CIE)"
Downtown park development with water feature and play area	Postponed	Project recast in 2024-2028 CWP as feasibility study
Prepare Report illustrating how the city implements the plan	Underway	Project being recast in 2024-2028 CWP as report measuring City implementation of Comprehensive Plan and LCI Plan
Develop Business Incentive Program for Heavy Commercial Developments	Complete	Replaced with self-taxing district
Transportation Projects		
Project/Activity	Funding Source	Notes
Central Connector Rd -- Tanger to Frances Ward Blvd	Underway	See 2024-2028 CWP
Realignment of Price Dr to intersect with Bethlehem Rd	Underway	See 2024-2028 CWP
Interchange at Bethlehem Rd	Underway	See 2024-2028 CWP
Conduct a new CIE Study	Cancelled	Project is duplicative of "Update CIE Study" line item in section above



APPENDIX

PUBLIC HEARING #1

PUBLIC HEARING #2

STEERING COMMITTEE #1

STEERING COMMITTEE #2

PUBLIC OPEN HOUSE

PUBLIC INPUT ONLINE SURVEY

PUBLIC HEARING #1

MARCH 20, 2023

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

PUBLISHER'S AFFIDAVIT

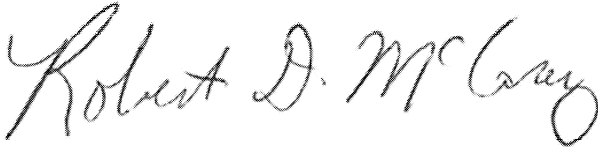
STATE OF GEORGIA
COUNTY OF HENRY

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

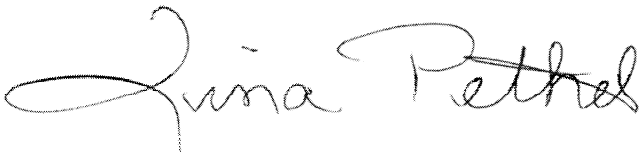
Ad No.: **96129**

Name and File No.: **PUBLIC HEARING 3/20/2023**

a true copy of which is hereto attached, was published in said newspaper on the following date(s):
03/01/2023

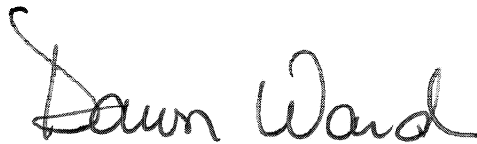
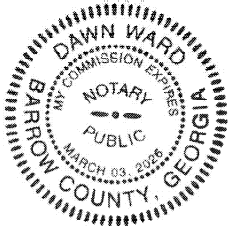


Robert D. McCray, SCNI Vice President of Sales and Marketing



By Tina Pethel
SCNI Controller

Sworn and subscribed to me 10/13/2023



Notary Public
My commission expires 03/03/2026

PUBLIC HEARING #1

MARCH 20, 2023

Ad text : Public Hearing Notice
City of Locust Grove
March 20, 2023
6:00 PM
Locust Grove Public
Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, March 20, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONING

RZ-23-02-01 4787 Highway 42, LLC of McDonough, GA requests a rezoning of 3.37 +/- acres located at 4787 Highway 42 from RA (Residential Agricultural) to C-2 (General Commercial) for the purpose of developing a convenience store/gas station.

ZONING MAP UPDATE

The City will conduct a public hearing to discuss updates to the Official Zoning Map for the City of Locust Grove, and for other considerations.

COMPREHENSIVE PLAN UPDATE

The City will conduct a public hearing to discuss the process of the update and the expected timeline for the amendment process, including Public Outreach and upcoming Open Houses.

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

Daunté Gibbs
Community Development
Director - City of Locust
Grove
96129-3/1/2023

PUBLIC HEARING #1

MARCH 20, 2023

CITY OF LOCUST GROVE 2023 COMPREHENSIVE PLAN UPDATE

First Public Hearing– March 20, 2023



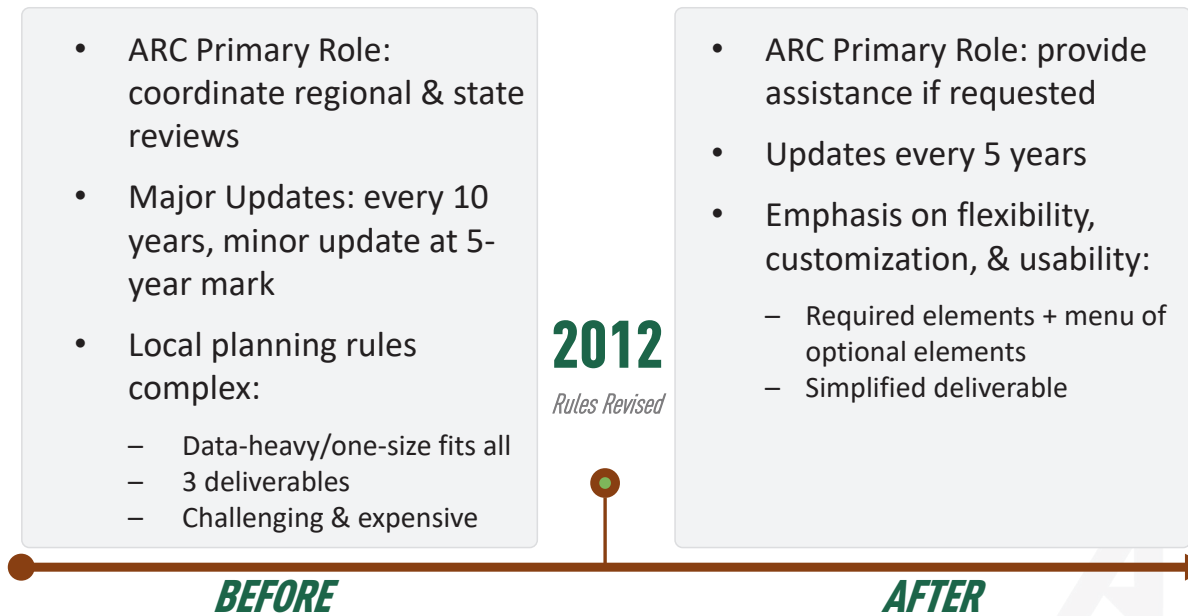
WHY DO WE PLAN?



PUBLIC HEARING #1

MARCH 20, 2023

BACKGROUND: ARC COMPREHENSIVE PLANNING SERVICES



PROCESS: REQUIRED ELEMENTS



Required for Locust Grove: CIE, Land Use, Transportation, Housing

PUBLIC HEARING #1

MARCH 20, 2023

PROCESS: ELEMENTS REQUIRING UPDATE EVERY 5 YEARS

- Needs and Opportunities
- Broadband
- Land Use
- Report of Accomplishments (ROA) – Status of every item in existing Community Work Program (CWP), covering last 5 years
- New CWP – Items noted as Underway or Postponed in ROA, plus any brand-new items, covering next 5 years

See pp. 7-12 of DCA rules at Chapter 110-12-1-.03



PROCESS: ELEMENTS RCs ARE REQUIRED TO ASSIST WITH

- Goals
- Needs and Opportunities
- Broadband
- CWP

See p. 6 of DCA rules at Chapter 110-12-1-.03(7)(b)

This is technically what's required of the RC, but ARC's scope covers more.



PUBLIC HEARING #1

MARCH 20, 2023

SCHEDULE: NEAR-TERM

- Execute MOA
- Initial meetings with local staff to identify:
 - Strengths/weaknesses of existing plan
 - Issues emerging in last 5 years
 - Public engagement considerations
- Up-front data work (ARC)

DEC-JAN

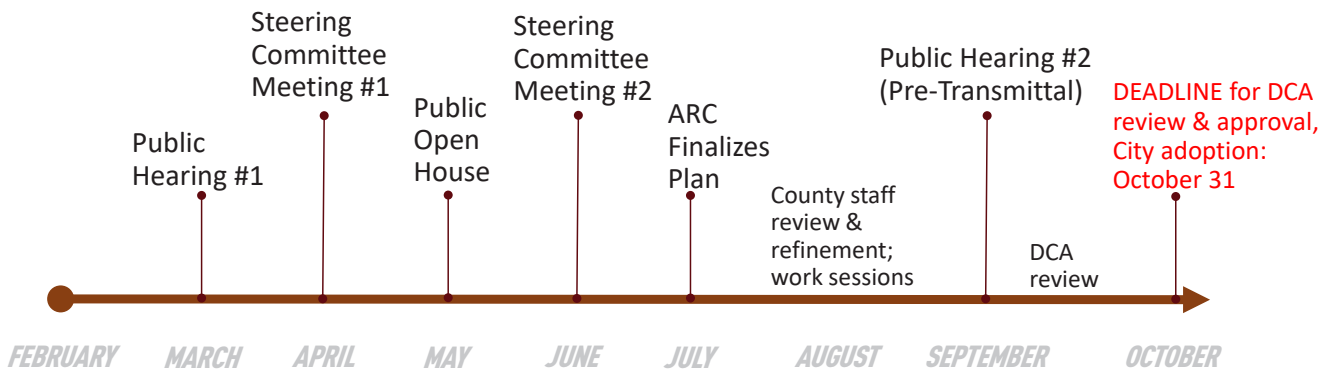
2022-2023

- Site Visit/Tour
- Review & begin editing last plan (ARC)
- Assemble steering committee
- Review CWP & evaluate status to inform ROA & new CWP
- Schedule steering committee meetings, public open house
- Develop online survey

FEB-MAR



TENTATIVE SCHEDULE: LONG-TERM



2023



PUBLIC HEARING #2

OCTOBER 16, 2023

Henry Herald

38 Sloan Street
McDonough, Georgia 30253

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

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

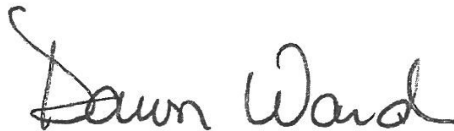
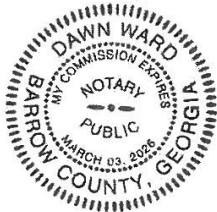
Personally appeared before the undersigned, a notary public within and for said county and state, Douglas W. Crow, Vice President of Operations, Times Journal Inc., which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication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

Ad No.: 367176
Name and File No.: **PUBLIC HEARING 10/16/23**
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
09/27/2023



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

Sworn and subscribed to me 09/28/2023



Notary Public
My commission expires 03/03/2026

PUBLIC HEARING #2

OCTOBER 16, 2023

Ad text :

Hdh2403
gpn16

Public Hearing Notice
City of Locust Grove
October 16, 2023
6:00 PM
Locust Grove Public Safety Building
3640 Highway 42 South
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated (?Zoning Procedures Law?) and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, October 16, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

FUTURE LAND USE MAP AMENDMENT

Rob Franks of McDonough, GA requests a Future Land Use Map Amendment from Service Commercial and Parks, Recreation, Conservation to Industrial for 23.25 +/- acres located on Highway 42 (Parcel ID # 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

REZONING

Rob Franks of McDonough, GA requests a rezoning from RA (Residential Agricultural) to M-1 (Light Industrial) for 23.25 +/- acres located on Highway 42 (Parcel ID # 111- 01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

CONDITIONAL USE

Rob Franks of McDonough, GA requests a Conditional Use for 23.25 +/- acres located on Highway 42 (Parcel ID # 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

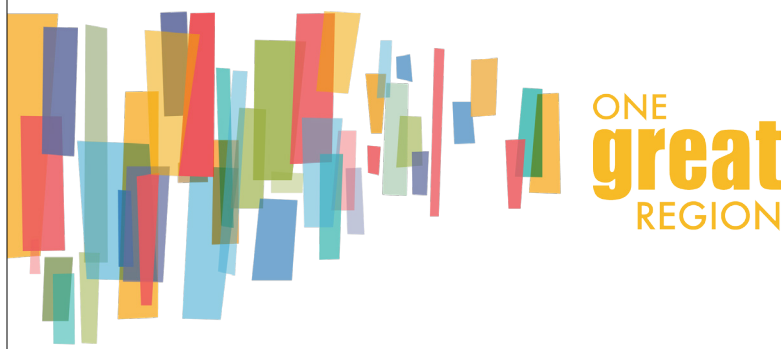
COMPREHENSIVE PLAN UPDATE

The City of Locust Grove's Mayor and Council will hold a public hearing regarding the City's 2023 Comprehensive Plan Update. The purpose of this hearing is to brief the community on the contents of the plan; provide an opportunity for residents to make final suggestions, additions or revisions; and notify the community of when the plan will be submitted to the Atlanta Regional Commission for review. All interested parties should attend. Questions should be directed to Daunt? Gibbs, Director, Community Development Department, at dgibbs@lo custgrove-ga.gov or 770-957-5043.

Daunt? Gibbs
Community Development Director - City of Locust Grove
9:27, 2023

PUBLIC HEARING #2



OCTOBER 16, 2023



**ONE
great
REGION**

Public Hearing

City of Locust Grove 2023 Comprehensive Plan Update
October 16, 2023 | 6:00 p.m.



Agenda

- Comprehensive Planning Overview
- Plan Timeline & Process
- Plan Overview
- Next Steps
- Questions & Comments

PUBLIC HEARING #2

OCTOBER 16, 2023



Comprehensive Planning Overview

ONE great REGION ARC

Required Plan Elements

<i>REQUIRED FOR ALL</i>	VISION & GOALS	NEEDS & OPPORTUNITIES	COMMUNITY WORK PROGRAM	BROADBAND	
<i>REQUIRED FOR SOME</i>	CIE	LAND USE	ECONOMIC DEVELOPMENT	TRANSPORTATION	HOUSING

Yellow = required for Locust Grove

ONE great REGION ARC

PUBLIC HEARING #2

OCTOBER 16, 2023

Locust Grove's Plan Includes...

- ▮ Introduction & History
- ▮ Data and Demographics
- ▮ Broadband
- ▮ Community Engagement
 - Planning Process
 - Needs and Opportunities
- ▮ Community Vision and Goals
- ▮ Review of Existing Plans and Studies
- ▮ Housing
- ▮ Transportation
- ▮ Historic, Cultural, and Natural Resources
- ▮ Future Land Use
- ▮ Community Work Program
- ▮ Report of Accomplishments
- ▮ Appendix



Elements Requiring Update Every 5 Years

- ▮ Needs and Opportunities
- ▮ Broadband
- ▮ Land Use
- ▮ Report of Accomplishments (ROA)
- ▮ Community Work Program (CWP)

Elements RC Required to Assist With**

- ▮ Needs and Opportunities
- ▮ Goals
- ▮ Broadband
- ▮ Community Work Program (CWP)

***Note: These items are **required** of the RC, but ARC's scope covers more.*



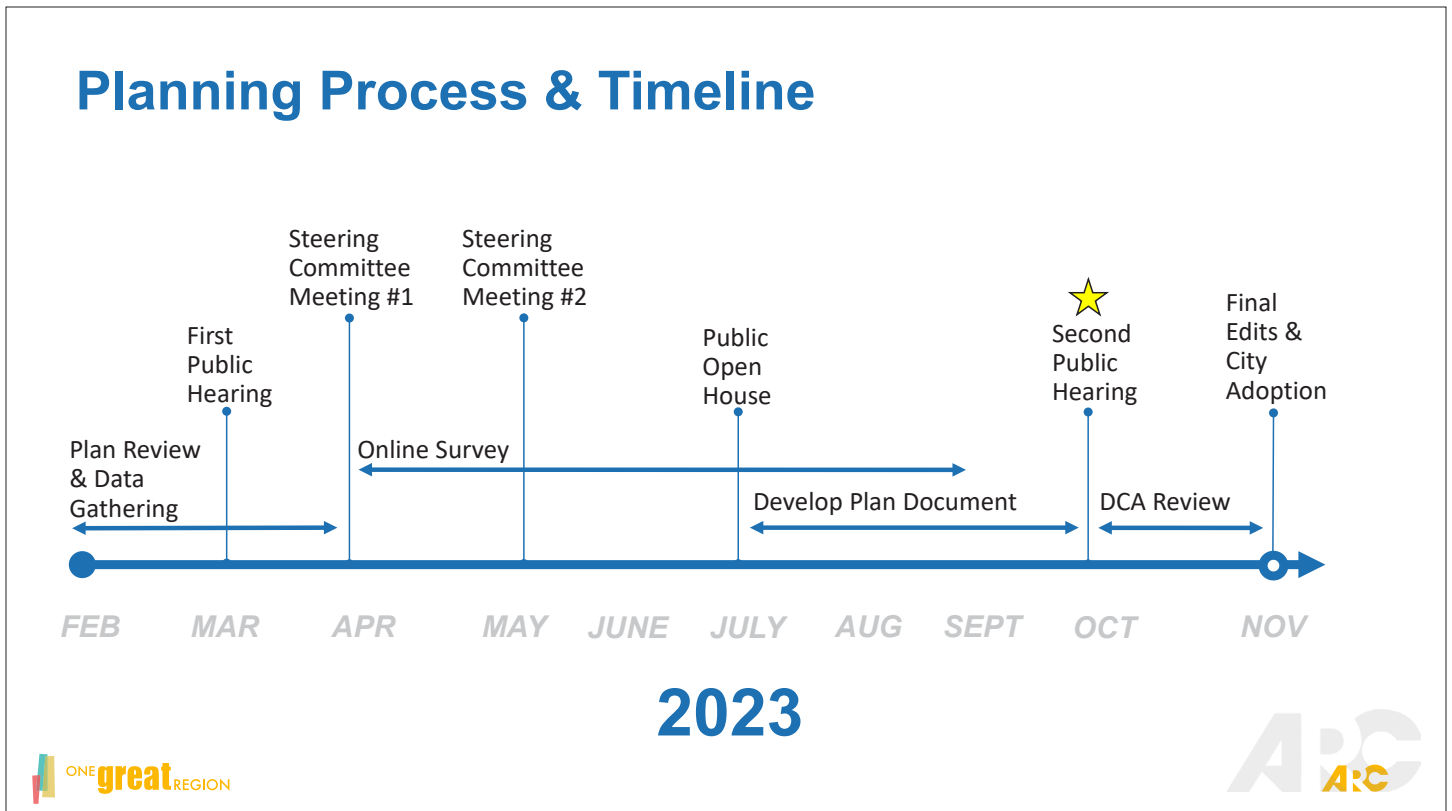
PUBLIC HEARING #2

OCTOBER 16, 2023



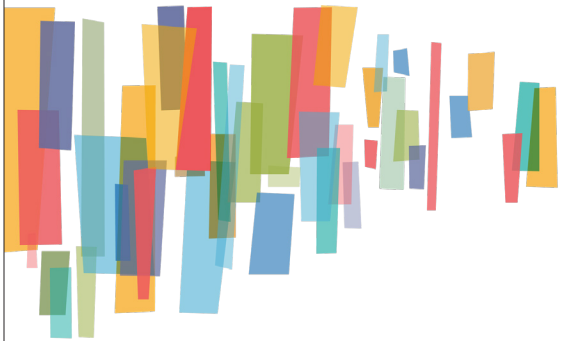
Planning Process & Timeline

ONE great REGION ARC



PUBLIC HEARING #2

OCTOBER 16, 2023

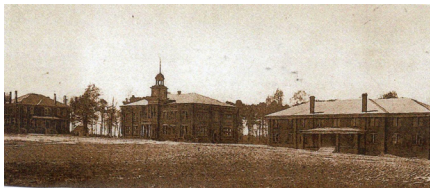


Plan Overview



Yesterday & Today | Background

- Locust Grove's History
- What is a Comprehensive Plan?
- Information on most recent (2018-2019) plan

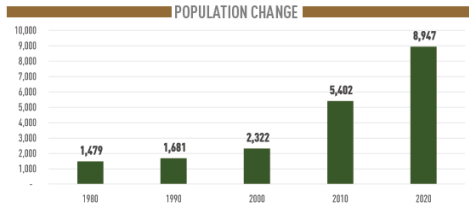


PUBLIC HEARING #2

OCTOBER 16, 2023

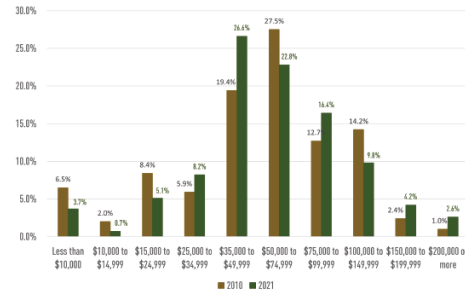
Data & Demographics

- Population, Age, Race
- Labor & Employment



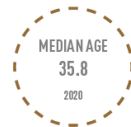
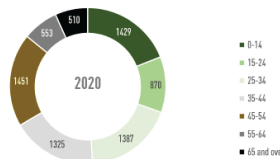
Data Source: US Census Bureau, American Community Survey, 2020
From 2010 to 2020, the population of Locust Grove has increased by 65%.

