

**City of Locust Grove  
 Council Workshop Meeting Minutes  
 Public Safety Building – 3640 Highway 42  
 Locust Grove, GA 30248  
 Monday, September 16, 2019  
 6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price – Mayor	Tim Young – City Manager
Randy Gardner – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Carlos Greer – Councilman	Jennifer Adkins – Assistant City Clerk
Otis Hammock – Councilman	Daunté Gibbs – Community Development Director
Vernon Ashe – Councilman	Jack Rose – Public Works Director
Keith Boone – Councilman	Anna W. Ogg – Main Street Manager
	Matthew Long – Captain (in lieu of Chief Patton)
	Andy Welch – City Attorney
	<b>Staff not Present:</b>
	Jesse Patton – Police Chief

Mayor Price called the meeting to order at 6:00 PM.

Invocation given by Mayor Price

Councilman Taylor led the Pledge of Allegiance.

**APPROVAL OF AGENDA** –

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the September 16, 2019 meeting agenda.

RESULT	APPROVED
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN GARDNER
VOTE	MOTION CARRIED - ALL IN FAVOR

**PUBLIC COMMENTS** – NONE

- **Introduction of new officer Matthew Allen** - Captain Matthew Long stepped forward and Mayor Price asked the new officers to step forward. Captain Long introduced Officer Matthew Allen and said he is from the Thomaston police department.
- **Introduction of new officer Jesse Jones** – Captain Matthew Long introduced Officer Jesse Jones and said he joins us from MGSU. Mayor Price and Council welcomed both Officers and thanked them for all they do.
- **Commendation for officer William Honea – Captain Long** – Captain Matthew Long asked Officer William Honea to step forward. Captain Long said on August 18, 2019 Officer Honea was involved with Butts County Officer in a chase on I-75 North, and Officer Honea was dispatched to

assist the Butts County Officer. The suspect got out of the vehicle and ran as the vehicle chase ended in McDonough where Officer Honea got out of his vehicle and chased the suspect on foot. We are presenting Officer Honea with a commendation for his efforts in this event. Officer Honea thanked everyone and said he was just doing his job. Nothing further.

Mayor Price continued and opened for public comments.

Mrs. Lindsay Brackett; resident of Locust Grove, stepped forward to comment. Mrs. Brackett made a comment she is hoping to use this in her middle school class to demonstrate transparency. Mrs. Brackett asked Mr. Young about if he has supplied information to Mayor and Council about 61 and 71 Jackson Street for next month? City Manager replied that information will be coming soon, as the application was just recently received for processing. He added that I asked our staff to reach out to you, as you had a question regarding a Zillow posting. Mrs. Brackett proceeded to ask Councilman Gardner several questions about the proposed rezoning on Jackson Street project and Councilman Gardner replied he prefers to not comment right now. Mrs. Brackett asked Councilman Gardner if it is like the last project and Councilman Gardner said he is just getting information and said he prefers to not comment. Mrs. Brackett continued with discussion on a zoning ordinance review in December and asked if that zoning will have anything to do with large developments? Mr. Young replied there is nothing directly related to the large assemblage of properties on the north side of Colvin. Mrs. Brackett asked about future zonings and Community Development Director Daunté Gibbs clarified we will be advertising in October. Nothing further.

Mr. Michael Brackett; resident of Locust Grove, stepped forward to comment. Mr. Brackett said he has concerns that circle back to transparency. Mr. Brackett said he realizes some projects are in the preliminary stages and he just wants to get ahead of what is going on. Mr. Brackett said he hopes the City will take a lead to touch base with all citizens. Mr. Brackett made a comment about a letter that Jeff Mills sent Mr. Foster asking to reconsider [the letter] with a new application and discussion took place about traffic being restricted to just Highway 42 and not on Bowden Street. Mr. Brackett thanked Mr. Young and Mr. Foster for answering questions and being responsive. Mr. Brackett said he wants to make sure the Public is notified about the sheer magnitude of the project and said only doing an ad in the paper and a small sign is unacceptable. Mr. Brackett said he hopes this will not be presented the same way as large projects in the past because those projects didn't seem originally presented as transparent. Further, Mr. Brackett said he does not agree with the timing of voting on this rezoning and close it seems to the timing for the upcoming election. Nothing further.

