

**City of Locust Grove  
 Council Workshop Meeting Minutes  
 Public Safety Building – 3640 Highway 42  
 Locust Grove, GA 30248  
 Monday, October 21, 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	Daunte’ Gibbs – Community Development Director
Vernon Ashe – Councilman	Jack Rose – Public Works Director
Keith Boone – Councilman	Anna W. Ogg – Main Street Manager
	Jesse Patton – Police Chief
	Andy Welch – City Attorney

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

Invocation given by Assistant City Manager Bert Foster

Councilman Ashe led the Pledge of Allegiance.

**APPROVAL OF AGENDA** –

Mayor Price asked for a motion to amend the agenda for item four to be heard as part of New Business due to requirement to send to ARC.

Mayor Price asked for a motion to approve the October 21, 2019 meeting agenda. Councilman Hammock made the motion to approve the October 21, 2019 meeting agenda as amended.

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

**PUBLIC COMMENTS** –

- **Proclamation – Georgia Retired Educators Day – November 3, 2019** – Mayor Price asked Mrs. Kappy Morris to step forward. City Clerk Misty Spurling read the proclamation aloud, and Mayor Price presented framed Proclamation to Mrs. Morris, accepting on behalf of the Retired Educators Association. Nothing further.

**PUBLIC HEARING ITEMS** –

1. **Ordinance to amend the Historic Preservation District Overlay (HPDO) boundary to incorporate additional properties along the west side of Cleveland Street, to**

**update ownership and district information; and for other purposes ( Joint hearing with the Locust Grove Historic Preservation Commission) -**

- a. **Historic Preservation Commission convenes and holds initial hearing (see HPC agenda)**
- b. **City Council holds hearing on text amendment and zoning map amendment**

Mayor Price introduced Jeff Mills to speak on behalf of the HPC for further discussion.

Mr. Jeff Mills; Chairman of the HPC (Historic Preservation Commission), stepped forward. Mr. Mills said all members of the HPC are present tonight and Mr. Mills introduced each member including Marianne Morfoot; Vice chair, Betty Shearouse, Janice Mason, and Rachel Devitt. Mr. Mills continued and said the purpose of this request is to preserve the local character of our downtown; therefore, we are proposing a moderate expansion. The boundaries were established in 2011 and the current boundaries are East and West of Highway 42.

Mr. Mills continued by calling the commission into a called meeting. Mr. Mills asked for approval of the agenda and all [HPC] in favor. Mr. Mills asked Mrs. Anna Ogg; Main Street Program Manager to step forward to present the summary of report. Mrs. Ogg stepped forward and read the summary report aloud and explained the procedures outlined in 1(a) and 1(b) on the agenda. Mrs. Ogg said this was advertised according to requirement and the effected property owners were notified as well. This proposed expansion will consist of five additional properties and seven tax parcels all of which share the same characteristics. Three of the five properties are located behind the iconic “railroad strip” including the building occupied by Southpoint Fellowship Inc. (170 Cleveland Street), the building occupied by Superior Brake and Muffler (230 Cleveland Street), and the building occupied by an automotive repair (250 Cleveland Street). All the mentioned properties embody the Locust Grove history of a Georgia railroad town. The remaining two properties include the Locust Grove City Park and Public Parking and Restroom/storage building. Each will be subject to the COA process should they be included in the HPDO although they are already included in the Cities National Register District. The HPC believes this proposed expansion is necessary and important to Locust Grove. The next HPC meeting will be October 29, 2019 and members will review and recommend it to bring back to Council on November 4, 2019 as an action item. Nothing further.

Mr. Mills proceeded to open item 1(a) and 1(b) for public comments and no comments or questions and Mr. Mills closed the public hearing for this item. Mr. Mills adjourned the HPC hearing at 6:16 PM.

Mayor Price asked for comments from Council. No comments or questions and Mayor Price closed the public hearing.

**2. Ordinance to amend the City’s Future Land Use Map designation from low-density residential to industrial for properties located at 61/71 Jackson Street, LL 217 of the 2<sup>nd</sup> District –**

Councilman Gardner read a letter of recusal recusing himself from all such discussion, debate, deliberation or vote, or otherwise take part in the decision-making process for public hearing items two and three. Councilman Gardner exited the meeting.

Community Development Director Daunte' Gibbs stepped forward and led discussion this is a request to consider an amendment to the City's Future Land Use Map from residential to industrial and staff is recommending approval. This is only for public hearing and no action will be taken tonight. Nothing further.

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

Mr. Jeff Mills; resident of 165 Jackson Street, stepped forward to comment. Mr. Mills said the specified property (Brown Property) is contiguous to his property, bordering on the northern property line. Mr. Mills read a statement with conditions he is requesting be attached if the rezoning of the Brown property is approved. The statement is attached as part of the minutes.