HOUSEHOLD INCOME DISTRIBUTION



Data Source: US Census Bureau, American Community Survey, 2020
Median Household Income has been increased in the City of Locust Grove between 2010 and 2021. 26.6% of the population make \$35,000 to \$50,000, and the median household income in 2021 has been \$37,799.

AGE DISTRIBUTION



Data Source: US Census Bureau, American Community Survey, 2020

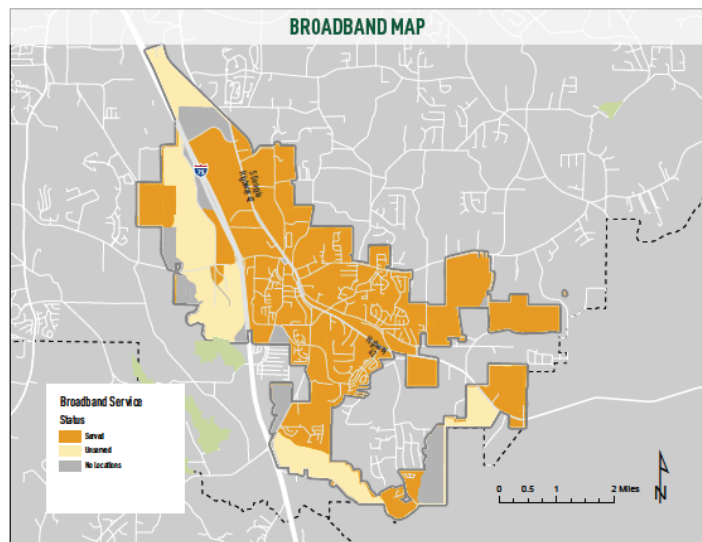
The age distribution chart shows that the City of Locust Grove has a large portion of its population between the age of 25 to 54.



Broadband

Wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- Access to the Internet; or
- Computer processing, information storage, or protocol conversion.



PUBLIC HEARING #2

OCTOBER 16, 2023

Community Engagement Summary

Overview of Engagement Process

- Steering Committee
- Open House
- Online Survey

Needs & Opportunities



NEEDS

LAND USE & DEVELOPMENT

Henry County was the fastest growing county in metro Atlanta in the first decade of the 2000s in terms of the conversion of undeveloped acreage to developed acreage. This rapid change led to infrastructure burdens and a feeling that the county and cities have been reactive rather than proactive. The challenges today remain reimagining and upgrading existing infrastructure, preserving historic neighborhoods, supporting the revitalization of existing neighborhoods and housing stock, setting a high standard for the design of new development, reimagining natural resource impacts, and maintaining Locust Grove's small-town character.

Managing Growth

The historic town center of Locust Grove has matured and developed in recent years but still has a need for more activation and fullness of its potential. Specifically, this includes better connectivity both within the district and to adjacent neighborhoods, context-sensitive infill development and redevelopment, additional programming and beautification, and locations, recreation and retention of dining and entertainment uses.

Downtown Vibrancy

Both of the following needs are critical. Pressure for warehouse and distribution development is likely to continue given the completion of the Port of Savannah Deepening Project, the Georgia Department of Transportation's planned truck lanes I-75 Commercial Vehicle Lanes Project that will terminate in Henry County north and south of Locust Grove, and a future new interchange on I-75 at Balfour Road.

- **Locust Grove Expansion** - Land already planned and zoned in the City and warehouse industrial has largely been built out or zoned as such, but there is a strong public perception that this land use has always been overbuilt in Locust Grove and could continue to be, through incremental annexations and rezonings. The City will need to be transparent in creating and adhering to a targeted limit on warehouse development.
- **Highway Impacts** - Related challenges go forward to long-term management and mitigation of resulting impacts on traffic congestion, roadway, heritage aesthetics, noise, stormwater, tree canopy, air quality, and other areas.

Warehouse Development

OPPORTUNITIES

Community Character, People and Institutions

Despite nearly quadrupling in population between 2000 and 2020, Locust Grove still retains a palpable small-town character and charm that is distinct from other nearby cities. This is manifested in the city's elected officials, civic institutions and sense of community as well.

Downtown

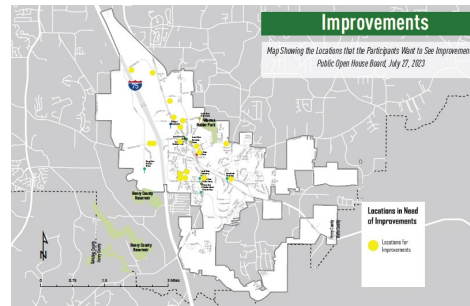
Locust Grove is fortunate to have a historic downtown in its footprint. Many local governments in the region try to replicate what already exists here. The City should continue to invest in its downtown to further activate and bolster it as the community's anchor through excellent development, events and programming, and continued improvement of the public realm. Tools for building on this community asset are the city's Main Street Program, Downtown Development Authority and Livable Centers Initiative (LCI) Plan completed in 2016.

Parks and Greenspaces

The community views its parks and greenspaces as key assets to be strengthened through physical expansion and improvements, additional programming for youth and seniors, and parks use for community events such as concerts.

Location in the Region

I-75 and US 29/SR 42 run directly through Locust Grove, providing residents with highway access to employment centers and other communities across the Southside and the rest of metro Atlanta. These routes also serve as major corridors for regional and statewide movement of people and goods. Additionally, Locust Grove is in comparatively close proximity to Hartsfield-Jackson Atlanta International Airport, connecting it to the rest of the country and the world.



Vision Statement



VISION:

Locust Grove will be a vibrant community with historic small town character, a diverse economic base, safe and high-quality neighborhoods, and a growing mix of amenities. Residents and visitors will have access to housing, jobs, and outdoor and green spaces for recreation and gathering. Downtown Locust Grove will continue to reemerge as the city's anchor to create a sense of community pride and identity.



PUBLIC HEARING #2

OCTOBER 16, 2023

Goals

GOALS

This section of the plan details goals that the City desires to achieve in the coming years to support the plan's Vision Statement and to address the challenges and accentuate the strengths listed in the Needs and Opportunities section. The foundation of this list lies in the 2019 Henry County/Cities joint comprehensive plan. The 2023 plan update process translated Steering Committee, staff and community input into adjustments of and new additions to those goals, as follows.



1. Implement the city's 2016 Livable Centers Initiative (LCI) Plan as the blueprint for downtown:
 - Attracting high quality, compatible infill development and redevelopment, including residential, dining and entertainment uses
 - Investing in the public realm – streetscaping, landscaping, lighting, roadway maintenance, traffic calming, crosswalks, intersection improvements, well-designed parking, and connectivity to surrounding neighborhoods
 - Strengthening downtown events, programming, arts, and cultural activities
2. Develop and adhere to a clear limit on warehouse development and organize a framework for long-term management and mitigation of resulting impacts on aesthetics, noise, stormwater, tree canopy, air quality, and traffic – including enforcement, signage and truck prohibitions on additional roadways.
3. Attract a wider range of housing options that reflects the range of life stages and incomes present in the community and projected in the future – including smaller footprint dwellings and "Missing Middle" housing options. Focus on thoughtfulness in location, design, walkability, compatibility with adjacent uses, and impacts on schools.
4. Ensure that existing and future "build-to-own" single-family detached subdivisions maintain the highest possible standard of design and code compliance, comparable to other housing products and neighborhoods.
5. Update the City's codes and ordinances to encourage desired development and discourage incompatible development in key areas. This can include the use of permitting incentives, overlays, and time limits on legal non-conforming uses.

6. Create a plan for natural resource remediation and protection in key areas experiencing recent heavy development as well as those facing current development pressure.
7. Improve parks and greenspaces through physical expansion and improvements, programming for youth and seniors, and use for community events such as concerts.
8. Partner with civic groups, neighborhood associations and non-profits in new ways to maintain the small town character, sense of belonging and connectedness and in Locust Grove.
9. Ensure that Locust Grove's I-75 interchanges at Bill Gardner Parkway and Bethlehem Road (Planned) function efficiently and reflect the city's character through excellent design, gateway and beautification features.
10. Retrofit and upgrade substandard areas of major roadways such as Bill Gardner Parkway and SR 42/US 23 to align with best-in-class standards for landscaping, streetscaping, stormwater management, access management, and bikeway infrastructure.
11. Upgrade and expand the bicycle and pedestrian network citywide, connecting downtown to surrounding residential areas, connecting neighborhoods to each other, and providing more recreational/trail opportunities. This includes implementing relevant components of the Henry County Trails Master Plan.
12. Improve east-west connectivity by continuing to support studies and planned improvements for roadways such as Bill Gardner Parkway and Peeksville Road and the SR 42/US 23 connection between them.



Review of Existing Plans & Studies

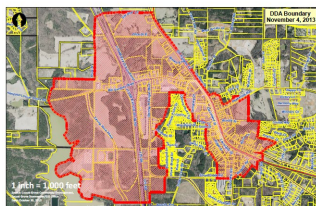
Details relevant related/supporting plans and programs:

- Main Street and Downtown Development Program
- Town Center Livable Centers Initiative (LCI) Plan
- Henry County & Cities Waste Management Plan

LOCUST GROVE MAIN STREET AND DOWNTOWN DEVELOPMENT PROGRAM

The City of Locust Grove has had a Main Street Community Program since 2006. The program is responsible for the implementation of the program's present, promote, and revitalize the historic downtown in Locust Grove and across the main street consisting of most of downtown's businesses. The Main Street is programmed to create a historic downtown that is beautiful, economically vibrant, and an eligible destination for local and visitors. Locust Grove Main Street Inc. is primarily responsible for promoting and maintaining through downtown events. Funds raised through these events are directly re-invested in the historic downtown through beautification projects such as the Facade Grant Program. Several projects have been funded by Locust Grove Main Street Inc. including:

1. Two Little Free Libraries
 2. Fourth Friday FREE downtown concert series
 3. Playground equipment
 4. Newly landscaped flower beds
 5. Restoration of the Seward mural in Meyer's Walk Park
 6. Holiday decorations
 7. Nantuxus 1:1 matching Facade Grants to downtown businesses
- In addition to the Main Street Program, Locust Grove also has a LCI program that covers not only the Main Street, but the entire Downtown area. This program, like the Main Street program, aims to attract businesses to the downtown area.



LOCUST GROVE TOWN CENTER LCI

The City of Locust Grove was awarded a planning grant from the Atlanta Regional Commission in 2019 to complete the city's first LCI study. The City has been identified as a prime competitor for economic growth along I-75 due to its location, available regional drive, and abundance of vacant land. The main goal of this plan was to study efficient ways to connect the Historic Downtown business district to areas adjacent to the Tanger Outlet Center and I-75 interchange. The major focus was on developing strategic development plans for vacant lands and infill development in the Downtown business district, preserving and enhancing the historic character of Locust Grove, providing additional housing opportunities, and improving connectivity throughout the study area. The study area has several major corridors, centers, and lands, including Bill Gardner Corridor, Ingles Grocery Store, Multiple Complex, Historic Downtown, Tanger Outlet Center, Train Depot, Tanger Boulevard, Carriage Gate, and a vacant property. The plan studies existing land use and zoning within this area. Several Urban Design and Development Controls outline the architectural standards and proper preservation principles for existing and proposed developments. These controls include Locust Grove Historic Preservation District Overlay (HPDO), Downtown Development Authority and Locust Grove Main Street LLC. The plan also provides the future land use map including a central business district, high density residential area, regional commercial nodes, mixed-historic neighborhood, mixed-use neighborhood, and a small public/institutional area.

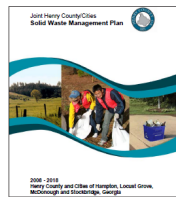


The study provides vision and land use and transportation frameworks through a community engagement process with several interviews and public workshops. Recommendations in the study cover land use, parks and open spaces, transportation, and walking and signage. Three main districts were outlined in the study area including Gateway District, Historic Downtown District, and Emerging South District. For each a design concept along with a market assessment have been proposed. Parks and open spaces are identified and connected to the existing and proposed sidewalks and multi-use paths. Transportation framework is outlined as short-term and long-term projects. Finally, the action plan provides recommendations for zoning and market in addition to the implementation tools, and it gives a list of projects for a 100 Day and a 5-Year Action Plan.



HENRY COUNTY/CITIES WASTE MANAGEMENT PLAN 2008-2018

The City of Locust Grove was awarded a planning grant from the Atlanta Regional Commission in 2019 to complete the city's first LCI study. The City has been identified as a prime competitor for economic growth along I-75 due to its location, available regional drive, and abundance of vacant land. The main goal of this plan was to study efficient ways to connect the Historic Downtown business district to areas adjacent to the Tanger Outlet Center and I-75 interchange. The major focus was on designing strategic development plans for vacant lands and infill development in the Downtown business district, preserving and enhancing the historic character of Locust Grove, providing additional housing opportunities, and improving connectivity throughout the study area. The study area has several major corridors, centers, and lands, including Bill Gardner Corridor, Ingles Grocery Store, Multiple Complex, Historic Downtown, Tanger Outlet Center, Train Depot, Tanger Boulevard, Carriage Gate, and a vacant property. The plan studies existing land use and zoning within this area. Several Urban Design and Development Controls outline the architectural standards and proper preservation principles for existing and proposed developments. These controls include Locust Grove Historic Preservation District Overlay (HPDO), Downtown Development Authority and Locust Grove Main Street LLC. The plan also provides the future land use map including a central business district, high density residential area, regional commercial nodes, mixed-historic neighborhood, mixed-use neighborhood, and a small public/institutional area.

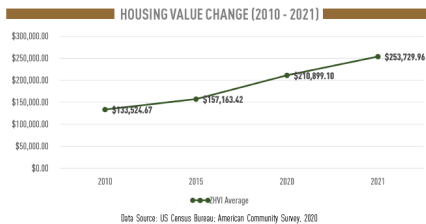


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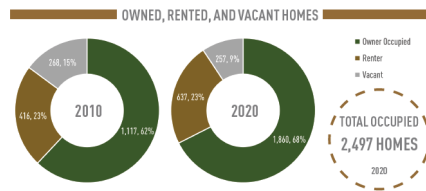
OCTOBER 16, 2023

Housing

- Details housing trends and information and community input received
- Highlights aspects of Henry County Consolidated Plan that are relevant to Locust Grove
- Identifies relevant information for Locust Grove from Metro Atlanta Housing Strategy



Housing value has been constantly increased from 2010 to 2021, resulting in the average of \$253,730 in 2021

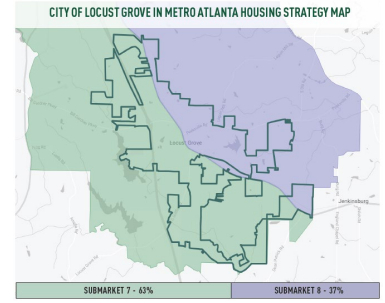
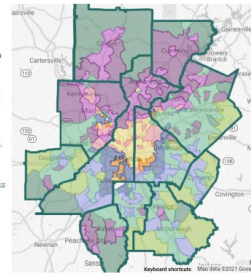


Around 68% of the total 2,497 occupied homes in Locust Grove are owned and 23% are rented. The vacant homes have been increased from 2010 to 2020.

- SUBMARKET 1** Higher priced core neighborhoods with moderate to higher priced housing.
- SUBMARKET 2** Higher priced core and employment corridor neighborhoods.
- SUBMARKET 3** Rapidly changing core neighborhoods experiencing the greatest increase in housing costs regionally.
- SUBMARKET 4** Lower priced core neighborhoods vulnerable to increasing housing costs.
- SUBMARKET 5** Suburban neighborhoods along employment corridors with moderate to higher priced mix of single family and multi-family housing.
- SUBMARKET 6** Suburban neighborhoods with moderate to higher priced housing.
- SUBMARKET 7** Suburban neighborhoods with lower to moderate priced housing.
- SUBMARKET 8** Suburban neighborhoods with lowest priced single family homes, mix of rental and owners.
- SUBMARKET 9** Lower priced and older.
- SUBMARKET 10** Higher priced rural areas.