## **PUBLIC HEARING ITEMS –**

- 1. Ordinance for the Annexation of 1.2 acres located at 1206 Davis Lake Road (Price Property) –** Community Development Director Daunté Gibbs stepped forward and led discussion this is a request for annexation of approximately 1.2 acres located at 1206 Davis Lake Road. This property is zoned RA (residential agricultural) and will remain so if incorporated into the City. Mr. Gibbs said no action will be taken tonight this is a public hearing only

Mayor Price said this is a public hearing and opened for public comments. No questions or comments and Mayor Price closed public hearing.

Mayor Price asked for questions from Council. Councilman Hammock asked if the existing fences violate the ordinance or considered in conformance and asked if we would permit. Mr. Gibbs replied with discussion on height restrictions and said that would have to be addressed with the

property owner. Mr. Young replied the fence is a legally non-conforming structure and could stay unless it was substantially destroyed beyond simple repair. Councilman Greer asked if the Prices are present tonight. Mr. Young replied affirmatively.

Councilman Greer asked Mr. Price how does annexing his property into the City be a benefit to his family. Mr. Robert Price stepped forward to comment. Mr. Price said he has always wanted to annex his property; however, his neighbors were opposed. Mr. Price also said the response time for Police/Fire protection would be quicker because now it takes about 45 minutes for the County to arrive.

Councilman Boone asked Captain Long if we would answer that call anyway? Captain long replied no unless it was an emergency. We would assist if the County asked; however, if the call was a non-emergency, we would not go. Councilman Boone asked if we have a mutual aid agreement with the County. Attorney Andy Welch said the City has a mutual aid agreement and would respond when called upon and discussion took place on automatic and mutual aid. Captain Long said we use different radio channels than Henry County; therefore, we wouldn't know about it unless called upon. Discussion took place. Attorney Andy Welch made a comment a separate radio and dispatch system is used between the City and County to avoid confusion on calls. Nothing further.

Mrs. Erica Sanders; resident of Locust Grove asked to make a comment. Mayor Price said public hearing is closed; however, Mayor Price allowed Mrs. Sanders to comment. Mrs. Erica Sanders said she lives at the adjoining property beside the Price property, and she stated she has never had any problems with police or fire response. Mrs. Sanders said she wants her property annexed as well in order to sell the property at a higher price. Mr. Gibbs replied to Mrs. Sanders if the goal is to sell your property you can do so without annexing. Discussion took place and Mr. Gibbs explained the process can take place in the Community Development office. Discussion took place about selling property by annexing into the City.

Councilman Greer made a comment and said he strongly wants to express that the City is not in the business of annexing property so the homeowner can sell the property. Discussion took place and Councilman Greer said he is opposed to someone having land annexed into the City to sell and would not be in favor. Nothing further.

- 2. Ordinance for the Rezoning of 1.2 acres located at 1206 Davis Lake Road (Price Property) from RA (Henry County) to RA (City of Locust Grove)** – Community Development Director Daunté Gibbs led discussion this for rezoning of property located at 1206 Davis Lake Road and said this is public hearing.

Mayor Price said this is a public hearing and asked for public comments and no comments or questions.

City Manager Tim Young asked the homeowner if they are planning on selling or developing the property and the homeowner replied “no”.

Mayor Price closed public hearing.

- 3. Ordinance for the Annexation of 10 acres located at 387-397 Colvin Drive (Law Property)** – Community Development Director Daunté Gibbs led discussion this is for annexation of 10 acres located at 387-397 Colvin Drive.

Mayor Price said this is a public hearing and asked for public comments. No comments and Mayor Price closed public hearing.

Councilman Greer asked the homeowner what the benefit is for them to annex into the City. Mrs. Law replied they have wanted to have annexed into the City for a while because we do everything in Locust Grove; however, we can't vote or receive tax credit as others do in the City or utilize the City trash site. They also mentioned the slow response time from County first responders. Mrs. Law said they applied five years ago; however, they have had to wait until property next to her was annexed.

Councilman Greer asked Mrs. Law if they have intentions for any future development and Mrs. Law replied she has no desire to sell and their intent is to remain on property.

Mayor Price said this is a public hearing and opened for public comments. No comments and Mayor Price closed public hearing.

- 4. Ordinance for the rezoning of 10 acres located at 387/397 Colvin Drive (Law Property) from RA- (Henry County) to RA (City of Locust Grove)** – Community Development Director Daunté Gibbs led discussion this is for rezoning of the Law property and said this is part of the application process. Discussion took place. This is a public hearing and mentioned the formality on page two of the cover sheet is incorrect and will make correction.

