

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, February 21, 2022
6:00 PM

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Willie Taylor – Councilman	Bert Foster – Assistant City Manager
Keith Boone – Councilman	Misty Spurling – City Clerk
Rudy Breedlove - Councilman	Jennifer Adkins – Assistant City Clerk
Vincent Williams - Councilman	Daunte’ Gibbs – Community Development Director
Carlos Greer – Councilman	Jack Rose – Public Works Director
Rod Shearouse – Councilman	Derrick Austin – Police Chief
	Colleen Watts – Main Street Program Manager
	Anna Ogg – Planner II – Community Development
	Andy Welch – Attorney

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

Invocation given by City Manager Tim Young.

Councilman Shearouse led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion to amend the agenda. Councilman Greer made the motion approve the February 21, 2022 meeting agenda.

RESULT	APPROVED AGENDA
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS –

- **Introduction of new employees (Police Department) -Officer Jeremiah Woodard**

Chief Austin introduced new employee Officer Jeremiah Woodard to the Police Department. Mayor and Council welcomed Officer Woodard. Nothing further.

Ms. Eugenia Davis: resident at 950 Singley Dr. stepped forward to comment with a concern related to public hearing item number one. Mayor Price asked Ms. Davis to save her comments or questions until after the public hearing item is reviewed by Community Development Director, Daunte’ Gibbs.

PUBLIC HEARING ITEMS –

1. Annexation of 254 +/- acres located at S. Ola Road and Singley Drive (Parcel IDs: 161-01025000, 161-01023000, 161-01021005, 161-01021051 and 161-01021052) in LL 161,162, and 191 of the 2nd districts 161-01021052 –

Community Development Director Daunte' Gibbs stepped forward. Mr. Gibbs said this is a request for annexation of property located on South Ola Road and Singley Drive. All requirements and annexation criteria have been met and the Henry County BOC had no objections. If Council approves annexation, the applicant must wait one year before requesting a rezoning. Staff is recommending approval and the applicant is present tonight to answer any questions.

Mayor Price said this is a public hearing.

Mayor Price asked for any comments for anyone in favor of the request.

Mr. Greg Hecht; representing on behalf of the applicant, stepped forward to comment. Mr. Hecht said this property will remain RA (residential agricultural) and there are no commitments on future zoning as of now. The developer wants to bring water and sewer to enhance the value of the property and surrounding areas and said the plan is not to have more than 254 lots. Mr. Hecht said he is happy to answer any questions.

Mayor Price asked for any comments from anyone in opposition of the request.

Terry Justice stepped forward to comment. Mr. Justice said his property adjoins the subject property and wanted to state for the record there is a land dispute currently with the developer and property owner. Mr. Justice said the developer told him they are willing to resolve the issue.

Mr. Jeff Dickie stepped forward to comment. Mr. Dickie asked what is the point of annexation if the zoning will remain the same? Mr. Dickie also said he would like an agreement to be in place that says the applicant cannot change the original plan after one year.

Mayor Price said procedure requires another public hearing after one year before anything being approved. Mayor Price asked Mr. David Black to step forward.

Mr. Black stepped forward to comment. Mr. Black said they want to annex into the city to be on the city's sewer. Mr. Black said they have no problem committing to the current proposal as well. We are proposing 22,000 sq. ft. lots and homes priced at \$500,000. Mr. Black said development is coming to the property and we have a vision for the property. There will be two entrances, with 122 homes on half of the property and the same on the other half near Burg Road.

Mr. Dickie said he does not want his tax dollars going towards something he does not want. Mr. Black said he understands; however, ½ acre lots are not feasible and from a developer standpoint, certain requirements must be met. Mr. Black said being on the city's sewer is the main reason for the annexation request.

Mayor Price asked if any of the trees will be removed and Mr. Black said no, one hundred percent of the trees will remain on the property. We will sell the lots with 100% of the trees on the property.

Mr. Glenn Keck: resident on Singley Drive, stepped forward to comment. Mr. Keck said his concern is contamination of [mud] that could get into the creek and increase in traffic. This development will obviously generate more traffic and said he would like to see the road widened and paved. Mr. Keck said being they are on well water and asking that the creek not be bothered.

Mr. Gibbs said the requirement is 75 ft. on both sides in addition to the watershed requirement (200 linear feet). Mr. Keck said he has no grief with current proposal but asking to respect the land.

Mr. Randy Crawford: resident on Burg Road, stepped forward to comment. Mr. Crawford said you allowed at Bunn Farm, and you will on Singley Road. Singley Road is a dirt road, and a portion of Burg Road is still dirt road and cannot have entrances on those roads because they are unpassable. Nothing further.