Online Survey responses on how the participants rank housing in the City of Locust Grove

	Need More	Right Amount	Need Less
Affordable Housing	35%	33%	32%
Senior Housing	54%	39%	8%
Density	13%	31%	56%
Mixed-income Housing	24%	44%	32%
High-income Housing (\$400,000+)	31%	41%	28%



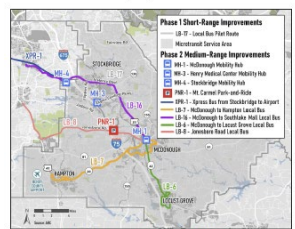
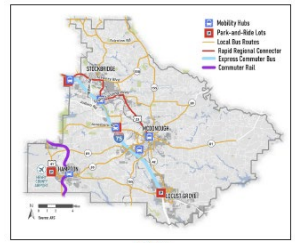
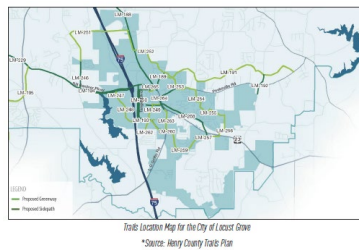
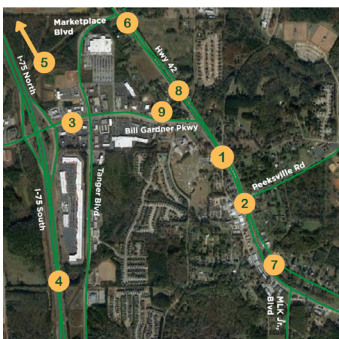
Transportation

- Details transportation trends and information and community input received
- Highlights relevant aspects of:
 - Henry County Comprehensive Transportation Plan (CTP) (2022)
 - Henry County Trails Plan (2022)
 - Henry County Transit Master Plan (2022)

ID	PROJECT NAME	DESCRIPTION
CTP-R03	SR 42/US 23 Widening	Bill Gardner Parkway to Goose Road / Widening from 2 to 4 lanes
CTP-R20	Tanger Boulevard New Alignment and Flyover Bridge	From Strong Rock Parkway to Tanger Boulevard / New 2-lane roadway
CTP-R24	L.G. Griffin Road Widening	From Hosannah Road to SR 42/US 23 / Widening from 2 to 4 lanes

ID	PROJECT NAME	DESCRIPTION
CTP-S01	Tanger Boulevard	From Indian Creek Road to Bill Gardner Parkway
CTP-S32	Greenwood/IndLester Mill Road	From Bill Gardner Parkway to SR 155

ID	PROJECT LOCATION	IMPROVEMENT
LM-14	US Griffin Road From 1.975 to Tanger Boulevard	Install Sidewalk along Both Sides of US Griffin Road
LM-15	Davis Road/S Ota Road From S Ota Road to Pekeville Rd	Install Sidewalk along Both Sides of Davis Road/S Ota Road
LM-16	Pekeville Road From S Ota Road to West Creek Road	Install Sidewalk along Both Sides of Pekeville Road
LM-20	From Pekeville Rd to Old Jackson Rd S Ota Road	Install Sidewalk along Both Sides of S Ota Road
LM-142	Indian Creek Road From US 23 to Bill Gardner Parkway	Install Sidewalk along West Side of Indian Creek Road
LM-143	Pekeville Road From US 23 to S Ota Road	Install Sidewalk along Both Sides of Pekeville Road
LM-173	Stanley K Tanger Boulevard From US Griffin Road to SR 42	Install Sidewalk along Both Sides of Stanley K Tanger Boulevard
LM-174	US Griffin Road From SR 42 to Stanley K Tanger Rd	Install Sidewalk along Both Sides of US Griffin Road

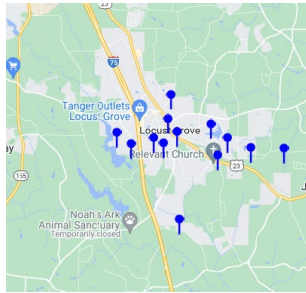
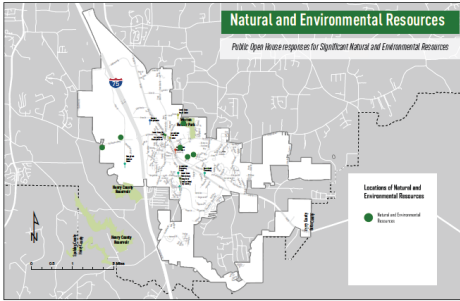


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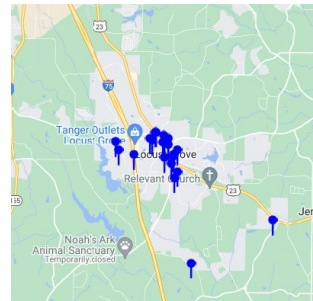
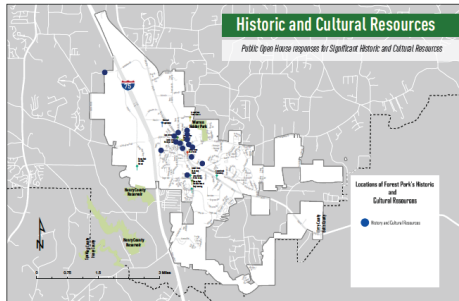
OCTOBER 16, 2023

Historic, Cultural & Natural Resources

Highlights community input received



- Locust Grove Recreation Center
- Maddox Park
- Warren Park
- Skyland Lake
- Wolf Creek area
- Strong Rock Christian School area
- Henry County Gardner Reservoir



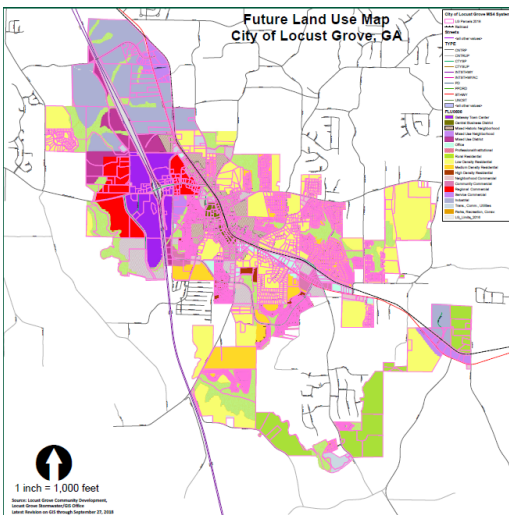
- Locust Grove schools
- Public Library
- Areas along Main Street
- City Hall



Future Land Use

General guide for character of development

Categories and descriptions designed to assist in planning, zoning and related decisions



CENTRAL BUSINESS DISTRICT

This classification is for the existing downtown central core and is projected to expand over time westward towards Frances Ward Drive. A mix of uses are encouraged in this area that blend office, retail, restaurant and residential uses, up to 6 dwelling units per acre where adjacent to city parks. It is anticipated that most loft apartments and condominium development in the city will occur in this area. Typical zoning districts under current ordinance would be C-2 (general commercial), RM (RM-1 apartments, RM-2 townhomes, RM-3 condominiums) with use of planned development (POD) and mixed use overlay districts for vertical integration of residential and commercial.



MIXED USE NEIGHBORHOOD

This area lies adjacent to the southeastern boundary of the Gateway Town Center and encourages regional mixed-use developments that include office, general commercial/retail, and multi-family residential with densities up to 8 dwelling units per acre along with parks and open space that are connected by non-vehicular passageways. Typical zoning districts under current ordinance would be C-2 (general commercial), RM (RM-1 apartments, RM-2 townhomes) with use of planned development (POD) and mixed use overlay districts for integration of residential and commercial uses.



NEIGHBORHOOD COMMERCIAL

These areas serve primarily local convenience needs and are placed at appropriate intervals. The largest tenant may be no larger than 35,000 square feet. These centers are rarely larger than 100,000 square feet in leasable area. Typical zoning districts under current ordinance would be C-1 (neighborhood commercial).



PUBLIC HEARING #2

OCTOBER 16, 2023

Community Work Program

- List of projects to be carried forward, started or accomplished in the next 5 years (2024-2028)
- Informed by community engagement efforts, Needs & Opportunities identification, and Vision/Goal development

City of Locust Grove 2024-2028 Community Work Program								
Project	Planning Projects					Responsibility	Cost Estimate	Funding Source
	2024	2025	2026	2027	2028			
Implement Main Street facade program	*	*	*	*	*	Main Street	\$75,000	Main Street
Implement wayfinding program	*	*	*			City (Community Development), Main Street	\$40,000	Private Funds, Grants, Hotel/Motel Funds
Perform audit of Zoning and Land Development Code in relation to Comprehensive Plan and LCI Plan to identify and inform code revisions	*	*				City (Community Development), Consultant	\$40,000	Local Funds
Prepare feasibility study and implementation program for downtown park development with water feature and play area	*	*	*	*		City (Community Development, Public Works), Main Street	\$375,000	Private Funds, Grants, Hotel/Motel Funds
Prepare report measuring City implementation of Comprehensive Plan and LCI Plan	*					City (Community Development, Public Works), Consultant	Staff Time	Local Funds
Conduct new study to inform amendment to Capital Improvements Element (CIE)	*	*				City (Community Development, Public Works), Consultant	\$30,000	Local Funds, Impact Fees
Develop framework for long-term management and mitigation of impacts of warehouse development	*	*	*			City (Community Development, Public Works)	Staff Time	Local Funds
Conduct housing assessment to document city's housing stock, conditions, code compliance, market, and needs		*	*			City (Community Development), Consultant	\$15,000	Local Funds
Support prioritization and implementation of Locust Grove Livable Centers Initiative (LCI) Plan (2016)	*	*	*	*	*	City (Community Development)	Staff Time	Local Funds
Develop plan for long-term natural resource remediation and protection in key areas experiencing recent heavy development and future development pressure		*	*	*		City (Community Development, Public Works), Consultant	\$15,000	Local Funds



Report of Accomplishments


- Status for each Community Work Program item included in most recent plan (2018 joint plan with Henry County and other cities) covering 2019-2023

City of Locust Grove Report of Accomplishments from 2019-2023 Community Work Program		
Project/Activity	Plans	
	Status	Notes
Construct new passive recreation park on old oxidation pond site	Complete	
Main Street Facade Program	Underway	Several facades completed, program ongoing
Wayfinding Program	Postponed	See 2024-2028 CWP
Revise current codes with an updated zoning and Land Development Code with targeted special area overlays	Underway	Project recast in 2024-2028 CWP as code audit to inform any future code revisions
Update CIE Study	Postponed	Project recast in 2024-2028 CWP as "Conduct new study to inform amendment to Capital Improvements Element (CIE)"
Downtown park development with water feature and play area	Postponed	Project recast in 2024-2028 CWP as feasibility study
Prepare Report illustrating how the city implements the plan	Underway	Project being recast in 2024-2028 CWP as report measuring City implementation of Comprehensive Plan and LCI Plan
Develop Business Incentive Program for Heavy Commercial Developments	Complete	Replaced with self-taxing district
Transportation Projects		
Project/Activity	Funding Source	Notes
Central Connector Rd -- Tanger to Francis Ward Blvd	Underway	See 2024-2028 CWP
Realignment of Price Dr to intersect with Bethlehem Rd	Underway	See 2024-2028 CWP
Interchange at Bethlehem Rd	Underway	See 2024-2028 CWP
Conduct a new CIE Study	Cancelled	Project is duplicative of "Update CIE Study" line item in section above

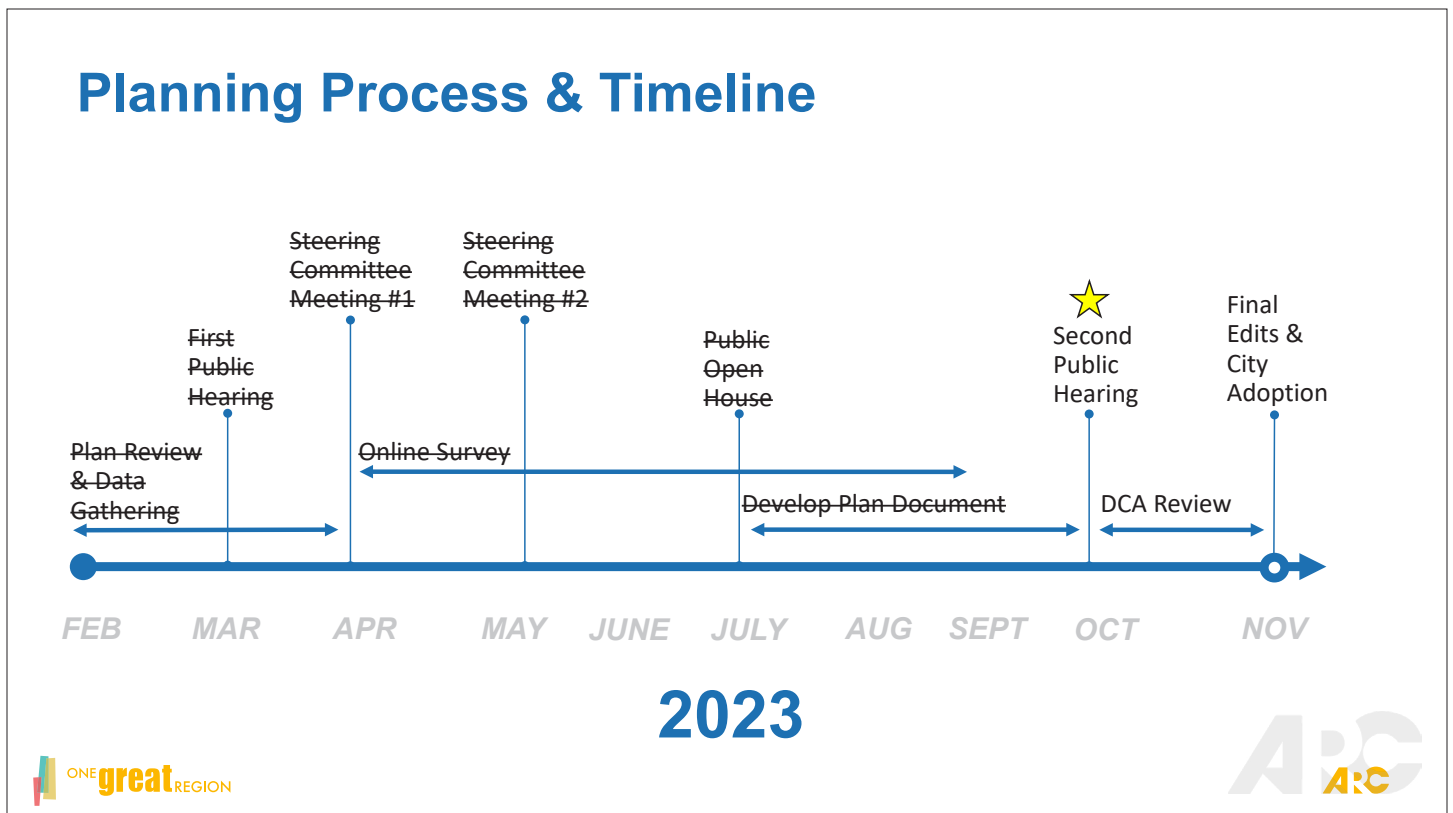




PUBLIC HEARING #2

OCTOBER 16, 2023



Next Steps



STEERING COMMITTEE #1

APRIL 24, 2023

CITY OF LOCUST GROVE 2023 COMPREHENSIVE PLAN UPDATE

Steering Committee #1 – April 24,
2023



WHY DO WE PLAN?



STEERING COMMITTEE #1

APRIL 24, 2023

PROCESS: REQUIRED ELEMENTS

REQUIRE
D FOR
ALL



REQUIRE
D FOR
SOME



Required for Locust Grove: CIE, Land Use, Transportation, Housing

PROCESS: ELEMENTS REQUIRING UPDATE EVERY 5 YEARS

- Needs and Opportunities
- Broadband
- Land Use
- Report of Accomplishments (ROA) – Status of every item in existing Community Work Program (CWP), covering last 5 years
- New CWP – Items noted as Underway or Postponed in ROA, plus any brand-new items, covering next 5 years

See pp. 7-12 of DCA rules at Chapter 110-12-1-.03

STEERING COMMITTEE #1

APRIL 24, 2023

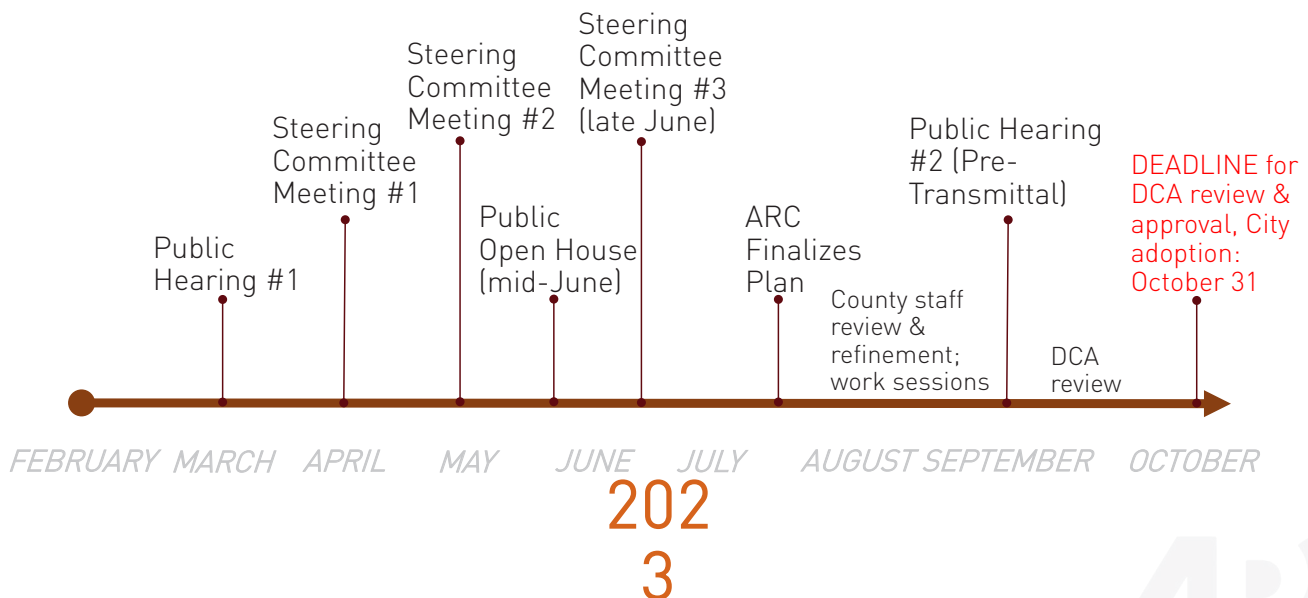
PROCESS: ELEMENTS RCs ARE REQUIRED TO ASSIST WITH

- Goals
- Needs and Opportunities
- Broadband
- CWP

See p. 6 of DCA rules at Chapter 110-12-1-.03(7)(b)

This is technically what's required of the RC, but ARC's scope covers more.

TENTATIVE SCHEDULE: LONG-TERM



STEERING COMMITTEE #1

APRIL 24, 2023

STEERING COMMITTEE ROLE

- You're a:
 - Sounding board!
 - Brainstorming group!
 - Plan ambassador
- Committee Meeting #2 - TBD in May
- We'll discuss:
 - Needs and Opportunities
 - Vision and Goals/Work Program

QUESTIONS?