Councilman Boone asked Mr. Mills if this statement is the same as from a previous hearing regarding the specified property. Mr. Mills replied yes, and clarified he was not at that meeting; however, the statement was read into the hearing as part of the minutes.

Mrs. Lindsay Brackett; resident of Locust Grove, stepped forward to comment. Mrs. Brackett made a comment she is confused and said the developer spoke at the hearing in March; and asked if he will speak tonight. Mr. Gibbs replied the developer is present tonight if Council would like him to speak and Mr. Young clarified this hearing is for the FLUM amendment item only.

Mrs. Brackett continued discussion and said this applies to both amendment and rezoning. Mrs. Brackett said the applicant, GBLG Development, LLC has failed to accurately comply with state law and with local ordinances. Mrs. Brackett is requesting the City of Locust Grove require the applicant to withdraw their application. Further, Mrs. Brackett referenced page 71 and said the "time" is inaccurate. Page 71 says the hearing will occur September 16, 2019, whereas today is October 21, 2019. Mrs. Brackett provided a copy of the article to staff and Council for review.

Mr. Gibbs stepped forward and made a comment after reviewing and confirming there was a scrivener's error; the ad does say September 16, 2019 although it ran in the paper on September 25, 2019. Mr. Gibbs made a recommendation to Mayor and Council to Table the hearing until the November workshop meeting to allow for advertising of the correct date and to ensure the City stays in compliance with the zoning procedures law. Nothing further.

Mayor Price asked for a motion to Table item two (2) until the November workshop meeting due to inaccurate advertising date. Councilman Boone made the motion to approve the request.

RESULT	APPROVED TABLE ITEM TWO
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Price closed public hearing.

**3. Ordinance to rezone properties located at 61/71 Jackson Street, LL 217 of the 2<sup>nd</sup> District from RA (residential-agricultural) to M-1 (light manufacturing) for distribution facility –**

Mayor Price asked for a motion to Table item three (3) until November workshop meeting due to inaccurate advertising date. Councilman Hammock made the motion to approve the request.

RESULT	APPROVED TABLE ITEM THREE
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

Councilman Gardner returned to the meeting.

**NEW BUSINESS/ACTION ITEMS –**

- 4. Resolution to transmit an annual update of the Capital Improvements Element (CIE) for the City of Locust Grove to the Atlanta Regional Commission for review –** Community Development Director Daunte’ Gibbs led discussion this is for approval to transmit the annual update to ARC.

Councilman Greer asked about the status of construction on the park at the west pond. Mr. Young replied we started on the concept design in 2016. Councilman Greer asked how much of the budget has already been used for this project and Mr. Young said less than \$20,000 and will be ready to release for bid for construction soon. Nothing further.

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the request by approving resolution **#19-10-079**

RESULT	APPROVED RESOLUTION #19-10-079
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

- 5. Ordinance for the Annexation of 1.2 acres located at 1206 Davis Lake Road (Price Property) –**

City Manager Tim Young stepped forward and led discussion there are two items as part of this discussion; however, the second item will not be done. We discussed the nonconforming fence items at the previous meeting and Mr. Young read a Statement of Nonconforming Structure on fencing and gates for the purpose of incorporating into the minutes. The statement is attached as part of the minutes.

Councilman Greer asked why this item was Tabled at the last meeting and Mr. Young replied there was a disclosure agreement, but it didn’t have the full legal review. This is for the purpose of incorporating as part of the minutes. Attorney Andy Welch said the fence requirement is already incorporated in the ordinance. If Council decides to approve the annexation and rezoning; it would be approved as is and if anyone in the future wanted their property annexed it would have to be under this ordinance. In this case, the fence already exists; therefore, being grandfathered in. Nothing further.

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the request by approving ordinance **#19-10-081**

RESULT	APPROVED ORDINANCE #19-10-081
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – FOUR IN FAVOR (HAMMOCK, TAYLOR, GARDNER, ASHE) AND TWO OPPOSED (BOONE, GREER)

**6. 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) –**

Mayor Price asked for a motion. Councilman Hammock made the motion to approve the request by approving ordinance #19-10-082

RESULT	APPROVED ORDINANCE #19-10-082
MADE MOTION	COUNCILMAN HAMMOCK
2 <sup>ND</sup> MOTION	COUNCILMAN ASHE
VOTE	MOTION CARRIED – FIVE IN FAVOR (HAMMOCK, ASHE, GREER, GARDNER, TAYLOR) AND ONE OPPOSED (BOONE)

**CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS**

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

Mrs. Ogg gave an update we had the public hearing for the expansion of the HPDO and will review and finalize at the next HPC meeting on October 29, 2019. Groovin’ in the Grove (Graves) was successful, and the money raised will be invested back into our downtown. Trunk of Treats will be October 25<sup>th</sup> at Claude Gray Park and preparing for Thanksgiving night for the Lighting of the Tree. We are waiting on the status from the Department of Defense for a status on the application request for the cannon. Further, the holiday ads are beginning soon and come join us on December 7, 2019 for Christmas in the Grove. Nothing further.

