

**City of Locust Grove**  
**Council Workshop Meeting Minutes**  
**Public Safety Building – 3640 Highway 42 S.**  
**Locust Grove, GA 30248**  
**Monday, March 15, 2021**  
**6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price – Mayor	Tim Young – City Manager
Carlos Greer – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman	Jennifer Adkins – Assistant City Clerk
Rod Shearouse – Councilman	Daunté Gibbs – Community Development Director
Rudy Breedlove - Councilman	Matthew Long - Captain
	Jack Rose – Public Works Director
	Anna W. Ogg – Main Street Manager
	Warren Tillery – SWWW
	Brooke White - SWWW

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

Invocation given Assistant City Manager Bert Foster.

Councilman Breedlove led the Pledge of Allegiance.

**APPROVAL OF AGENDA –**

Mayor Price asked for a motion to amend and add item three to the agenda. Councilman Greer made the motion to amend.

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

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the March 15, 2021 meeting agenda as amended.

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

**PUBLIC COMMENTS –**

**Introduction of new hire – Officer Coleen Pitts**

Captain Matthew Long asked Officer Coleen Pitts to step forward. Captain Long introduced Officer Pitts to Council and Officer Pitts thanked everyone for the opportunity to work for Locust Grove. Nothing further.

### **PUBLIC HEARING ITEMS** –

**1. Hearing for rezoning 1.96 +/- acres from RA (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at the northwest corner of Indian Creek Road and Tanger Boulevard, LL 168 of the 2<sup>nd</sup> district.**

Community Development Director Daunte' Gibbs stepped forward and led discussion this is a request from Mike Ford, agent for Mehulkumar Gajjar, for rezoning property from RA (Residential Agricultural) to C-1 (Neighborhood Commercial). The applicant intends to build a convenience store consisting of 4,500 square feet including four pump locations and an additional 1,500 square feet of retail space adjoining the store. Discussion took place and staff is recommending approval with conditions. Mr. Gibbs read the conditions aloud.

Mayor Price opened for public comments for anyone opposed.

Lynn Thompson of 185 Indian Creek Road stepped forward to comment. Ms. Thompson said the surrounding area does not need another convenience store. The road cannot handle more traffic and is likely to increase congestion and crime. Ms. Thompson said she is opposed and is asking Council to not approve the request. Nothing further.

Emma Jean Stewart stepped forward to comment. Ms. Stewart said there is so much traffic in this area already and a convenience store will increase the traffic even more. Ms. Stewart said she has property zoned C-2 across from the subject property; however, was denied approval for a convenience store. Ms. Stewart asked if a privacy fence will be required and asked if she could see the proposed plan. A copy of the plan was shown to Ms. Stewart and discussion took place about lighting and privacy fence. Mr. Young said the light fixtures are designed so the light reflects downwards instead of shining out. Mr. Gibbs said the design review will require a photometric plan. Discussion took place about C-2 and C-1 zoning regulations related to the restriction she mentioned, and Mr. Young said C-2 zoning allows C-1; however, we will research and follow-up with Ms. Stewart. Ms. Stewart asked Council not to approve this request. Nothing further.

Mayor Price asked for comments from anyone not opposed.

Mr. Mike Ford, agent for Mehulkumar Gajjar (Applicant) stepped forward to comment. Mr. Ford said every municipality has individual requirements and his team collaborates with a design company so they can implement all the requirements in the plan up front. Mr. Ford said there are no variances and the future use for the retail space is for a Dry-Cleaning service. Discussion took place.

Councilman Greer asked if the plan requires a decel lane and Mr. Ford replied he is not sure if the County requires. Councilman Greer asked if there are legal justifications where this request can be denied. Mr. Gibbs replied the recommendation by staff is determined according to the policy. Further, Mr. Gibbs said based on the information from the Comprehensive Land Use plan the C-1 (Neighborhood Commercial) supports what the applicant is requesting.

Councilman Taylor asked if there is another structure like this locally or in Georgia. Mr. Ford said there is one located in Stockbridge, GA and discussion took place.

Councilman Shearouse asked if any data was reviewed to know if a convenience store is capable of being successful in this location. Mr. Ford said he is representing the client and the client in this case, requests data from the fuel company. Councilman Shearouse asked why to rezone a residential property if there is commercial property already across the road. Mr. Ford replied the client prefers things to go geographically and part of their liking. Nothing further.

Councilman Boone said the accel/decel lanes are very important to have in a location like this; however, the plan does not reflect having those lanes. Discussion took place. Councilman Boone discussed buffer requirement and vegetation. Mr. Ford said this property is heavily dense and the required buffers shall be undisturbed. Councilman Boone asked about the amount and type of plant materials listed. Mr. Gibbs said the additional plant materials listed are only if the required buffer is inadequate, the additional planting would be required to fill in unnecessary gaps. Mr. Young said there is a 10-foot retaining wall shown on the plan and discussion took place on its location on the site plan.

Attorney Warren Tillery stepped forward and asked Mr. Ford what client is he representing? Mr. Ford replied Dimple Patel. Attorney Warren Tillery asked if Mr. Patel owns the property and Mr. Ford replied no it is contingent upon him trying to purchase.

Mr. Gibbs made a comment for clarification although staff is recommending approval; staff still wants the best option for this situation. Mr. Tillery added that basis for considering a zoning map amendment has criteria for evaluation on the merits of the request, to which Mr. Young noted that these criteria points are located in the evaluation report.