STEERING COMMITTEE #2

MAY 22, 2023

CITY OF LOCUST GROVE 2023 COMPREHENSIVE PLAN UPDATE

Steering Committee Meeting #2 – May 22, 2023



AGENDA

Last meeting

- I. Introductions
- II. Overview of process, requirements, schedule, etc.
- III. Discussion of key issues

Tonight

- I. Existing Conditions & Trends
- II. Needs & Opportunities
- III. Vision, Goals & Work Program (if time allows)
- IV. Next Steps

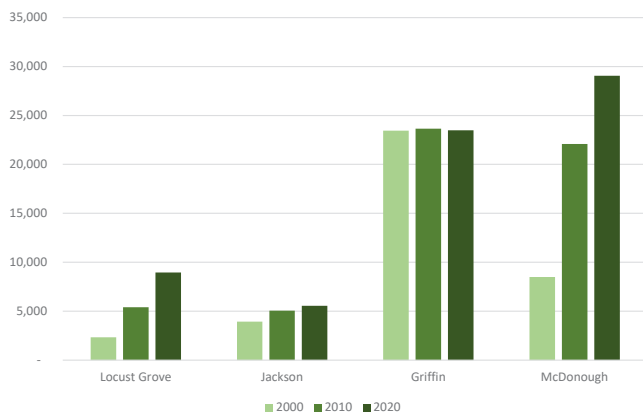
STEERING COMMITTEE #2

MAY 22, 2023

EXISTING CONDITIONS & TRENDS

DEMOGRAPHIC TRENDS

Population Comparison: Change from 2000-2020

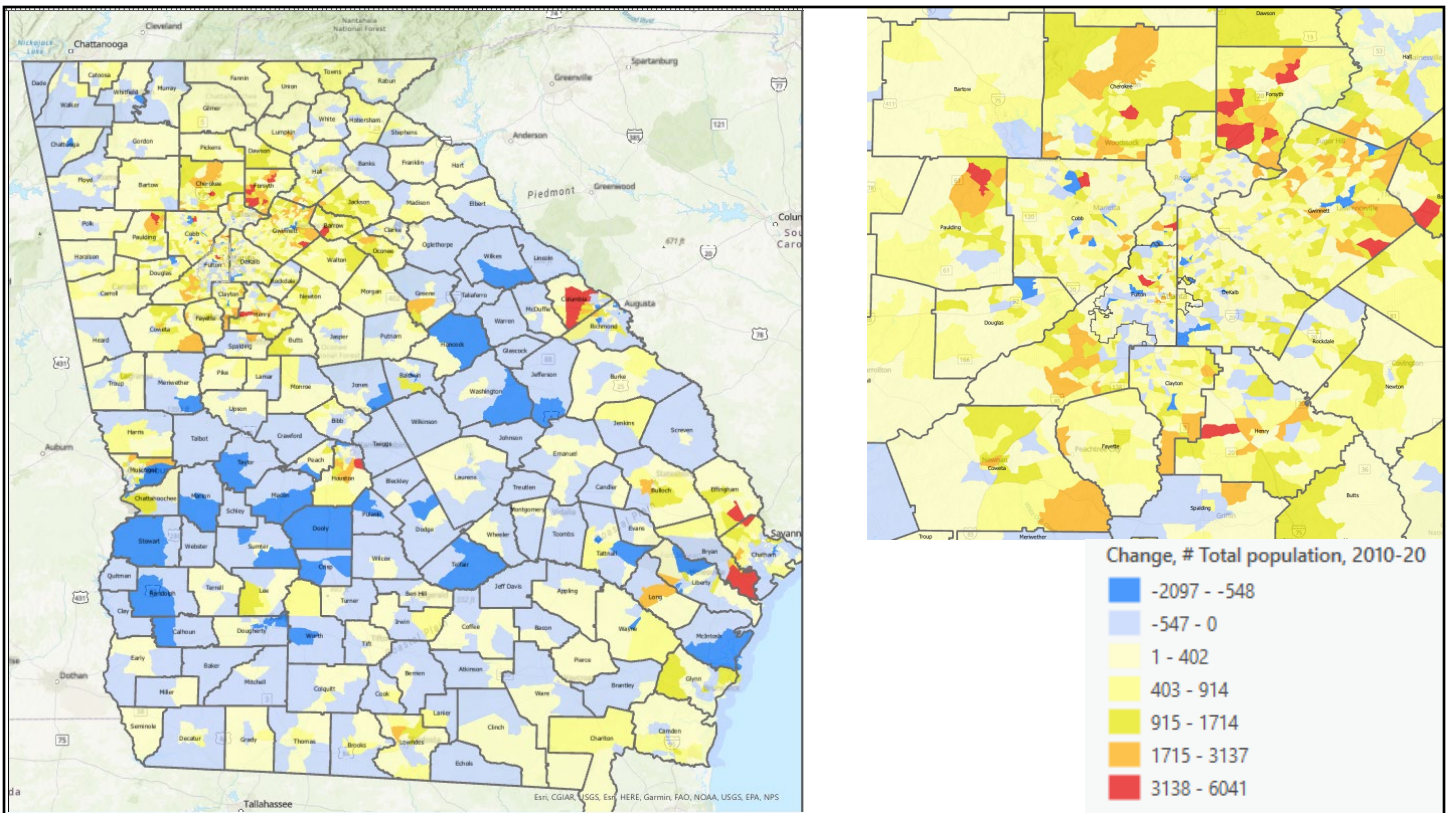
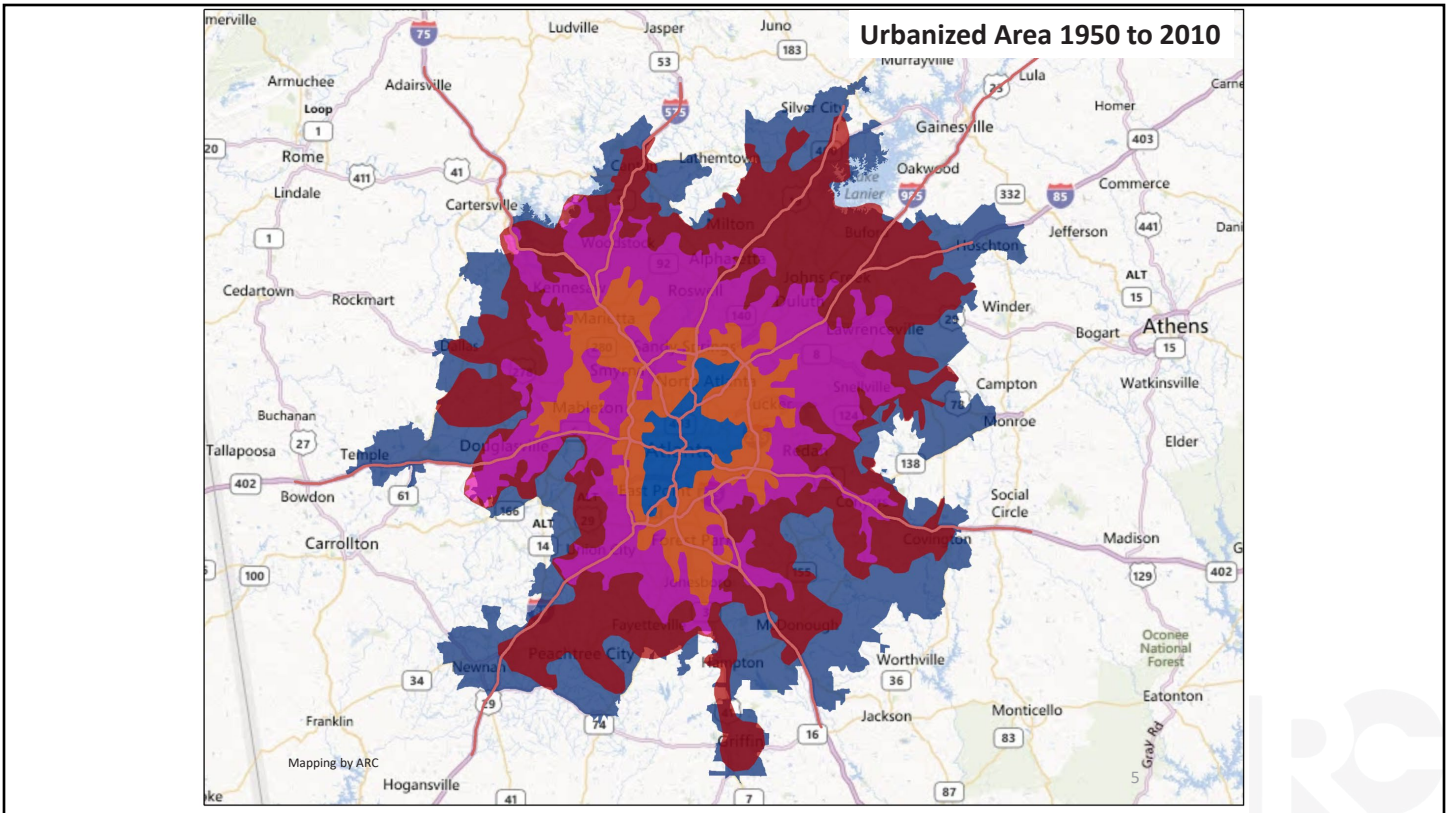


Locust Grove's population grew roughly 285% between 2000-2020 to reach today's population of 8,947. The City's percentage population increase during this period has outpaced nearby cities such as Jackson, Griffin, and McDonough.

Data Source: U.S. Census Bureau, Decennial Censuses, 2000-2020

STEERING COMMITTEE #2

MAY 22, 2023



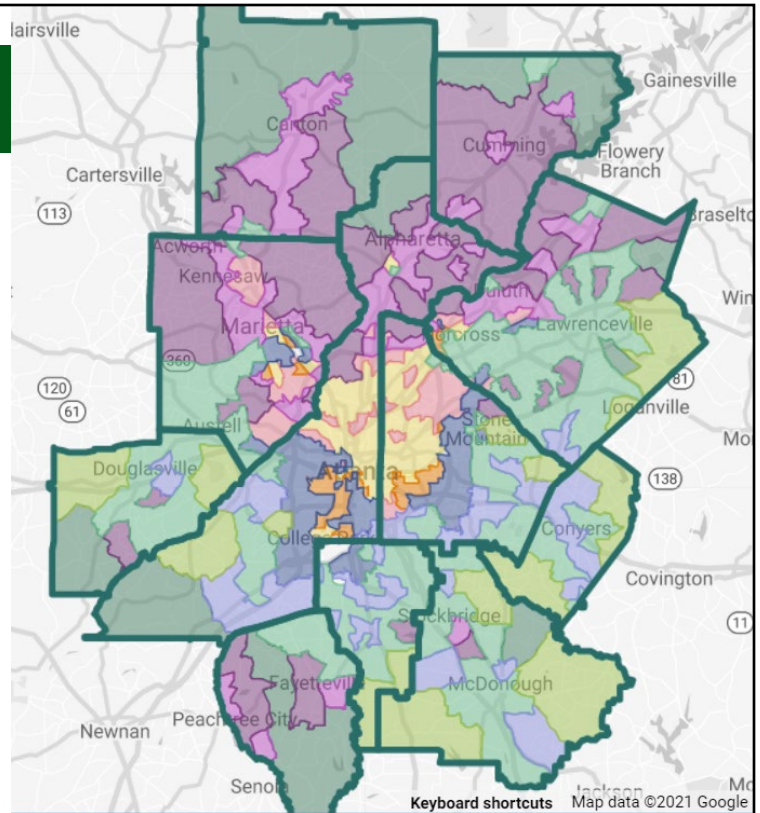
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MAY 22, 2023

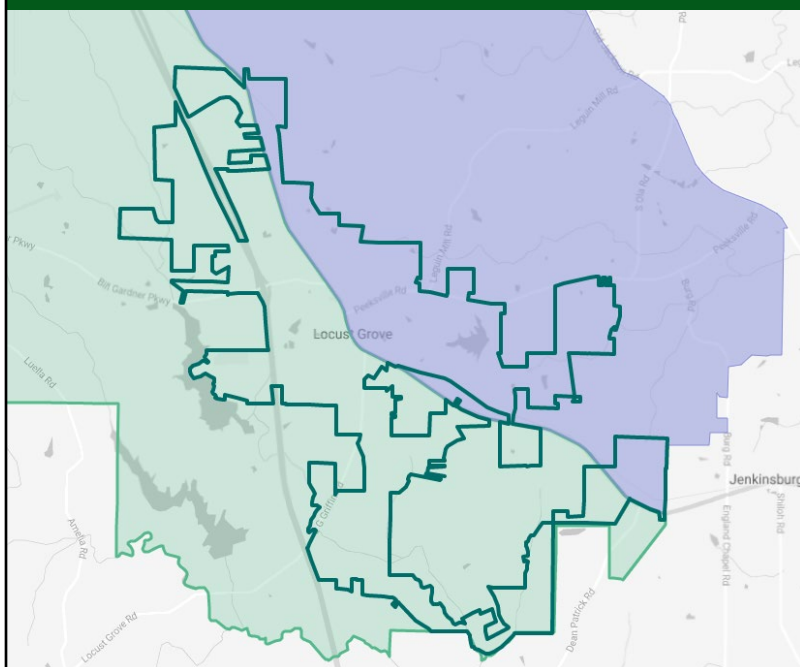
HOUSING TRENDS

Metro Atlanta Housing Strategy

- **SUBMARKET 1**
Higher-priced core neighborhoods
[Learn more](#)
 - **SUBMARKET 2**
Higher-priced near core and employment corridor neighborhoods
[Learn more](#)
 - **SUBMARKET 3**
Rapidly changing core neighborhoods experiencing the greatest increase in housing costs regionally
[Learn more](#)
 - **SUBMARKET 4**
Lower-priced core neighborhoods vulnerable to increasing housing costs
[Learn more](#)
 - **SUBMARKET 5**
Suburban neighborhoods along employment corridors with moderate-to-higher-priced mix of single family and multifamily housing
[Learn more](#)
 - **SUBMARKET 6**
Suburban neighborhoods with moderate-to-higher-priced housing
[Learn more](#)
 - **SUBMARKET 7**
Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters
[Learn more](#)
 - **SUBMARKET 8**
Suburban neighborhoods with lowest-priced single-family homes, mix of renters and owners
[Learn more](#)
 - **SUBMARKET 9**
Lower-priced rural areas
[Learn more](#)
 - **SUBMARKET 10**
Higher-priced rural areas
[Learn more](#)
- <https://metroathousing.org/>



HOUSING TRENDS



Locust Grove

- **63% SUBMARKET 7**
Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters
[Learn more](#)
- **37% SUBMARKET 8**
Suburban neighborhoods with lowest-priced single-family homes, mix of renters and owners
[Learn more](#)

CITY SNAPSHOT

Median Home Sale Price (2020)	\$179,625
Change in Median Home Sale Price (2013-20)	+101%
Home Sale Price Per Sq Ft (2020)	\$94.00 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-20)	+103%
Median Building Area of Home Sales (2020)	1,886 sq ft

Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2020. Explore this data further in the [DATA EXPLORER](#)

Data Source: metroathousing.org

STEERING COMMITTEE #2

MAY 22, 2023

ECONOMIC TRENDS

2019 Resident Area Characteristics

NAICS Sector	# of Jobs	% Share of Jobs
Retail Trade	1,346	43.7%
Accommodation and Food Services	666	21.6%
Educational Services	269	8.7%
Manufacturing	126	4.1%
Health Care and Social Assistance	124	4.0%

Nearly 44% of Locust Grove residents work in retail trade, followed distantly by accommodation and food services.

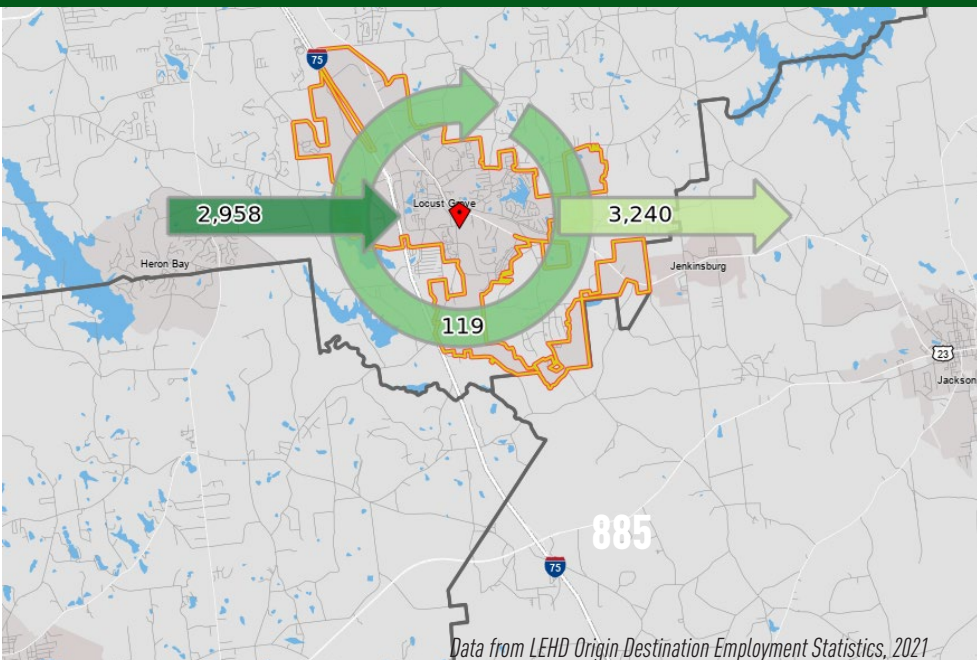
2019 Workplace Area Characteristics

NAICS Sector	# of Jobs	% Share of Jobs
Health Care and Social Assistance	401	11.9%
Retail Trade	399	11.9%
Transportation and Warehousing	354	10.5%
Educational Services	319	9.5%
Accommodation and Food Services	287	8.5%

Health care and social assistance and retail trade each make up about 12% of the jobs available in Locust Grove, followed closely by transportation and warehousing.

Data Source: LEHD Origin Destination Employment Statistics, 2019

TRANSPORTATION TRENDS



Data from LEHD Origin Destination Employment Statistics, 2021

STEERING COMMITTEE #2

MAY 22, 2023

NEEDS & OPPORTUNITIES



Imagine Henry 2040
Our Vision. Our Community. Our Future.

HENRY COUNTY/ CITIES JOINT COMPREHENSIVE PLAN 2040 UPDATE



STEERING COMMITTEE #2

MAY 22, 2023

NEEDS AND OPPORTUNITIES

- **Based on Committee homework responses**
 - Traffic – congestion in general
 - Trucks – volume, congestion, safety, roadway impacts
 - Housing
 - Own vs. rent ratio in general
 - Build-to-rent subdivisions
 - Not enough high-quality single-family homes and townhomes
 - How to handle multifamily
 - Downtown – context-sensitive infill, redevelopment, connectivity
 - Walkability and bike/ped infrastructure – esp. filling in gaps and connecting areas
 - Plans and codes – continuity and consistency in plans, stronger codes

NEEDS – 2018 JOINT PLAN

Challenges or problems to address over time

Managing redevelopment and growth while preserving local feel

According to ARC, Henry County was the fastest growing county in metro Atlanta in terms of land conversion rates in the 2000s, converting over 29,000 acres of land from developable uses to being developed. This rapid land use change led to infrastructure burdens and the feeling that the county and cities are being reactive to growth rather than being proactive. The challenge today is going back and retrofitting and upgrading infrastructure and the urban design of these new areas that have expanded rapidly.

Lack of Housing Options

An issue that received tremendous public feedback was the need to have a variety of housing options for all stages and incomes. Currently 86% of the housing structures within Henry County are single family residences. While this land use pattern may be appropriate within certain areas of the county, developing a minute of housing types will increase the attractiveness of the downtowns, and make the county attractive to a variety of generations. A key term is providing a supply of the “Missing Middle” Housing. This type of housing may provide options for people appropriate for their life stage and income. While a single-family house may be appropriate for a family, it may not be for a young police officer or a widower.