Mayor Price made a comment about the homeowner using property for target practice and would include into the item. Mr. Young replied that language is already specified in the City code.

Mayor Price said this is a public hearing and opened for public comments. No comments and Mayor Price closed public hearing.

Councilman Boone asked if the homeowner would have to go through the police department and adhere to the same laws. Attorney Andy Welch replied if everyone else in RA can apply for a permit to shoot firearms; there is no exception to this property. Attorney Andy Welch said a condition should not in avertedly place a condition that should not be placed. Nothing further.

- 5. Ordinance to grant a Conditional Use for a detached guest quarters to existing single-family residential lot within the RA (residential-agricultural) zoning district at 91 Bowden Street** – Community Development Director Daunté Gibbs led discussion this property is currently zoned RA (residential-agricultural) and the request is to permit the addition of a guest quarters and Mr. Gibbs read the condition aloud.

Mayor Price said this is a public hearing and opened to public comments.

The applicants; Stephen and Miranda Davis stepped forward to answer any questions. Mr. Davis said they recently purchased the property on Bowden Street and are glad to be in the community. Mrs. Davis said they are trying to plan long term for her parents and by adding this guest quarters, will have the facility to do so when needed. Nothing further.

Mayor Price closed public hearing.

Mayor Price asked for questions from Council.

Councilman Greer said he understands their intention; however, does not understand why a permit is needed since a permit was issued to build the home. Mr. Gibbs replied a conditional use is required per the ordinance and discussion took place. Mrs. Davis said they are planning to build the primary and secondary structure at the same time.

Councilman Boone asked how large the secondary structure will be and Mrs. Davis replied 1,250 sq. ft for the secondary and the primary structure will be 2,700 sq. ft. Mr. Gibbs asked for the record if they are building both structures at the same time, and Mrs. Davis replied they would like to. Mr. Davis thanked Mr. Foster for all his efforts during this entire process. Nothing further.

- 6. Ordinance to grant a Conditional Use for financial institution with drive thru for property zoned OI (office and institutional) and located at 3300 Highway 42 at the intersection of Market Place Boulevard and SR 42** – Community Development Director Daunté Gibbs led discussion this is currently zoned O/I and on September 3, 2019 Council approved an amendment to the official definition of Financial Institutions. Discussion took place and Mr. Gibbs reviewed the condition included for approval.

Mayor Price said this is public hearing and opened for public comments.

Mr. Michael Brackett asked if any of the projects will overlap and said the turning lane per DRI study could overlap this property. Mr. Gibbs said any road improvements are dictated by GDOT. Attorney Andy Welch made a comment the Gardner project has already been approved, and until implemented would stay with the original developer. Discussion took place.

Mr. Michael Elliott stepped forward to answer any questions. Mr. Elliott said he submitted the condition to GDOT and will put a Right In; Right Out on Highway 42. Discussion took place and Mr. Elliott said they will meet or exceed with what already exists.

Mr. Carey Castellaw asked what the name of the bank will be, and Mr. Elliott said it is a well-known bank.

Mayor Price closed public hearing.

Councilman Boone asked what the setback is from the property line on the rear of the building and Mr. Elliott replied 20 ft on rear and backs up to detention pond at Walmart. Councilman Boone asked if there will be any sidewalks on the property and Mr. Elliott yes, there will be a sidewalk around the building, but no need for any sidewalks along Hwy 42.

Attorney Andy Welch asked Mr. Elliott if GDOT is asking to relocate the existing water tower driveway so as not to be beside each other. Mr. Elliott said we presented to the State and will close off the existing drive and relocate the entrance with no costs to City. Nothing further.

## **NEW BUSINESS/ACTION ITEMS – NONE**

## **CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS**

### **MAIN STREET OPERATIONS –ANNA W. OGG**

Mrs. Ogg gave an update on finalizing the application for Department of Defense for the new cannon. The Scatter Garden concept is ready, and we are finalizing the design and layout of the new website. Henry County Visitors Bureau just finished lodging study and has information on who, when, and why people stay in Locust Grove hotels and there will be more data to come soon after next CVB meeting. The Peach Pit downtown is complete, and we have two other tax credit-eligible projects we are working on, including Looks Hair Salon and a new attorney's office going into the former Piorra Mattress space. We are ready to submit the report to the State Historic Commission and Main Street, Inc. issued a façade grant to Strawn and Co. We are continuing to work on Fall and Winter events and working on advertising as well. The City-

wide yard sale is September 28<sup>th</sup> and Groovin' in the Grove is scheduled for October 5, 2019. Trunk or Treat will be October 25<sup>th</sup> at Claude Gray Park and Christmas in the Grove will be December 7<sup>th</sup>; this time with a rain date set for December 14<sup>th</sup>. Nothing further.