Councilman Greer asked how likely is the property to be developed RA (Residential Agricultural)? Mr. Gibbs replied based on the ARC (Atlanta Regional Commission) standards; Mr. Gibbs said the likeliness in his opinion would be 50/50.

Councilman Shearouse referenced page 205; [the last sentence of the Livable Centers Initiative] asking would a gas station compete with the historic nature of the area. Discussion took place.

Mr. Young explained this would create newly generated traffic versus captured traffic. Discussion took place and Mr. Young said we need to be looking ahead about ten years and asking if a gas station will be needed then in light of electric vehicles by 2030. Mr. Gibbs said the projection is commercial development. Nothing further.

Mayor Price closed the public hearing.

## **NEW BUSINESS/ACTION ITEMS –**

### **2. Resolution to sign a Memorandum of Understanding (MOU) between the Georgia Department of Transportation and the City of Locust Grove for preliminary engineering on Project number PI No.**

Attorney Warren Tillery led discussion this will be a two-part resolution with ultimately one MOU to help with the flow of traffic in Locust Grove.

- **Resolution of the City of Locust Grove to accept the MOU with GDOT for scoping/preliminary engineering project #0017770 along SR 42 between CS634/MLK JR BLVD. TO CS680 MARKET PLACE BOULEVARD –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#21-03-021**.

RESULT	APPROVED RESOLUTION #21-03-021
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR

- **Resolution of the City of Locust Grove to accept the MOU with GDOT for scoping/preliminary engineering project #0017770 along SR 42 between CS634/MLK JR BLVD. TO COLVIN ROAD.**

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving resolution **#21-03-022**.

RESULT	APPROVED RESOLUTION #21-03-022
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR

**ADD ITEM -**

- 3. Resolution to authorize acceptance of a temporary construction easement for the purpose of constructing public right-of-way on the JB White property –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#21-03-023**.

RESULT	APPROVED RESOLUTION #21-03-023
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR

**CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS**

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

Mrs. Ogg gave an update the materials were sent to HPD for the historic survey. The Henry County CVB donated a squirrel feeder that is hand painted by a local artist to resemble the look of a picnic table. The idea is for visitors to engage on social media and take pictures with the squirrels. Mrs. Ogg said she and Mr. Foster are working on finalizing the playground equipment at Tanger Park. Further, Mrs. Ogg said she is preparing for Easter; however, in a different format from previous years. DDA did meet last month and HPC and Main Street, Inc. did not meet. Nothing further.

**PUBLIC SAFETY OPERATIONS – CAPTAIN LONG**

Captain Long gave an update and reviewed the monthly report. Total collections for February 2021 were \$37,041.00 with 17 investigations as assigned by staff member. Nothing further.

## **PUBLIC WORKS – JACK ROSE**

Public Works Director Jack Rose gave an update we are working on several projects and continuing with general maintenance. Nothing further.

Councilman Greer asked if the sewer repairs at Lear Drive in Indian Grove are the city's responsibility? Mr. Rose said the streets in the subdivision have existed since 2004; therefore, the infrastructure is very old and has been sitting a while. Councilman Greer said he thought the new developer would assume the responsibility of repairs. Mr. Rose said a maintenance bond would cover that but not in this circumstance because of the age and the damage is from the sewer line to our lateral. Mr. Young said the subdivision bonds last three years now but at the time of this establishment it was two years. Mr. Young said we may need to have the old lots reinspected prior to development. Nothing further.

## **ADMINISTRATION – BERT FOSTER**

Mr. Foster gave an update we are completing one of two sets of construction easements tonight for the Peeksville Road Extension. Tanger Park site work is 99% complete and completed a small punch list for finalizing. GDOT released responses to the questions from the public open house on the MMIP commercial lane project from I-475 to Highway 155. Further, Mr. Foster said staff signed a modified letter to begin the revised concept on the scatter garden to incorporate into the Veterans Memorial and should have information at the April workshop meeting. Nothing further.

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

Community Development Director Daunté Gibbs gave an update his department has issued a total 445 permits including 75 new house permits for 2021. We have issued 77 COs [48 residential and 29 commercial permits] with 138 business licenses issued for 2021. Nothing further.

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

## **CITY MANAGER'S COMMENTS –**

Mr. Young gave an update we have ordered supplies for the Dog Park at the new Tanger Park location. We are working on scheduling a small retreat to meet locally in April and will have an update with information soon. Mr. Young mentioned he sent information about the American Rescue Act. The city is expecting to receive about \$2.6 million; however, there will be stipulations. We have seen an increase in Hotel/Motel collections and TAVT, and we are continuing to work on preparing for year-end close out with minor adjustments. Nothing further.

## **MAYOR'S COMMENTS – NONE**

## **EXECUTIVE SESSION – PERSONNEL**

Mayor Price asked for a motion to enter executive session for the purpose of personnel. Councilman Shearouse made the motion with second by Councilman Boone. All in favor and motion carried. Council entered executive session at 7:16 PM.

Mayor Price asked for a motion to reconvene to regular session from executive session at 7:49 PM. Councilman Greer made the motion with second by Councilman Shearouse. All in favor and motion carried.

**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 SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:49 PM.

Notes taken by:

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Misty Spurling, City Clerk