Warehouse and Distribution is concentrated along I-75 and provides well-paying jobs, but it needs supporting infrastructure

The large growth of warehouse distribution along the I-75 corridor, especially between SR 20 and SR 155, has increased the amount of freight truck traffic in the county. According to CoStar Inc, there is over 44 million sq. feet of industrial space along the I-75 corridor within Henry County. The pressure for this type of development will continue as the Savannah Port continues to be deepened and the Georgia Department of Transportation continues to plan truck lanes that will terminate within Henry County.

STEERING COMMITTEE #2

MAY 22, 2023

NEEDS – 2018 JOINT PLAN

Challenges or problems to address over time

Better Human Services

With the rapid growth of Henry County and its aging population, providing Human Services will be a challenge. The community stated that they would like to see libraries open longer to provide a community base, as well as the development of community centers throughout the region. Currently, Henry County is a young county but as the county ages these services will be requested more.

Improve the look and feel of Major Roadways

Many of the major roadways within the county have had development over the past 15 years. The county currently has developed an overlay district for corridors to regulate design and infrastructure. Many roadways along recent development do not have landscaping, streetscapes or infrastructure that meets the new standards. Retrofitting these developments will be a challenge. In addition, while designing new infrastructure care should be taken to account that it sets the standard for creating a great sense of place and identity with decorative mast arms, incorporating Green Infrastructure and public art if applicable. In addition, with the onset of autonomous vehicles, excellent roadway maintenance will be needed.

Broadband Availability

Unlike the rest of the Atlanta region, Henry County and its cities are limited in providers providing speeds above 100 Mbps. Many areas of the county do not have that as an option. This limits the attractiveness of the county and cities to businesses and the opportunities for residents to telework from home.

OPPORTUNITIES – 2018 JOINT PLAN

Assets or strengths to accentuate and improve on over time

Great historic downtowns and surrounding neighborhoods

Henry County is fortunate to have great historic downtowns in its footprint. Throughout the Atlanta region, many local governments are trying to replicate what already exists in Henry County's cities. Henry County and its cities should continue to invest in these downtowns through the Main Street and Livable Centers Initiative (LCI) programs to bolster and continue growing strong communities with a great sense of place.

Good access to the interstate and location

I-75 runs directly through Henry County, connecting three of its four cities. This interstate access plus the County's and the cities' proximity to Hartsfield-Jackson Atlanta International Airport (ATL) provide residents and businesses with easy access to the wider Atlanta region and the world.

Six major state and US highways connect Henry County and their cities to the region: US 41, US 23, GA 138, GA 155, GA 20, and GA 81. These routes connect the cities to each other and the county to the region. They also serve as major corridors for nationwide and statewide movement of people and goods.

Land available for development and redevelopment

While Henry County and its cities have been fast-growing, there are still large tracts of developable land available in attractive locations. While new growth needs to be planned and managed, this condition still allows development to come to Henry County.

Staff, elected officials and community that are visionary

Throughout the planning process, the public input of was supportive of the changes planned and implemented currently in Henry County and the cities of Hampton, McDonough, and Locust Grove. The care that staff and elected officials have taken with the community to get their input and support of projects have should continue, with resources to support implementation of the goals of this plan.

STEERING COMMITTEE #2

MAY 22, 2023

VISION & GOALS

VISIONING EXERCISE

- Take 30 seconds...
 - Imagine your community 10 years from now
 - What do you see and hear?
 - What are you doing tonight?
 - How are you moving around the community?
 - Who lives here?
 - Who works here?
 - What makes Locust Grove special?

STEERING COMMITTEE #2

MAY 22, 2023

VISIONING EXERCISE

- **Some possibilities...**

- Welcoming
- Connected
- Bustling
- Fiscally-driven
- Sustainable
- Growing
- Maturing
- Equitable
- Livable
- Intimate

What else?

GOALS

2018 Locust Grove Community Work Program	Est. Completion Year
New passive recreation park on old oxidation pond site	2019
Main Street façade program	2022
Wayfinding program	2019
Replace current codes with new Zoning and Land Development Code with targeted special districts/overlays	2021
Update CIE Study/Methodology	2021
New downtown park w/ water feature and play area	2019
Prepare report illustrating Comp Plan implementation	2023
Develop business incentive program for Heavy Commercial developments	2023
Central connector road – Tanger to Frances Ward Blvd.	2021
Realignment of Price Dr. to connect with Bethlehem Rd.	2021
I-75 interchange at Bethlehem Rd.	2023

STEERING COMMITTEE #2

MAY 22, 2023

GOALS...some could be Needs/Opportunities too

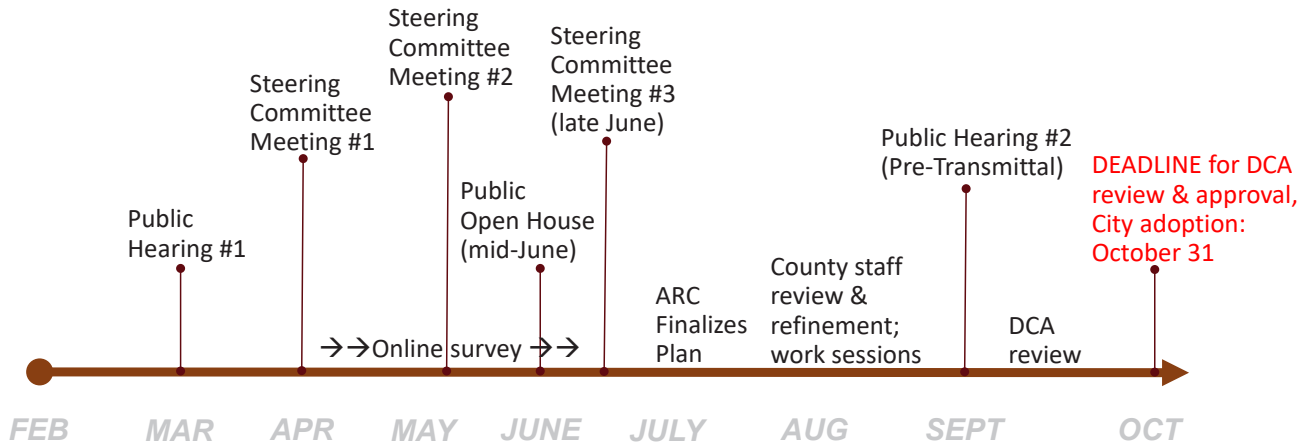
- **Potential goal areas based on 2018 Work Program**
 - Downtown – maturation, infill, redevelopment, bike/ped connectivity
 - Parks/Recreation/Amenities – maturation, enhancements
 - Code updates
 - Large-scale transportation improvements
- **Potential goal areas based on staff and Committee input to date**
 - Downtown – Incorporate context-sensitive residential, activate Cleveland St., street frontages and façades, rear parking and loading, incentives for quality development, etc.
 - Downtown-adjacent – Plan and support – again, context-sensitive
 - Encourage desired development and discourage incompatible development in key areas – overlays, time limits on legal non-confirming uses, etc.
 - Reaching warehouse/distribution build-out – how to manage going forward
 - Residential development – uneven quality, Build-to-Rent issue, need for different choices
 - East-West connectivity – vehicular and otherwise
 - Trails – Master plan and implementation, citywide connectivity (not just downtown)
 - Truck management - Prohibitions on additional roadways, signage, enforcement

NEXT STEPS

STEERING COMMITTEE #2

MAY 22, 2023

TENTATIVE SCHEDULE: LONG-TERM



2023



Welcome

Survey

Steering Committee

Public Meeting

Subscribe

WHAT IS A COMPREHENSIVE PLAN?

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. Updating the comprehensive plan offers communities the opportunity to look beyond the execution of day-to-day services and consider where they want to be in the next five years - as well as what has to be done to get there. Check back here regularly to get up-to-date information about the process and participate in multiple engagement opportunities to help shape the comprehensive plan - and Locust Grove's future!

Continue

COMPLETE

Public Hearing #1

March 20, 2023

PLANNED

Survey

April-June - Stay tuned!

PLANNED

Steering Committee Meeting #1

April 24, 2023

PLANNED

Public Open House

Week of June 12, 2023 (tentative)

PLANNED

Steering Committee Meeting #2

Week of June 26, 2023 (tentative)



<https://publicinput.com/locustgroveplan>



PUBLIC OPEN HOUSE

JULY 27, 2023



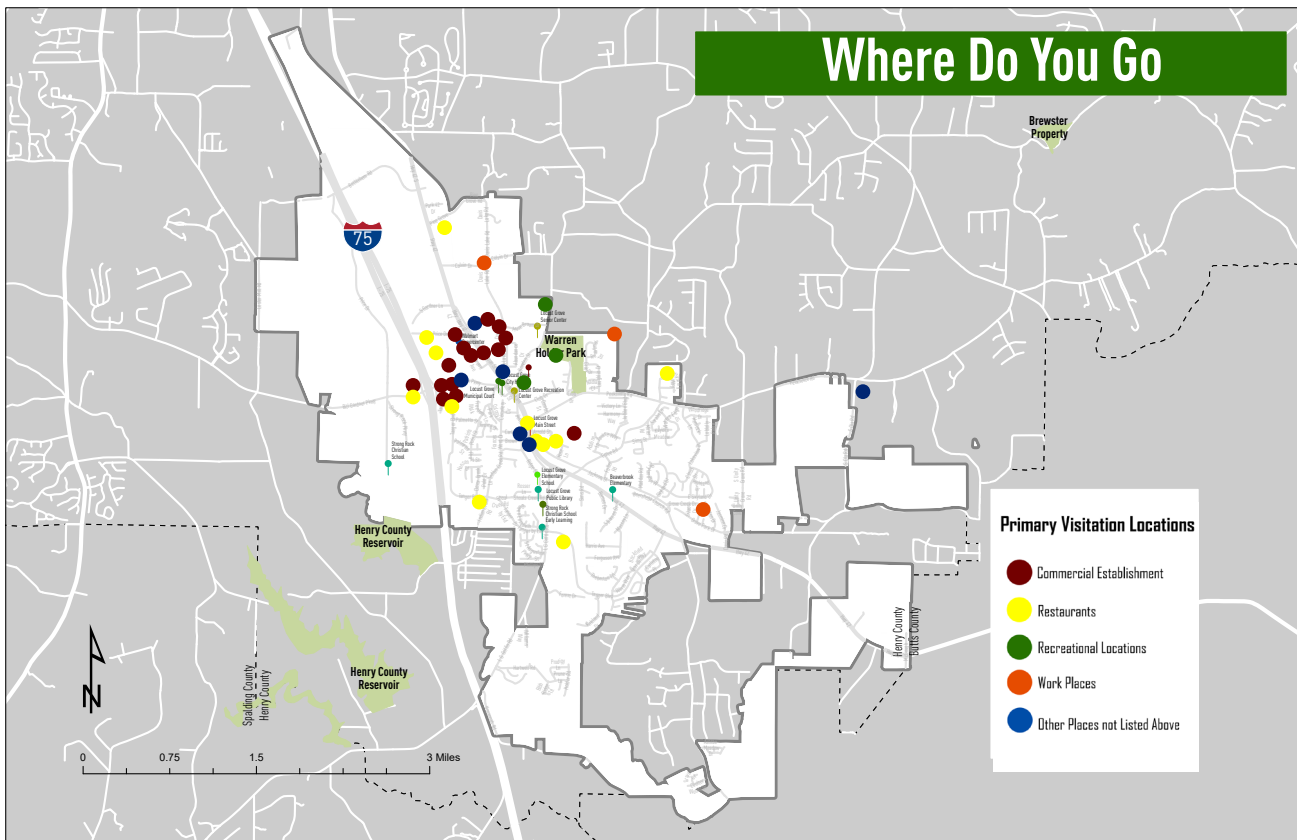
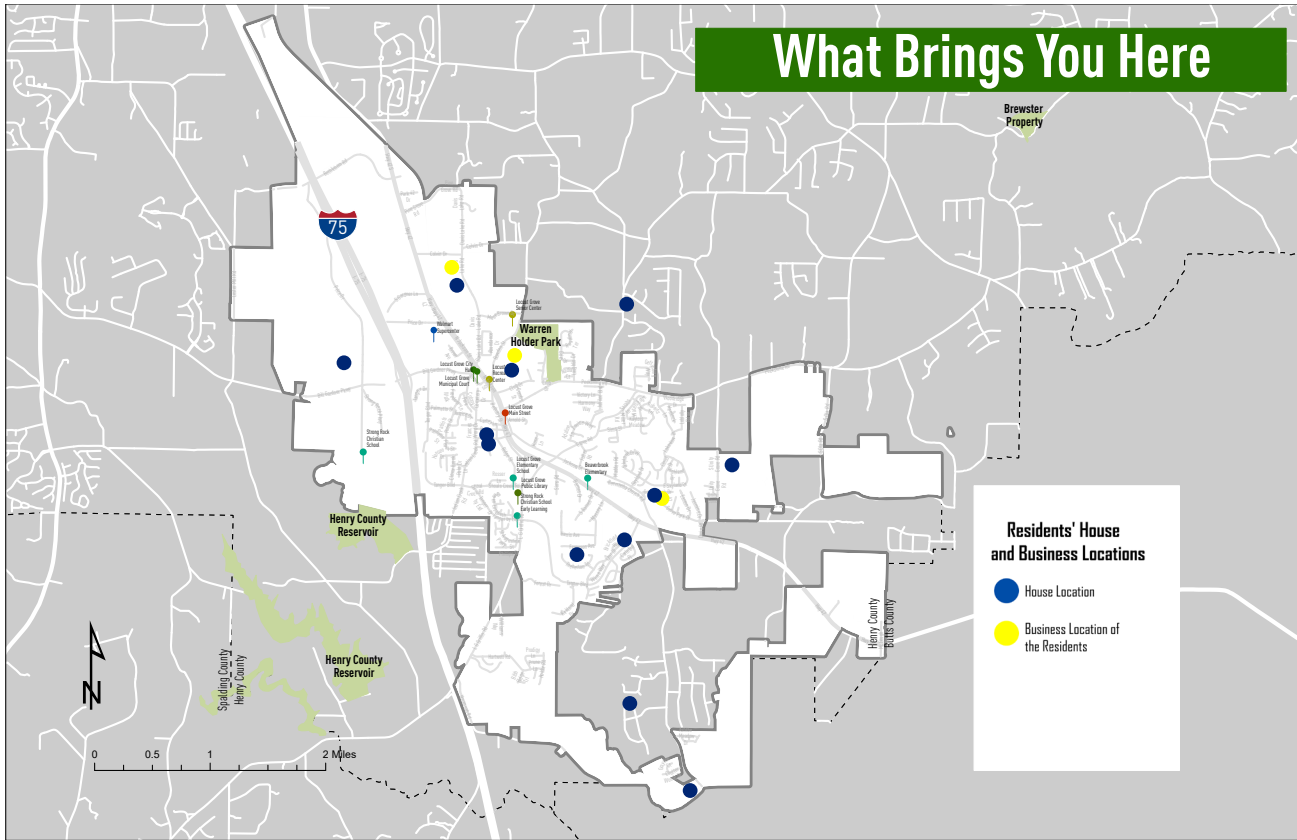
COMP. PLAN OPEN HOUSE

PROJECT: 2023 Locust Grove Comprehensive Plan Update **MEETING DATE:** July 27, 2023
FACILITATOR: Andrew Smith **LOCATION:** Locust Grove Public Safety Building

NAME	ADDRESS	EMAIL
Judy Frank		
Mathy Reynolds		
Michelle Jackson		
Donna Deas		
Shaun Smith		
Roshenna Smith		
Stacey Brown		
Jyles Zellmer		
John Lutz		
Rob SHERROUSE		
Marianne Morford		
DeAngelo Napuse		
Kevin Frieson		
Stacy Miller		
Julie Chapman		
Dana Lema		
Judy Welch		

PUBLIC OPEN HOUSE

JULY 27, 2023



PUBLIC OPEN HOUSE

JULY 27, 2023

OPPORTUNITIES

Help us prioritize Locust Grove's greatest assets and identify new ones!

Place a ● sticky dot in the "Prioritization" column next to the one asset you think is the most significant in the table below. Use a sticky note to identify new assets not included in the table below. Place them in the blank space to the right.

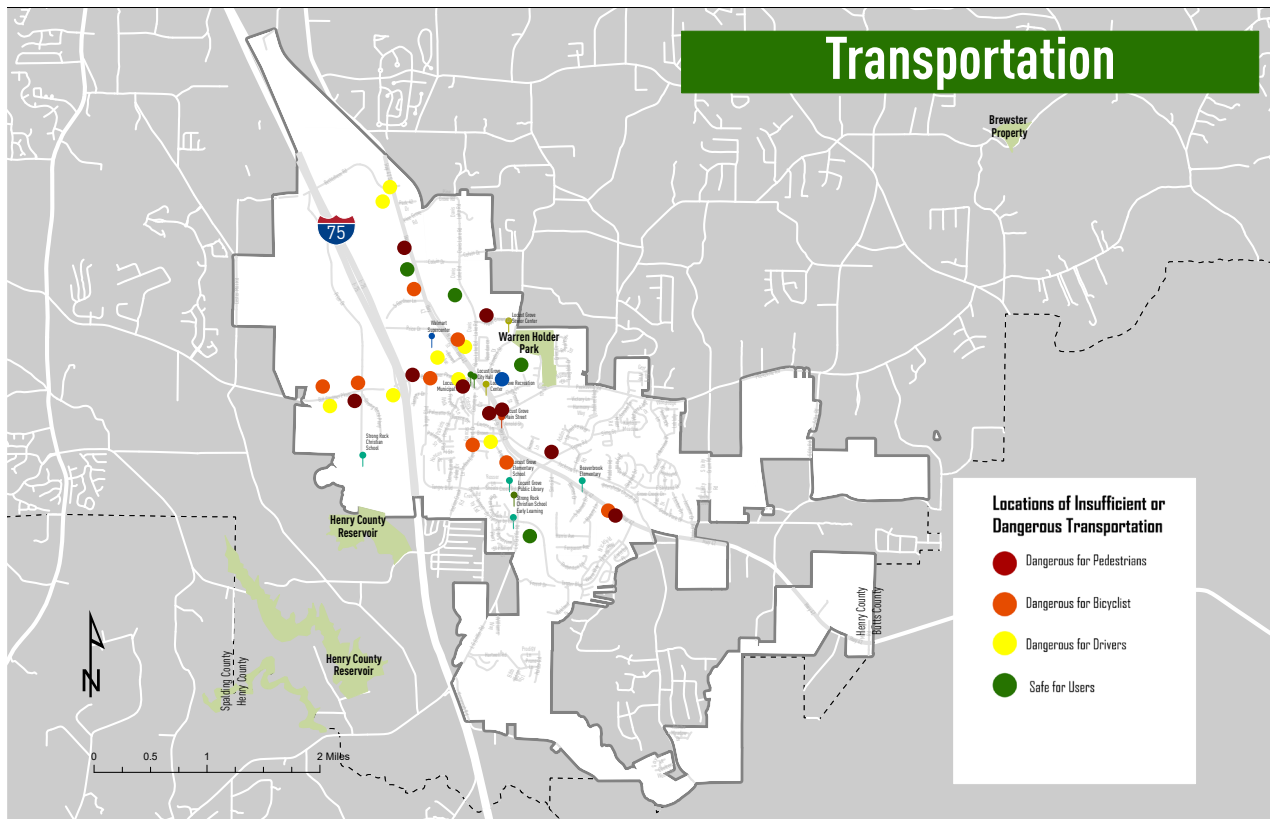
ASSET	PRIORITIZATION
Community Identity, People, and Institutions	● ● ● ●
Parks and Community Gathering Space	Would Like to See More Community Focused Activities (Festival/ Concerts/Fairs) ●
	● ● ● ● ● ● ● ●
	Need more Youth Focused Activities
Affordability Compared to Rest of the Region	●
Proximity to Transportation Corridors and Employment Hubs -	●
Potential for New Development and Redevelopment	● ● ●

NEEDS

Help us prioritize Locust Grove's greatest challenges and identify new ones!