### **PUBLIC SAFETY OPERATIONS– LIEUTENANT MATTHEW LONG (FOR CHIEF PATTON)**

Captain Matthew Long stepped forward and reviewed the monthly report and made note the report reflects “zeros” continued from the cyber-attack at the County. Total collections for August 2019 were \$74,705.50 with 24 investigations. Further, two community events were held including the Sheriff's Gold Tournament which raised money for the children of Chase Maddox and another event that raised money for the National Cemetery. Officer Parkin resigned from full time status and will remain on reserve status. Reserved status requires 16 hours not paid by the City; however, allows him to keep certification. Councilman Greer asked when he turned in his resignation. Mr. Young replied we received Thursday and is effective today. Nothing further.

### **PUBLIC WORKS – JACK ROSE**

Public Works Director Jack Rose gave an update his department is continuing with general maintenance. Only normal repairs for water leak and continuing with grass cutting and street maintenance. Water production is decreased due to the drought, and we have installed 26 new meters. Construction on the Sewer Line extension continues. Nothing further.

### **ADMINISTRATION – BERT FOSTER**

Assistant City Manager Bert Foster gave an update on capital projects starting with the streetlights in downtown at the French Market and waiting for materials to arrive with Georgia Power with installation still about two weeks out. The Crosswalk that GDOT will install is about six to eight weeks out and they should have an update tomorrow on the Peeksville Road extension tomorrow. The Community Development office renovation will be complete in about two weeks. Jack mentioned the Market Place sewer line interceptor and due to lots of rock the contractor will have to blast the rock has delayed that project for about two weeks at the current time. We are wrapping up the first reviews on the Tanger Park project at the West pond next to the Department of Driver Services and will start making changes soon. Henry County is leading the walking trail project at Mose Brown as a joint operation with Falcon Design and making sure it does not interfere with sewer lines.

Councilman Boone asked why the LaQuinta Hotel project is taking so long and Mr. Foster replied they are doing the final layer on parking lot today and discussion took place about landscape. Mr. Foster said we maintain the right-of-way, but they are responsible for maintaining the landscape on their side.

### **COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS**

Community Development Director Daunté Gibbs gave an update his department has issued 1,326 permits including 197 new house permits and 299 COs for 2019 and 465 business licenses issued. Building and land disturbance activities remain underway at Fairfield Inn, LaQuinta and several subdivisions throughout the City. New house construction continues and plans for new LDPs are under review for Havenwood Grove Senior Community, Waffle House, and the Starbucks/Urgent Care facility. The completion date for the Community Development office is set for the first of October. Nothing further.

Attorney Andy Welch asked how does permitting work with what is going on with county. Mr. Gibbs replied Locust Grove is moving faster as a City; however, the County has more permits.

Councilman Greer asked Mr. Gibbs if he could notify Council when dealing with large projects prior to receiving packets. Nothing further.

**ARCHITECTURAL REVIEW BOARD (ARB) – NONE**

**CITY MANAGER’S COMMENTS –**

City Manager Tim Young said we have lots of new faces and several changes being made. We are preparing for the retreat in Americus and will have the draft agenda out tomorrow. We are also preparing the 2020 budget and will have discussion on what will be reviewed. We met with our auditor and working on items they addressed and will be adding some line items in financials to refine departments and recoding accordingly. We have upgraded cell phones and working with our IT provider to upgrade server licenses to work with Incode and RMS on Public Safety. Further, Mr. Young said responsibilities have been divided accordingly with new and added positions between him, Bert, and Daunté. Nothing further.

**MAYOR’S COMMENTS- NONE**

**EXECUTIVE SESSION – NONE**

**ADJOURNMENT-**

Mayor Price asked for a motion to adjourn. Councilman Boone made the motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:17 PM.

Notes taken by:

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Misty Spurling, City Clerk