Mr. Chris Thomas: resident at 480 Burg Road, stepped forward to comment. Mr. Thomas asked where the entrance (from the east portion of the development coming into Burg Road) will be because his concern is the traffic, and the road cannot accommodate additional traffic. An entrance is not feasible for this road. Nothing further.

Mr. Henry Keagan: resident at 490 Burg Road stepped forward to comment. Mr. Keagan said his concern is overcrowding at schools. Locust Grove is already overpopulated and cannot accommodate the additional homes and people. Nothing further.

Mr. Tim Clark: resident at 390 Burg Road, stepped forward to comment. Mr. Clark made a comment the traffic increased on Burg Road after it was paved.

Ms. Eugenia Davis: 950 Singley Dr., stepped forward to comment. Ms. Davis said she is concerned the 40 ft. buffer will not be sufficient. Ms. Davis is requesting an additional buffer as well as a privacy fence. Ms. Davis said the applicant is proposing almost 300 homes and with that will bring 600 vehicles. Where will the additional traffic go? Mr. Young said a traffic analysis would be required to show where all traffic is going. If annexation is approved, and if we received a request in one year for zoning, we would evaluate and have a detailed analysis to show what the capacities are and improvements that will be needed. Nothing further.

Travis McClanahan: resident on Singley Drive. Mr. McClanahan said he wanted to follow-up on the previous ladies' question. "She asked, 'Where will the additional 600 vehicles/traffic go?' and the question was not answered." Mr. Young said, "If annexed, we will have a plan." Mr. McClanahan asked, "What is the current plan [to accommodate traffic] for the applicant's proposal of 250 homes?" Mr. Young said under current zoning (RA) one-acre lots, 250 may be the max, but would be using the existing streets now [Singley Road, S. Ola Road]. We are working on improvements to roads in the city to improve mobility throughout the city. Mr. Gibbs stepped forward to clarify discussion. Mr. Gibbs said there are different processes that govern different requests. This request is for annexation and is not a rezoning. The questions being asked are related to rezoning and the rezoning laws are governed differently than annexation laws. Mr. Gibbs explained the difference and reviewed the current request tonight.

Councilman Williams said if we approve annexation for this property, we as Council can we regulate what can be developed. Mr. Gibbs said yes if property is annexed Council can require conditions. Nothing further.

Councilman Boone said we have been working on transportation projects the past six years. Improvements are in process and coming soon. Attorney Andy Welch said Travis is talking about Singley Road and surrounding roads. Council is referring to roads in the city. Mr. Welch said the city is receiving \$7.2 million dollars to go towards road improvements in the city and currently, Singley Road and Burg Road are not in the city.

Councilman Greer said we cannot do any improvements to roads that are not in the city limits. If the annexation is approved, we would review at that time. Nothing further.

Mrs. Jenny Keck: resident on Singley Drive stepped forward to comment. Mrs. Keck where will property line will the annexation begin and end. Mr. Young said this will only be city boundaries. This is the 100% method and only the property requesting the annexation would be added to the city. Mrs. Keck said she feels like their opinions or concerns do not matter. Mrs. Keck said her concern is the school capacity and where the additional children would be placed. Nothing further.

Tyler Teknipp, resident on Singley Drive stepped forward to comment. Mr. Teknipp asked how many of the acres are actually "buildable." The floodplain areas deterred him from being able to build his home in certain areas of their property. Attorney Andy Welch said yes, and they would have to build around all those natural features; however, Council does not have that information because the zoning has not been requested. Mr. Teknipp said being Singley Road is not in the city limits yet, and without a rezoning if it would include Singley Road or Burg Road or would it not? If it is not included, the city would have no jurisdiction over that anyways and could not make plans to improve the roads. Attorney Andy Welch said the portions on both sides of the road would be regulated by the city. Before we do a rezoning, a traffic analysis is completed, and recommendations would be made by engineers for Council to consider. Nothing further.

Resident asked if he could get clarity on entrance locations. Mr. Young said if zoned as RA and developed, it would have to be a preliminary plat and there are engineering standards that must be met and brought before Council. Mr. Welch asked Mr. Black if there will be an entrance and exit on Burg Road? Mr. Black said there will be no entrance on Burg Road because they do not own land on Burg Road and will only have an entrance on Singley Road near Burg Road and South Ola Road.

Ms. Leah Harris: resident at 390 Burg Road and student stepped forward to comment. Ms. Harris said she is concerned about classroom capacity because her classroom is already overcrowded and not enough desks. Ms. Harris said they need more teachers. Nothing further.