**PUBLIC SAFETY OPERATIONS – CHIEF PATTON**

Chief Jesse Patton gave an update and reviewed the monthly report. Total collections for September 2019 were \$55,534.14 with 24 investigations, including eleven for Detective Shoemaker and thirteen for Detective Yarian. We proceeded with Lieutenant promotions and will have the pinning ceremony next month. Darryl Shoemaker and Dan Ricks were promoted to Lieutenants, and Andrew Borders is now Sargent. We hired new officer Cortez McDowell from Henry County who will start on November 1, 2019. Chief Patton said the gambling house investigation is still ongoing; Court was held, and the majority plead guilty with fines. Further, Chief Patton said he and several others are meeting with the GBI to discuss the Drug Task Force case and will have an update soon. There was a house fire in Carriage Gate subdivision on Hansen Drive over the weekend and no one injured. 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 leaks and street maintenance, with water production low due to drought and boring for the Market Place sewer line interceptor at Bill Gardner nearing completion. 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 said that will be ready for installation soon. The Crosswalk that GDOT will install is scheduled for completion in November, and GDOT is reviewing the first set of comments regarding the Peeksville Road extension. GDOT has scheduled a public information meeting at the former Locust Grove First Baptist Church on November 7, 2019 from 5:00 PM to 7:00 PM to discuss the SR 42 additional lane. Discussion took place on who is will be responsible for the utilities. The Market Place sewer line interceptor is still in process. Councilman Boone asked if we can request a “completion” date on State projects and if not completed by the date agreed that a fine be issued. Attorney Andy Welch said we can suggest to GDOT. Mr. Young said the Market Place project is the City’s project; however, permitted through the State.

## **Final Plat Review – Indian Grove Subdivision – west side of Tanger Boulevard south of Indian Creek Road –**

Mr. Foster continued and led discussion this will be residential with 87 lots on the Southeast corner of Tanger Boulevard on behalf of Sunrise Builders. This will consist of 35.5 acres and meets the requirements of the amenity package and discussion took place. Attorney Andy Welch made a comment this project was zoned potential rental homes four years ago with 211 units and now proposed as single family detached with less than half the number of lots. Councilman Greer asked about the multi-use trail/sidewalk being widened and how we can consider that as an amenity. Mr. Foster replied the ordinance specifies it can be considered an amenity, but the sidewalk has to be ten feet wide. Nothing further.

## **COMMUNITY DEVELOPMENT OPERATIONS – DAUNTE’ GIBBS**

Community Development Director Daunte’ Gibbs gave an update his department has issued 1,486 permits including 242 new home permits and 358 COs for 2019. Building and land disturbance activities remain underway and the Community Development office has officially moved, and he asked that everyone be patient as we continue that transition. Nothing further.

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

## **CITY MANAGER’S COMMENTS –**

City Manager Tim Young said we attended the Nine Oaks subdivision ribbon cutting and is a very nice community. Staff met with GDOT last Friday on upcoming projects. We are working on aspects of reviews of MMIP for the commercial vehicle lanes and will hold a public hearing hopefully in the Spring of 2020. He mentioned the fire on Hansen Drive stated by the Chief and discussion took place on building standards. Mr. Young said he has voiced his concern to our legislative delegation on the importance for local control on building standards.

Mr. Young continued with an update on the FY 2020 budget and said we will see a 19 percent increase in our health insurance premiums. With the additional benefits remaining flat, it would represent a 15.1 percent overall; however, we anticipated an increase and is less than in the past with BCBS. We are adding some items for capital machinery and additional parking in front of the Public Safety Building with money through available impact fees. We are working on updating the server software, and the personnel policy including comp time to align with other jurisdictions. We hired a new employee Brandi Berry in the Utility Department, who has a lot of experience in the past with Incode. Finally, the HCMA dinner is Thursday night. Nothing further.

Councilman Hammock made a comment and complimented Mr. Young about his article in the TIMES and the delivery of information on support of the interchange.

**MAYOR'S COMMENTS-**

Mayor Price asked everyone to keep Judge Patten in prayers due to the passing of his Dad.

**EXECUTIVE SESSION – NONE**

**ADJOURNMENT-**

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:10 PM.

Notes taken by:

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Misty Spurling, City Clerk