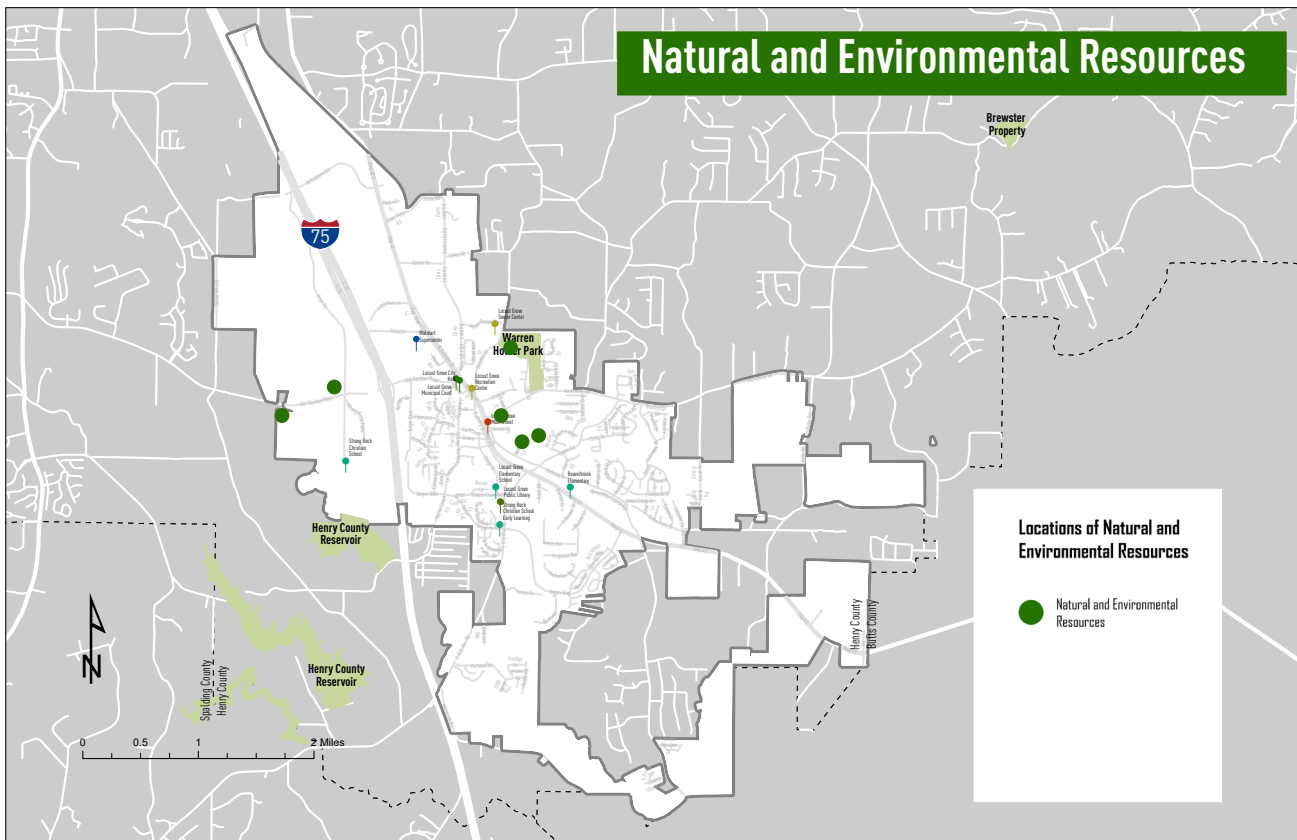
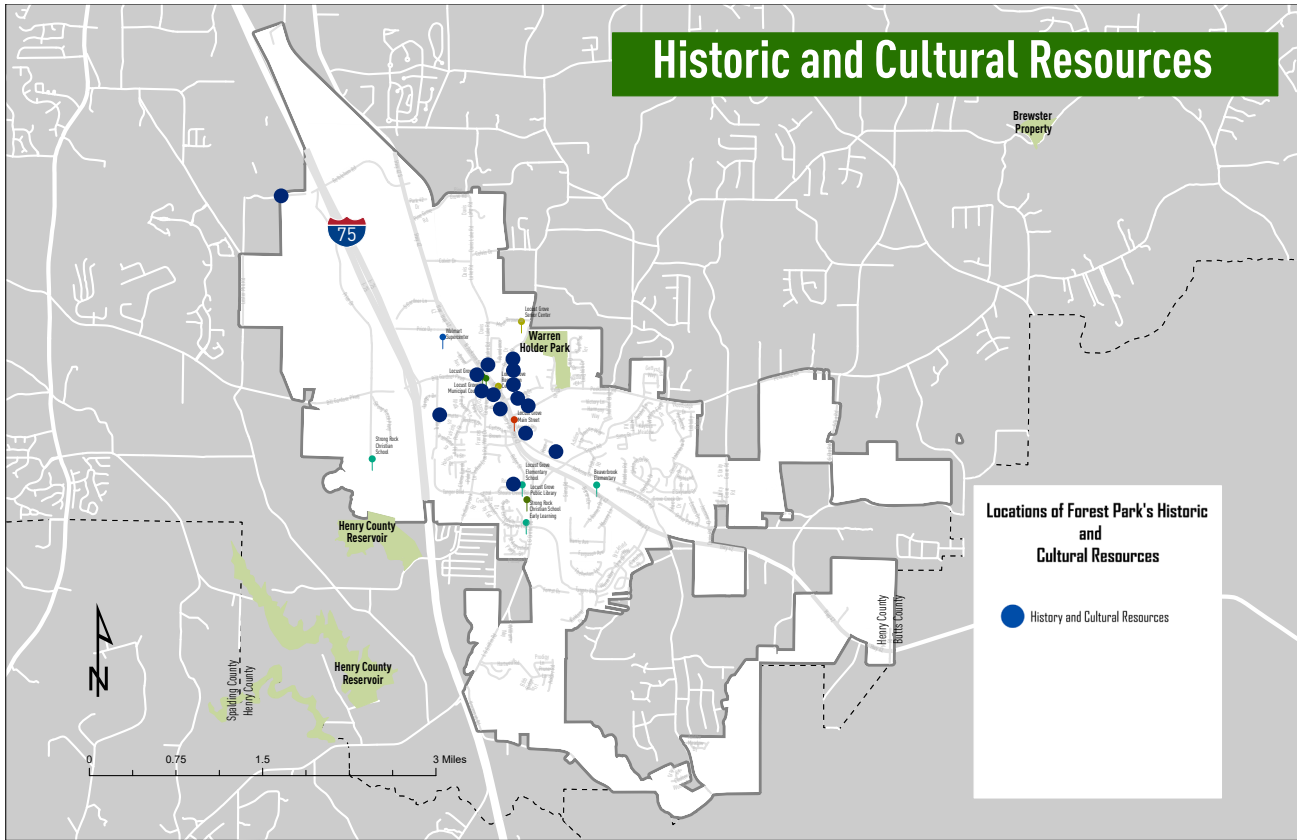
Place a ● sticky dot in the "Prioritization" column next to the one challenge you think is the most significant in the table below. Use a sticky note to identify new challenges not included in the table below. Place them in the blank space to the right.

CHALLENGE	PRIORITIZATION
Thriving Downtown - Restaurants, Retail, Entertainment, and Walkability ●	More Restaurant Options that Open after 9 pm ●
	More Community and Youth Festivals/Events /Concerts
	More Dining and Entertainment Options ● ● ● ● ● ● ● ●
Improved Infrastructure - Sidewalks, Crosswalks, Roadways, Bridges, Lighting etc.	Better lighting on Streets
	Better Lightings on Davis Lake Road ● ● ● ● ● ● ● ● ● ●
Enhanced Quality of Life Code Enforcement - Motels, Litter/Dumping, Noise, Overcrowding, Etc	Hotels on I-55 Need to be Renovated. ● ●
	Dumping on Davis Lake Road
Stability and Maintenance of Housing Stock and Neighborhoods	Would Like to See the Reflection of the Changing Diversity in the Community ●
	Quit Annexing Properties to Change Zoning for Landowners ●
More and Better Parks, Trails, and Green Space	Parks Need Renovations ● ● ●



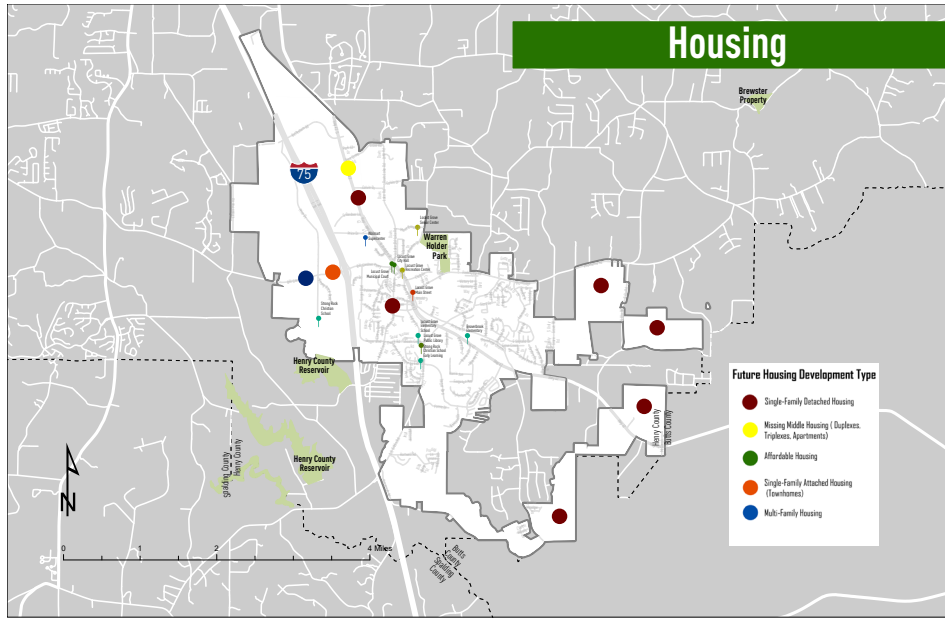
PUBLIC OPEN HOUSE

JULY 27, 2023



PUBLIC OPEN HOUSE

JULY 27, 2023



HOUSING

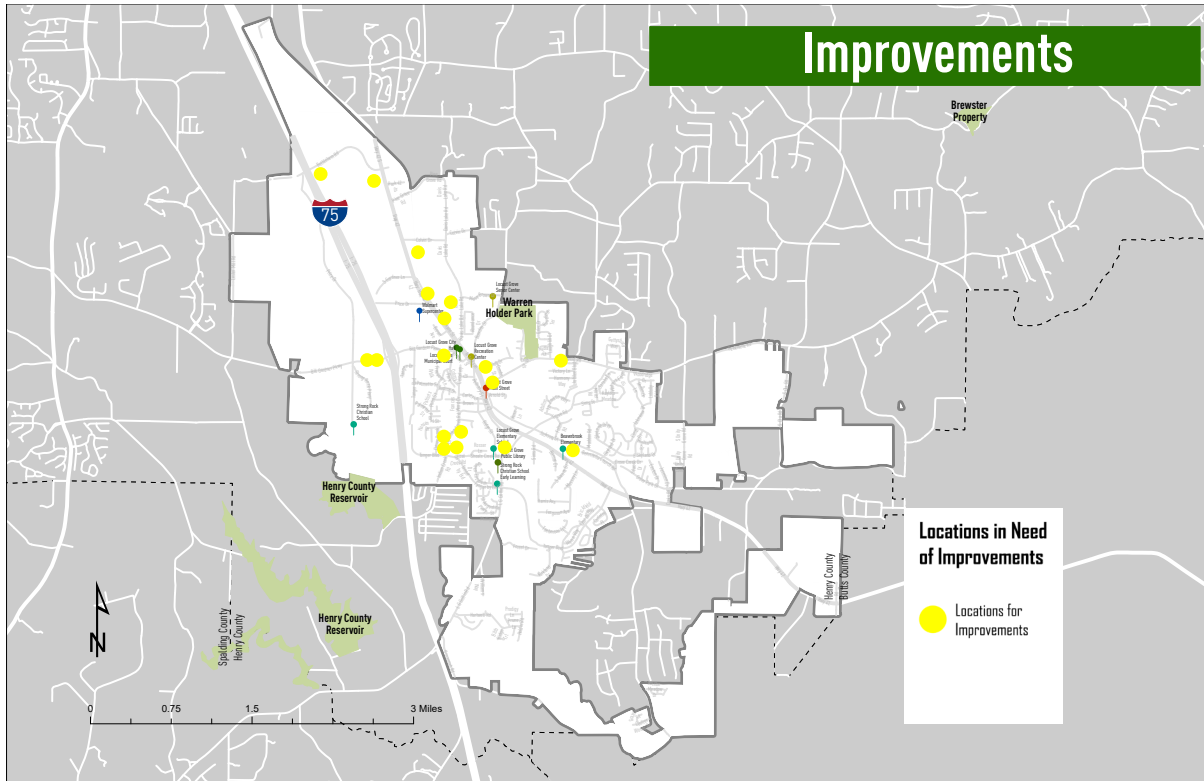
Help us prioritize Locust Grove's greatest housing needs and identify new ones!

Place a ● sticky dot in the "Prioritization" column next to the **one** need you think is the most significant in the table below. Use a sticky note to identify new needs not included in the table below. Place them in the blank space to the right.

NEED	PRIORITIZATION
Affordable Housing	● ● ● ● ●
Increased Amenity Requirements	Need More Space Between New Home Development
	Preservations of older and Historic Homes ● ● ● ● ●
Infrastructure Improvements ●	● ● ● ● ● ● ● ●
Renovation of Existing Housing	● ●
Senior Housing ●	●

PUBLIC OPEN HOUSE

JULY 27, 2023



PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

City of Locust Grove 2023 Comprehensive Plan Update

Project Engagement

VIEWS

572

RESPONSES

2,303

SUBSCRIBERS

24

PARTICIPANTS

115

COMMENTS

205

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What's one word or phrase you would use to **describe Locust Grove** to someone unfamiliar with the community?

Traffic

5 months ago

Warehouse City

5 months ago

Growing

5 months ago

Growing commercial area with an emphasis on tax revenue with no regard for infrastructure, resident opinions, or resident quality of life.

4 months ago

Not enough general shopping for the growth. You have to go to McDonough for decent family eating, Home Depot, Lowes, larger banks, etc. Infrastructure is too slow growing for housing & all the warehouses. Traffic is a joke w no way to expand roads.

4 months ago

Easy access to Interstate and great location between Macon and Atlanta

5 months ago

Horrible traffic on Bill Gardner, no back roads to ease around it.

3 months ago

A city full of history forgotten and blanketed by the development of warehouses

4 months ago

Growing too fast. Not enough schools to accommodate the kids. Too many subdivisions being built. Does not have the small town it used to have.

3 months ago

LG is a growing city.

5 months ago

Warehouses

4 months ago

Taxes, traffic, and warehouse makes it rough for the city of LG.

3 months ago

Gridlock

3 months ago

Commercial deployment far out ways citizen's quality of life (looking at you warehouses)

3 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

Hipocritical, cut down and pave over all the trees then have the nerve to celebrate arbor day.

4 months ago

Quiet, great for families. Heavy wind, lots of traffic. Taxes are ridiculous. Need more entertainment here

4 months ago

Evolving

5 months ago

Quiet

5 months ago

Putting too many neighborhoods in before improving roads and schools to accommodate all the new people. It has lost the small town feel that so many of us moved here for.

3 months ago

Super overpopulated, so many of the good locust Grove residents are moving away because locust grove is no longer the nice small town it used to be because of how greedy the infrastructure is.

3 months ago

We had the power to either make this a great town that people would want to be a part of or a congested warehouse warehouse city that people will move away from which it has become. Why would you approve warehouses to be built without providing proper infrastructure for your citizens to move around and then approve subdivisions with high density occupancy and still not change the infrastructure that is needed. You had the chance to increase property value to everyone that owned a home in locust grove by limiting warehouses and subdivisions and you wasted that chance.

2 months ago

A potentially great place to live.

3 months ago

What once was a nice quaint, family friendly suburb of Atlanta has turned into a traffic heavy, industrial area with mediocre schools and little in the way of attracting new families.

2 months ago

Locust Grove is a growing suburb. However, the amount of taxes are not reflected in the residents quality of life. It lacks entertainment and restaurants but not warehouses. I'm sure they get some tax break for building down here that the residents take on.

3 months ago

An awful place to walk/bike when you don't want to drive

3 months ago

Warehouses with housing communities with no infrastructure future disaster.

3 months ago

TRAFFIC!

3 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

Too many gas stations and nail salons... Traffic is hellacious! The roads aren't big enough to handle the amount of traffic. Cutting down all the trees to build more houses when the houses that have just been built sit empty. Plus the schools are over capacity and the amount of bullies and violence in them is absolutely ridiculous and very Sad!

3 months ago

Traffic

3 months ago

Exurban to suburban

5 months ago

Not looking out for the residents who have been here for years by making new developments keep a buffer has been very disappointing. Our once quiet, peaceful, wildlife filled neighborhood is no more. How sad.

2 months ago

Small town feel with large town accessibility... ability to grow responsibly with leadership who has wisdom and vision for long-term sustainability.

3 months ago

Busy

2 months ago

Suburban hellscape

3 months ago

Traffic ridden boring expensive town

one month ago

I would like to see the city focus on our youth. As we're building communities there's no place for the kids to have fun in Locust Grove. Focus some attention on family fun activities not just parks and we'll see those kids that grow up here will stay here and continue to build their city

2 months ago

I would like to recommend that Locust Grove stop opening up more gas station and concrete on more restaurants and maybe Mall. This will bring in more revenue for the city, so we can compete with surrounding cities. This give more money to the schools, which can hire more teachers to serve our children.