Mrs. Devon Teknipp, stepped forward to comment. Mrs. Teknipp said she is a Health teacher at the High School, and they receive new enrollments every day. There is no space, and not enough teachers. Please keep in mind when making decisions. Nothing further.

Mr. Black made a comment he has no issue in slowing down the annexation request to allow for more meetings and allow more input. Mr. Black said we can postpone if needed.

Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Greer asked if Mr. Black could step forward.

Mr. Black stepped forward. Councilman Greer clarified Mr. Black's reason for annexation is to be on [city sewer] and asked if the County is requiring one house per acre or one house per two acres. Mr. Black said with the county's current requirement with no sewer, would have to do RA one acre lots, which would be 170 homes. Councilman Greer asked who he chose to develop the homes on the lots? Mr. Black said Capshaw Development. Councilman Greer asked Mr. Gibbs why the Henry County BOC had no objections to the recommendation? Mr. Gibbs said if an annexation request is contrary to the jurisdiction they are coming from, the county would object. In this case the applicant

is asking for a comparable zoning (RA to RA) there is no conflict; therefore, the county ruled as no conflict. There was an objection last fall with a rezoning request; however, the applicants attorney asked the city to place the request on hold until they resolved conflicts with the county. They decided to withdraw rezoning and amended their application to the city which is the request being heard tonight.

Councilman Greer said he sympathizes with the teachers concerns and parents; however, Mr. Black is going to proceed either way. Councilman Greer asked everyone to keep an open mind with whatever decision is made because Council and staff always try to make the best decisions for the city. Nothing further.

Councilman Shearouse asked if the city's RA is comparable to the county RA? Mr. Gibbs replied yes.

Councilman Breedlove asked if annexation is approved and rezoning comes forward in one year, do the conditions put in place rollover to the builder and if the property changes ownership as well. Mr. Gibbs said the conditions and the ordinance for rezoning go with the property only, not the person or entity. Nothing further.

Councilman Boone asked if the developer is still seeking to build 250 homes with consideration of the buffers, floodplain, and green space? Mr. Gibbs said there is a process of calculating but also depends on zoning. The net acreage could consist of 230 to 240 lots if based on the max allowable units per acre.

Councilman Boone apologized for comments earlier in discussion.

Councilman Greer asked how this aligns with FLUM? Mr. Gibbs as of now in unincorporated Henry County the FLUM is RR (rural residential). If annexed into the city, they want to maintain the same comparable Future Land Use designation that the city has because the Comprehensive Plan is [Henry County/Joint Cities].

2. Variance request to allow an existing accessory structure to be partially located within the front yard setback of 342 Grove Road, and to allow the structure to exceed the maximum square footage permitted in the property's zoning designation –

Mrs. Anna Ogg stepped forward and led discussion this a two-part request because the applicant was unaware of the procedure application process. The structure is already partially constructed and exceeds the maximum square footage permitted in the R-2 zoning designation. The max square footage would be 650 sq. ft. allowed according to the city's accessory and structure ordinance. The property shape and size does not allow the structure to be constructed on the side of the property as required. Staff recommends approval of both variance requests [location and size of the existing pole barn]. The applicant is present tonight.

Mayor Price said this is a public hearing and asked for public comments in favor of the request.

Mr. James Oglesby stepped forward to comment. Mr. Oglesby said the reason for his request is because he has a 35-ft trailer he wants to park inside for protection. The structure is under contract by a licensed builder.

Mayor Price asked for public comments to anyone opposed to the request. No comments.

Mayor Price asked for comments from Council.

Councilman Boone said the recommendation says to prevent undue hardship on the property owner by requiring reconstruction of the pole barn. Councilman Boone said this is worded to sound like our fault because he started building without approval. Mrs. Ogg said Council has the option to grant the variance and take into consideration any undue hardship on the property owner. This is only for consideration.

Councilman Shearouse asked if the structure can be brought into compliance without a great expense. Mrs. Ogg said it would not be able to accommodate his camper if scaled down.

Councilman Greer said he does not have an issue with trying to accommodate the homeowner. Nothing further.

Councilman Breedlove asked what the maximum square footage is for this zoning. Mrs. Ogg said in this case it is 1,300 sq. ft. Mr. Young said this is not a typical R-2 lot, the lot is very odd shaped and larger than the required minimum size.

Mayor Price closed the public hearing.

NEW BUSINESS/ACTION ITEMS –

3. Resolution to appoint members to the Locust Grove Events Committee –

We added Colleen Watts (Main Street Manager) and added two members suggested by Council.