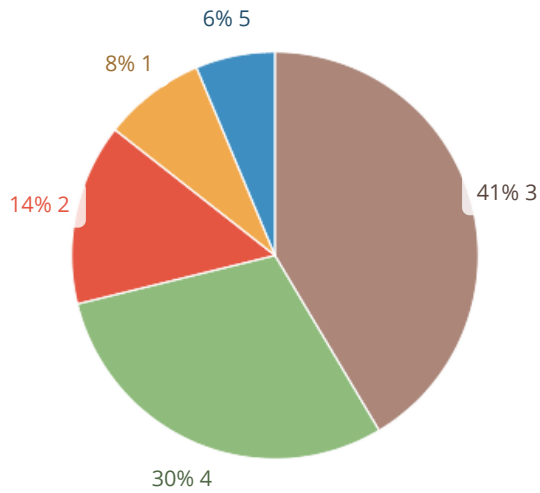
My wife and I moved here from Charlotte, NC and my background is in Education, so I know how important it is to have qualified teachers. Thank you.

2 months ago

PUBLIC INPUT ONLINE SURVEY

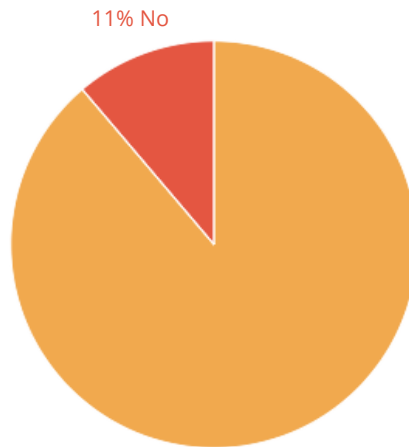
APRIL 2023 - AUGUST 2023

How would you rate Locust Grove's **quality of life** on a scale of 1 to 5, with 1 being low quality and 5 being high quality?



111 respondents

This survey relates only to the City of Locust Grove. Are you aware that the City of Locust Grove and Henry County are separate local governments with different municipal boundaries?



89% Yes

107 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

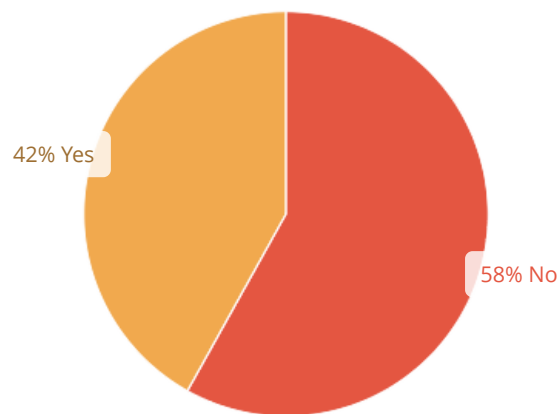
How often have you interacted with City of Locust Grove government in the last 12 months?

Examples of interaction could be attending a public meeting or hearing, meeting or talking with an elected official, meeting or talking with staff, etc.



106 respondents

Are you satisfied with how the City of Locust Grove is governed and how it operates?



105 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What is Locust Grove's primary **need** (problem or challenge to address)?

Traffic

5 months ago

Walking trail/bike trail, more side walks

5 months ago

Combat increasing crime rates, increased infrastructure to support traffic with the high rate of commercial and residential development

4 months ago

Planning on real estate and business development.

5 months ago

Infrastructure; water, sewer, internet, trash.

5 months ago

Traffic...too congested; lights not timed properly. Too many houses without infrastructure to accommodate family needs

4 months ago

Traffic... Reduce the development of warehouses and trucks inner city.

4 months ago

Too much traffic!!!

5 months ago

Resolve traffic and truck issues

3 months ago

Need-tackle increasing crime, sidewalks to encourage community involvement, sit down restaurants, improve public schools, pick up trash, focus on long term growth such as how to handle traffic and increase police as growth continues,

4 months ago

Need a YMCA with an indoor pool and fitness center

5 months ago

Commercial development

5 months ago

Need community pools, walking and bike trails, better parks, less subdivisions, more schools, increased crime patrol

3 months ago

Locust Grove needs to focus on tearing down hotels that serve as breeding grounds for crime, poverty, and los property value such as the one behind Dairy Queen. The focus should be to increase parks, sit down restaurants, and decrease warehouse development that causes an increase to traffic.

3 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

Sidewalks and bike lanes, it feels like the only way to get around the city is by driving and even when driving the traffic is so awful

3 months ago

Improve infrastructure

3 months ago

residential sprawl

5 months ago

Traffic and infrastructure is number one problem to deal with. Too many housing and commercial developments were approved and built without consideration to this problem making living here hard to navigate.

2 months ago

Tear down or develop code to enforce upkeep of the many motels in the area.

3 months ago

Peeksville needs to be expanded as many more developments being built. Maybe roundabout at Bill Gardner.

2 months ago

Need to have more local activities for the growing population to be a part of. Community pools, parks, sidewalk/bike paths, boys and girls club or YMCA type place to keep children active and out of trouble, as well as adult entertainment and small business dining (not so much major fast food) . Also, public transportation could help lessen the volume of traffic.

2 months ago

Revisit bridge and overhead walkway with Norfolk Southern. The railroad offered to put a significant amount of funding to building the needed infrastructure to help with traffic and quality of life.

2 months ago

Public transit & walkable/bikable infrastructure. more density.

3 months ago

Bike lanes, more grocery options, more food but not fast food

one month ago

Need Kids/family friendly activities

2 months ago

Decrease taxes

2 months ago

More schools and restaurants

2 months ago

Infrastructure, warehousing, housing development and better communications between City of Locust Grove and business

3 months ago

More opportunities for youth

2 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

Information and infrastructure to inform your citizens and provide better ways of moving around our city.

2 months ago

3 months ago

Locust Grove needs housing options (multifamily), employment opportunities for young professionals who wish to stay in the area, and new entertainment/attraction options

5 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What is Locust Grove's strongest **opportunity** (strength or asset to build upon)?

Opportunities for new businesses to enter the region

5 months ago

More sit down restaurants and adult entertainment businesses

5 months ago

Get back to the quiet neighboring town and less of a industrial city.

4 months ago

It used to be small town living, in a nice quiet, crime free community where people knew one another and cared for each other, but with Henry County's greed forcing the fast paced warehouse development and small plot cookie cutter communities I'm forced to say the answer is that Locust Grove has lost its biggest asset.

4 months ago

Being a small town close to the interstate there are many opportunities to show the beauty of Locust Grove by encouraging passersby to sit and stay a while with sit down restaurants and community festivals that encourage walking around the city. We need sidewalks. Being divided by railroad tracks makes it more difficult but an example city that has overcome that challenge is Woodstock.

4 months ago

Planned growth with undeveloped land

5 months ago

Opportunity to improve downtown for increased quality of life.

3 months ago

Quality of Life

5 months ago

It's people - growing, diverse, friendly and here typically by choice to make life better for their family and the community.

4 months ago

Would love to see downtown more vibrant with entertainment and dining that would make more people want to walk done and and shop. Would also like to see more development with parks and active experiences.

2 months ago

Make sure the increase population is met with opportunities for people to start businesses here. Market the city to more than warehouses.

3 months ago

Needs to stop tearing down trees. Needs to stop building houses. Needs to stop building warehouses. Focus on crime, infrastructure, traffic. Make builders put houses on at least 1 acre lots. The current new developments are super claustrophobic. Need new and improved schools.

2 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

The Growth seems ok, but want to keep as much green space as possible along with more frequent picking up of trash along the roads.

2 months ago

Our location on 75 between Atlanta and Macon

5 months ago

How familiar do you feel you are with Henry County's assets in general - beyond Locust Grove?

Examples of assets are things like schools, parks, historic areas, businesses, etc.

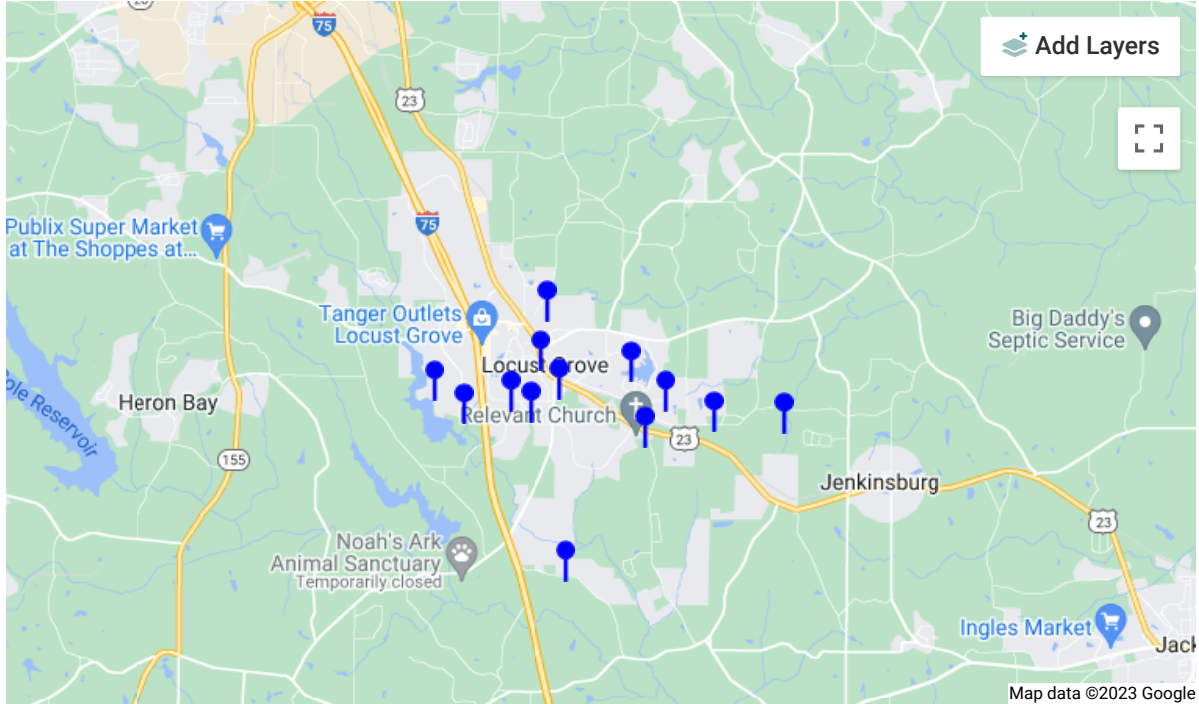


87 respondents

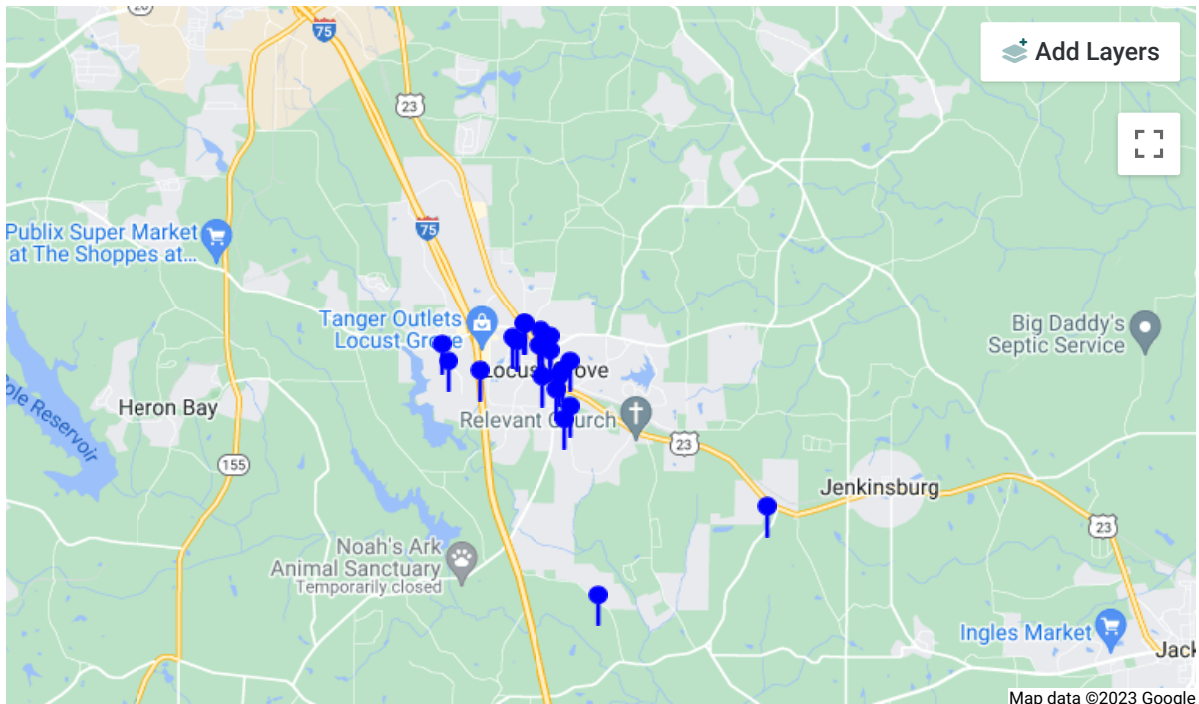
PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What are Locust Grove's most significant **natural and environmental resources**? What role should the City play in helping to preserve and protect these?



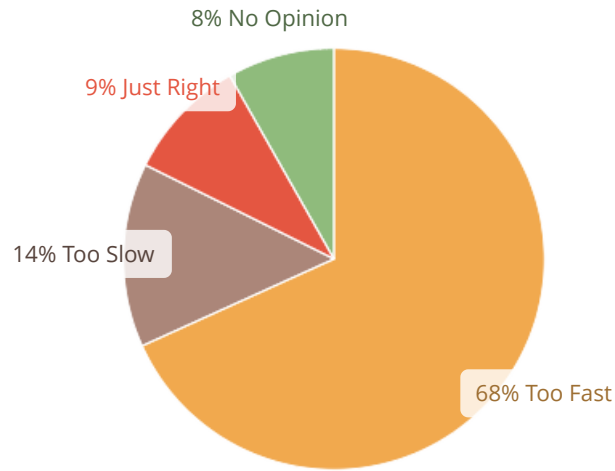
What are Locust Grove's most significant **historic and cultural resources**? What role should the City play in helping to preserve and protect these?



PUBLIC INPUT ONLINE SURVEY

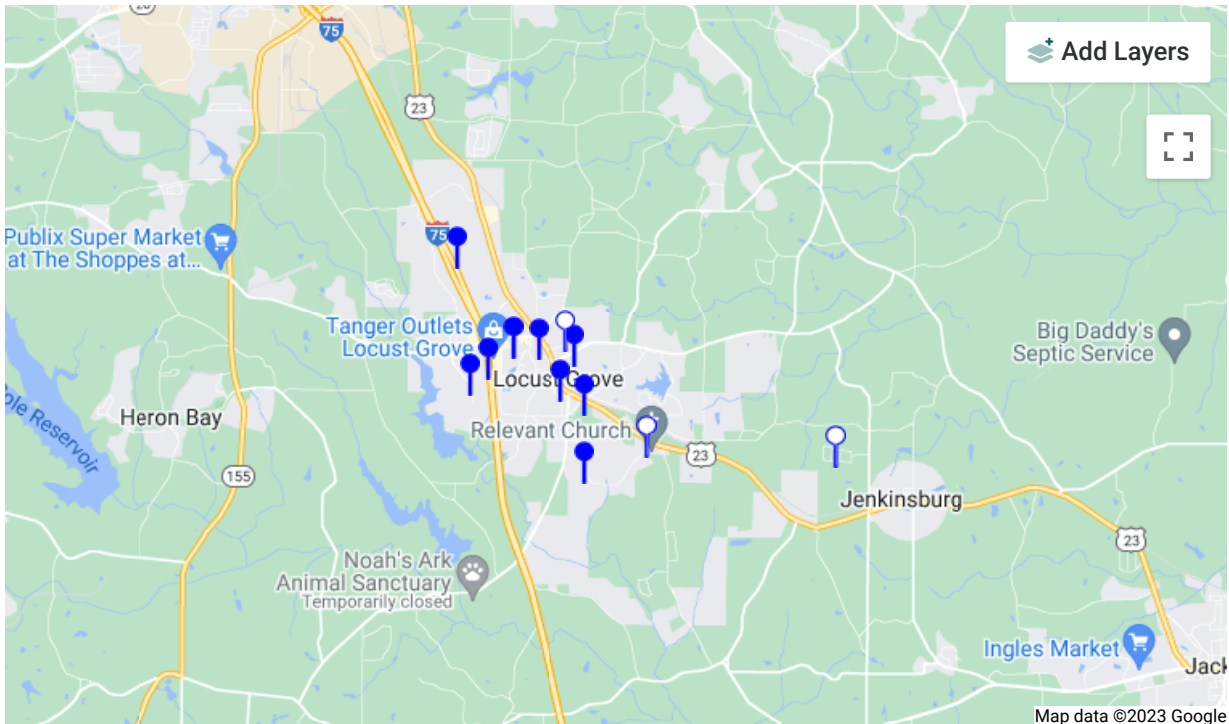
APRIL 2023 - AUGUST 2023

How would you characterize Locust Grove's **pace of development** in the last five years?



85 respondents

Where would you like to see **future development** focused?



PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

How would you rank Locust Grove's **housing needs**?

	Need More	Right Amount	Need Less
Affordable Housing	35% Need More	33% Right Amount	32% Need Less
Senior Housing	54% Need More	39% Right Amount	8% Need Less
Density	13% Need More	31% Right Amount	56% Need Less
Mixed-Income Housing	24% Need More	44% Right Amount	32% Need Less
High-Income Housing (\$400,000+)	31% Need More	41% Right Amount	28% Need Less

84 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What would you describe as Locust Grove's **most important housing need**? What role should the City play in helping to support this development?

Mixture of housing types both in terms of construction style and price points

5 months ago

None until infrastructure issues are resolved to support growth.

4 months ago

Middle class housing

5 months ago

Stop building houses!

3 months ago

High end housing

5 months ago

Fix traffic issues and add some sidewalks before we discuss housing

3 months ago

More custom built housing at affordable rates

4 months ago

Housing communities with more green space in between each house, more gated communities with amenities.

3 months ago

Affordable housing needs to be addressed along with fixing up existing communities to make them more desirable. Ofcourse infrastructure needs to be addressed first.

2 months ago

NICE medium to small apartment complexes on the other side of overpass by Chick fil a

2 months ago

High end housing

4 months ago

Need more low income houses

one month ago

Stop building houses. No apartments.

2 months ago

PUBLIC INPUT ONLINE SURVEY

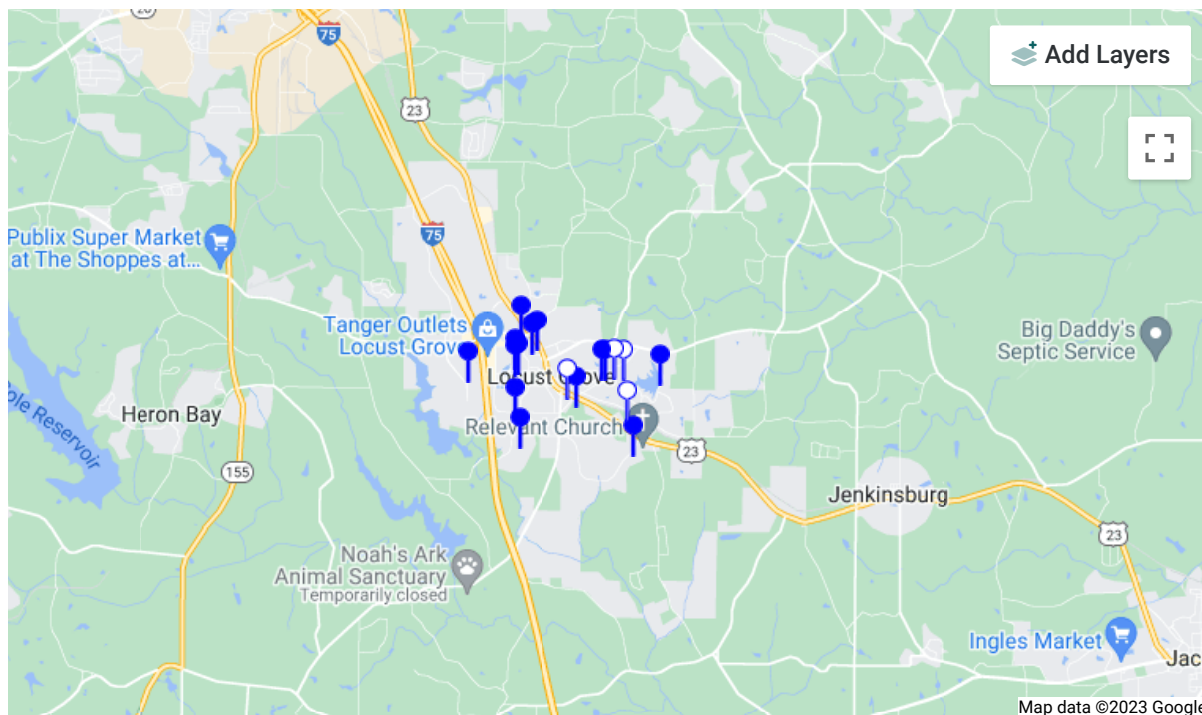
APRIL 2023 - AUGUST 2023

How would you rank your satisfaction with Locust Grove's **transportation system**?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	38% Poor	17% Below Average	23% Adequate	10% Good	4% Excellent	9% No Opinion
Traffic Congestion	76% Poor	17% Below Average	7% Adequate	- Good	- Excellent	- No Opinion
Road Conditions	27% Poor	30% Below Average	34% Adequate	6% Good	2% Excellent	1% No Opinion
Pedestrian & Bicycle Safety	54% Poor	22% Below Average	12% Adequate	4% Good	1% Excellent	7% No Opinion
Public Transportation	51% Poor	9% Below Average	4% Adequate	2% Good	10% Excellent	24% No Opinion

83 respondents

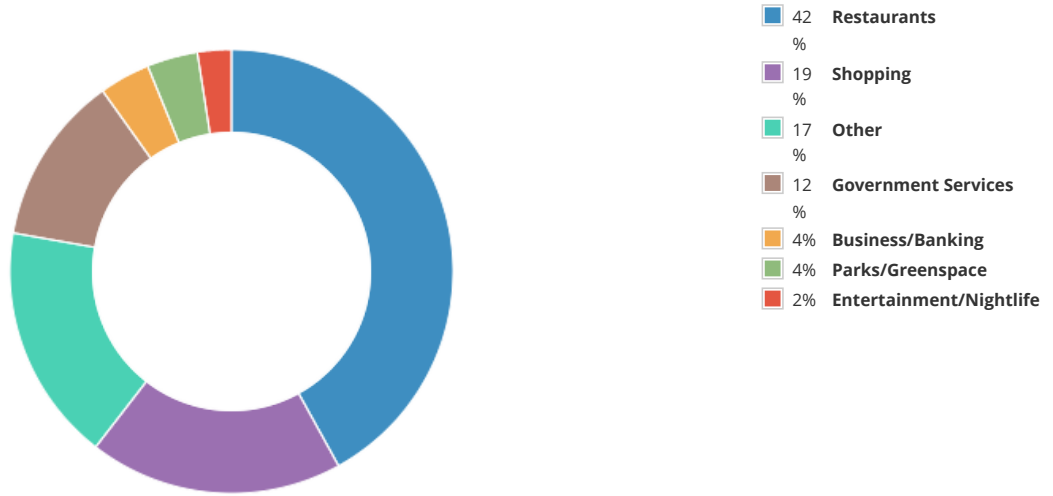
Are there any areas in Locust Grove you feel are particularly **dangerous for pedestrians or bicyclists**?



PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What is your primary reason for visiting downtown Locust Grove?



81 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What kind of **improvements** should be considered to enhance Locust Grove?

Sit down restaurants but not fast food style.

5 months ago

Traffic improvements like medians, left turn merge lanes, outlet mall have its own exit from highway.

5 months ago

Need to be create a walk/run/bike friendly streets/areas.

5 months ago

Better sidewalk system around the city. Sidewalk doesn't connect in several places.

5 months ago

Street lights lighting up sidewalks around city.

5 months ago

Traffic Improvement

4 months ago

More sit down restaurants that stay open past 9pm during the week.

4 months ago

Natural grocery store, paved golf cart trails may decrease traffic, landscaping with ornamentals.

4 months ago

More nice dine-in restaurants, fun centers for families, more parks and trails, connected sidewalks, less warehouses and truck traffic, more and better roads and lights that change based on detected vehicles, beautifying the city.

3 months ago

Sit down restaurants, wide sidewalks that connect the community, maybe consider golf cart paths to encourage visitors to downtown. A mix of retail and small sit down restaurants to encourage longer visits to the city (an example city is Cartersville or Woodstock). Farmers market days to increase foot traffic in downtown area

4 months ago

At least 1 - 2 high end restaurants and a movie theatre.

3 months ago

Making it pedestrian friendly including green spaces, sidewalks, planting more trees and flowers

2 months ago

Better sidewalk system and bike lanes

3 months ago

Agree

5 months ago

Bike lanes, golf cart trails, sit down food places, natural grocery stores, better side walks, better Publix transportation

one month ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

i do not visit down town, nothing of interest.

2 months ago

See downtown Fayetteville for example. Bus barn area is great there. We should have something similar.

3 months ago

Which of the following statements apply to you (select all that apply)?

87%	I am a resident of Locust Grove	69 ✓
9%	I work in Locust Grove	7 ✓
8%	Other	6 ✓
5%	I own a business located in Locust Grove	4 ✓

79 Respondents

If you live in Locust Grove, how long have you been a resident?



82 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

If you work or own a business in Locust Grove, how long have you done so?



71 respondents

What is your age?

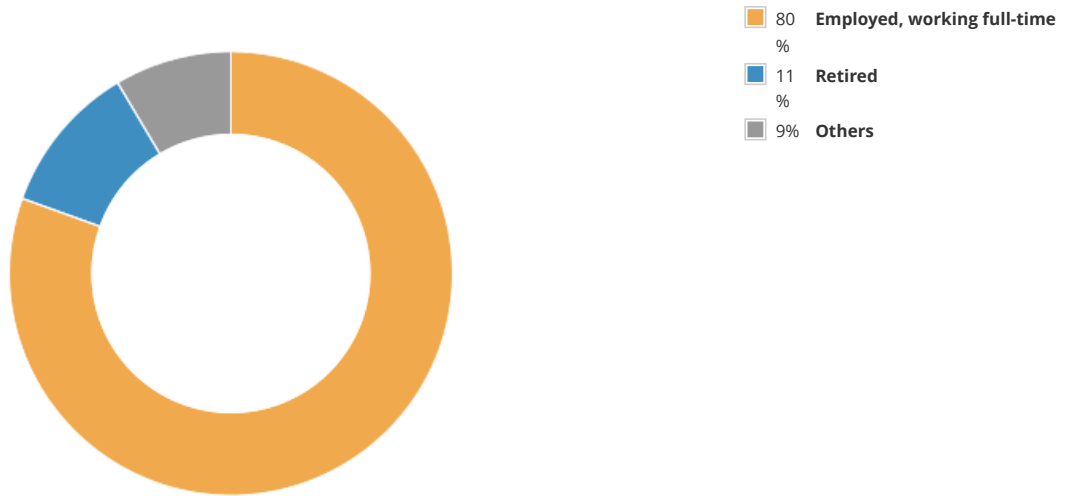


82 respondents

PUBLIC INPUT ONLINE SURVEY

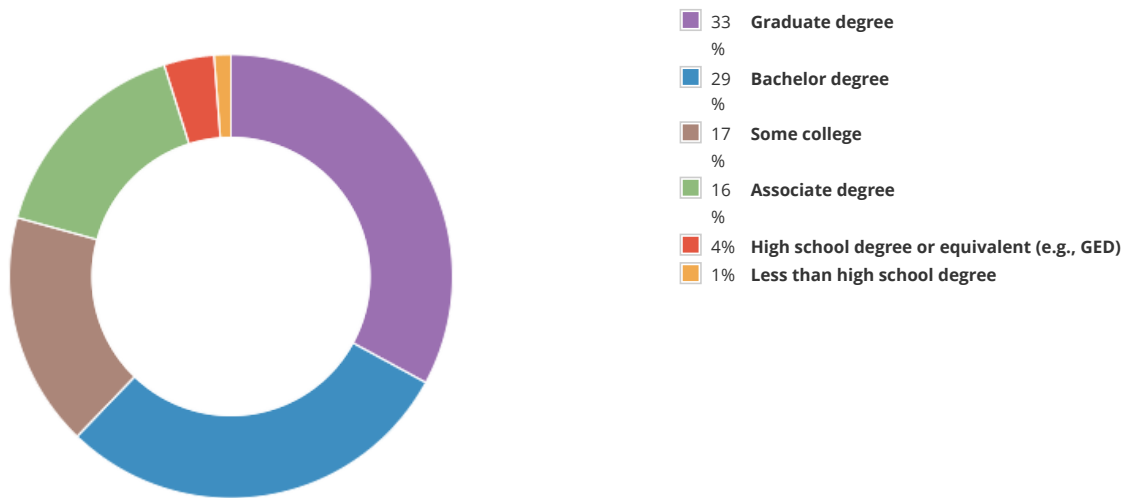
APRIL 2023 - AUGUST 2023

Which of the following categories best describes your employment status?



82 respondents

What is the highest level of school you have completed or the highest degree you have received?

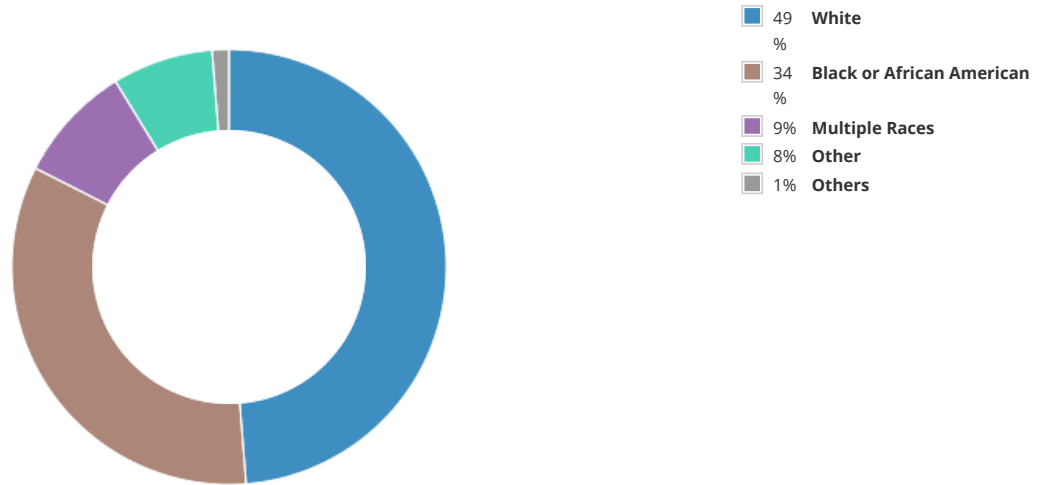


82 respondents

PUBLIC INPUT ONLINE SURVEY

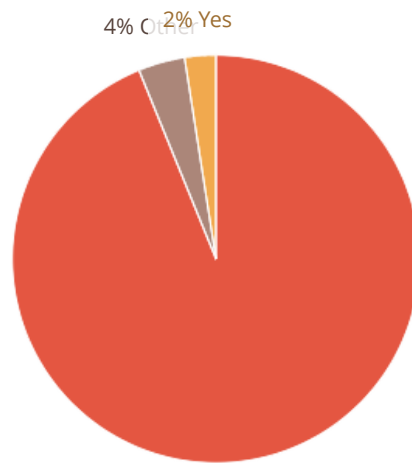
APRIL 2023 - AUGUST 2023

With which race do you identify?



80 respondents

Do you identify as Hispanic, Latino, or Spanish?

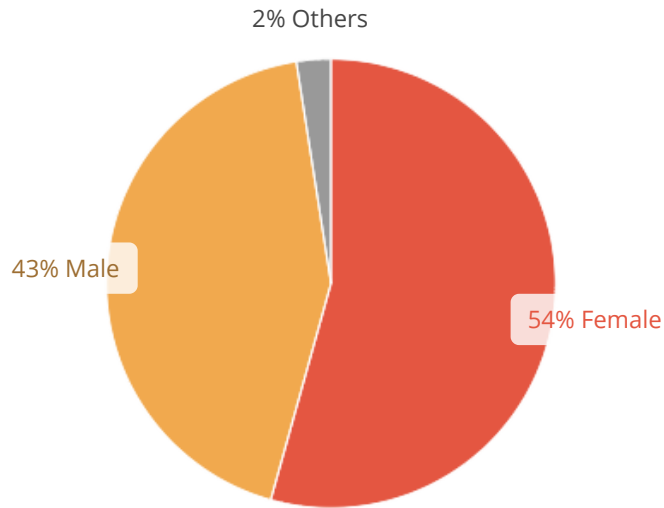


94% No
81 respondents

PUBLIC INPUT ONLINE SURVEY

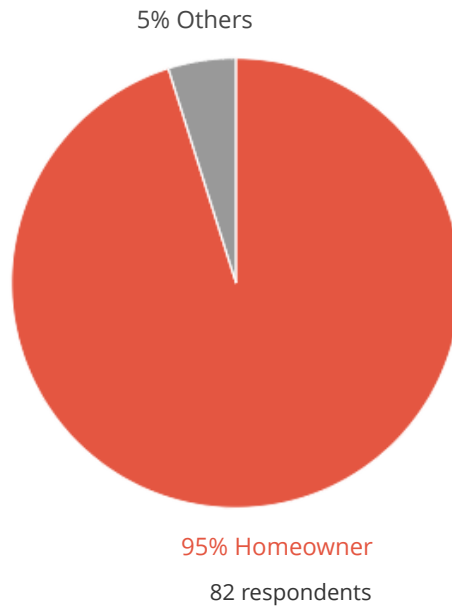
APRIL 2023 - AUGUST 2023

What is your gender identity?



81 respondents

What best describes your housing status?



82 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

If desired, please use the space below to list anything else you would like to be considered in Locust Grove's future planning efforts that was not covered by the previous survey questions.

Safety for residents who enjoy walking, running, cycling- motorists have no regard for residents who enjoying staying active and healthy. Speed limits are not enforced, nor do motorists abide by speed limits.

one month ago

Need natural grocery store. Bike lanes. Better sidewalks. More nature and outdoor things. More sit down places to eat. Younger people need to be in leadership roles. Less policing the roads. Too many cops sitting on sides of roads in locust grove.

one month ago

It's time for the older (70+ years old) politicians who've outstayed their time to retire and let younger more in-touch leadership take their rightful place. It's time for the Baby Boomers to let it go and let the next generation lead without their interference.

2 months ago

Thank you

2 months ago

I have attended city council meetings and am always disappointed at how the council members do not care for the current residents. Adding more people = more problems.

2 months ago

More family friendly or community that encourages people to get outside.

2 months ago

Need to make main thoroughfares beautiful and welcoming again. Needs to look planned out and not like random buildings everywhere. Think Fayetteville or peachtree city.

2 months ago

Unfortunately, there at times neighbors do not keep homes/yards satisfactory and in past, calling code enforcement to assess situation was more "welcomed" and quicker than HOA. Lately it seems that if your community has an active HOA, we are being directed to contact them as if, although still paying taxes, we should no longer call Code Enforcement. Understood that HOA has a place in helping to monitor communities, but so does Code enforcement. And as I do pay taxes, I feel now hesitant to contact Code Enforcement. I understand that the code enforcement office may be limited in staff and definitely don't want them to come out for things that would not fall under their responsibilities. But, the things that do, the directing people to their HOA is off putting and makes me think that my reports are no longer being addressed by Code Enforcement.

2 months ago

Fix the traffic for real!!!!

3 months ago

Need to get the infrastructure fixed before the trucks tear everything up and less high density housing and less warehouses.

3 months ago

You've got to cut down on the number of warehouses, it's overwhelming. And the trucks that come along with it is beyond frustrating.

3 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

Traffic, infrastructure, entertainment, and recreation all needs to be addressed.

3 months ago

Would like to see the roadway and sidewalk extended. Would like to see a swimming area and more tree/ conservation properties.

Address crime.

3 months ago

Need natural food markets like Whole Foods and sprouts and its own movie theater and figure out how to bring in a more diverse community.

3 months ago

This!!

3 months ago

No more commercial or residential development. Focus on upgrading schools or building new schools. No more apartments and definitely no YMCA. Can we keep our small town feel.

3 months ago

No more apartments, focus on those that have a commitment to the community (home owners not renter),

Hospital

Focus on creating a community that is easy to access and linger in city center example cities, Woodstock, Cartersville,

Madison

More police and police on foot in retail areas

4 months ago

Aquatic center, organic produce farm, paved golf cart trails

4 months ago

No more commercial or residential development until the roads and infrastructure are redesigned to be able to support future growth.

4 months ago

Exactly!

4 months ago

Community pool. No trucks down Lester Mill near Bill GP. The signs are not visible from BGP right now I thinks it's been knocked down. If the new semi exit comes you should make it that trucks can not come through the residential areas near BGP.

5 months ago

No more high density housing. Minimum.3 acre lots. Road maintenance that's efficient and timely. No more warehouses or shipping centers. Monitor and divert shipping traffic away from residential areas. Get controls of our schools.

5 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

Consider approving a hospital, Costco, community children water park or activity center. Definitely start taxing all the warehouses for road and traffic improvements for traffic calming and safety. Forget the truck stop agenda and believe in making this a beautiful city with the infrastructure that will help bring tourists and visitors with memorable experiences not remembering I visit a city called locust Grove that had more trucks than cars and traffic was terrible plus they had two Waffle Houses?

5 months ago

No more warehouses. No apartment homes. Roads need to widened

5 months ago

Technology infrastructure upgrades

5 months ago

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Atlanta Regional Commission