Councilman Williams said some of the members are present tonight and asked them to step forward.

Ms. Melinda English came forward to comment. She is Mr. Williams neighbor, loves the community and loves children. Ms. English said she has an organization [Kicks for Kids] and she wants to be of service to the community.

Ms. Michelle Jackson, resident of Locust Grove since 2020. Love the community and appreciate being appointed to this committee. She enjoys giving back and will do her best.

Mr. Young said he has names incorrect on the list and will amend to correct.

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by with amendment to add Ms. Jackson and approving resolution # **22-02-018**.

RESULT	APPROVED RESOLUTION #22-02-018 WITH AMENDMENT
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN WATTS

- **Resolution for appointment of Bart Hammock to the (DDA) Downtown Development Authority -**

Ms. Colleen Watts stepped forward and said we have a vacancy on the DDA because Ken Dickey moved out of eligibility, and we would like to appoint Mr. Bart Hammock at the next meeting.

Ms. Watts continued with an update the DDA held their officer elections last month and Board member Aggie Combs is Chair, Jeff Mills is the Vice Chair, and nonvoting member Wendy Hammock is Secretary. Chair Sherry Moon resigned from Main Street Inc. and currently have three members and in process of trying to recruit more members. There was no HPC held in February. Upcoming Spring Events include the Easter Egg hunt on April 9, 2022 and LG Day on April 23, 2022. Ms. Watts said she and Andy Garland took a visit to see the cannon last month that will be in the Veteran's Memorial. The National Guard will hold it until we procure the rigging company to bring it to us. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in January 2022 was \$65,143.00. The department completed 260 training hours in January

Councilman Greer mad a comment about increase in crime figures. Chief Austin said the majority are shoplifting cases and said the new procedure in Georgia for keeping stats and changes the overall numbers to seem worse than what they are. Councilman Greer asked if there is anything staff can do to minimize the increase. Chief Austin said officer patrol is a good deterrent; however, does not fully resolve. We are working with Tanger on solutions and regardless of whether stores do or do not want to prosecute, we still prosecute, and it is in the court's hands from there.

Councilman Williams asked how many officers are on staff? Chief Austin said the department is fully staffed. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose gave an update plant operation are good, continuing with general maintenance and repairs. Travis Konopka received his Wastewater III license and more training in process.

Councilman Boone asked why so many locates [as reflected on the department report]. Mr. Rose said we have so many developments and projects going on. Nothing further.

ADMINISTRATION – BERT FOSTER

Mr. Foster gave an update for the Peeksville Road extension (joining Highway 42 at Peeksville and Cleveland Street), Chase Maddox Park repairs are complete and will be scheduling dedication with the Maddox family soon. Mr. Foster also gave an update on the Bill Gardner Parkway modifications, MMIP (commercial vehicle lanes), Traffic signal at Market Place and the Scatter Garden/Veteran's Memorial. Further, Mr. Foster said the Downtown Corridor Study still ongoing. Staff selected a 6 X 12 ft digital sign for the lawn sign at City Hall and will be installed when materials arrive. Nothing further.

- **Resolution to create a streetlight district in Bunn Farms Phase II subdivision, on Peeksville Road –**

Mr. Foster said this is a request to create a streetlight district in Bunn Farms Phase II. This is for 133 lots to add 37 LED lights. This will be presented for action in March.

Attorney Andy Welch made a comment he spoke with Adam Smith about the Bethlehem Road Interchange, and he confirmed they are looking at the entire corridor for study. Mr. Young said GDOT is also considering the traffic signal as well. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update his department has issued a total of 151 permits including 30 new house permits for 2022. We have issued 53 COs [41 residential and 12 commercial] with 49 business licenses issued for 2022. Mr. Gibbs said there are several ongoing active developments. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER’S COMMENTS –

Mr. Young stepped forward and gave an update we have had an increase in water leaks, partly due to old existing lines under the roads. This might be bad news but reveals issues that we need to address in the near future. We are looking into utilizing ARPA funds to spend on old repairs where we can. We are working on the retreat agenda to forward to you soon.

- **COLA/Adjustments to Section 701 (Salary and Pay Scale) of the Personnel Policy –**

Mr. Young we are suggesting a COLA minimum of 5.4% based on conservative inflation numbers along with adjustments in certain pay reflecting current market conditions. We also would like to do an increase to \$15.03 for the basic full time Public Works employee and an increase to the starting police officer pay as well. We value our employees and are still in process of balancing pay scale to budget. Nothing further.

MAYOR’S COMMENTS –

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 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:34 PM.

Notes taken by:

Misty Spurling, City Clerk