

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, May 16, 2022
 6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Bert Foster – Assistant City Manager
Rod Shearouse – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman/Pro Tem	Jennifer Adkins – Assistant City Clerk
Rudy Breedlove - Councilman	Daunte’ Gibbs – Community Development Director
Vincent Williams - Councilman	Jack Rose – Public Works Director
Carlos Greer – Councilman	Derrick Austin – Police Chief
	Colleen Watts – Main Street Program Manager
	Andy Welch–Attorney
Members Not Present:	Staff not Present:
Willie Taylor – Councilman	Tim Young – City Manager

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

Invocation given by Community Development Director Daunte’ Gibbs

Councilman Shearouse led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the May 16, 2022, meeting agenda.

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

PUBLIC COMMENTS –

PUBLIC HEARING ITEMS –

- 1. Amendment to the Gateway Town Center Future Land Use reducing the maximum allowed density units per acre (du/acre) of the City of Locust Grove Comprehensive Land Use Plan -**

Daunte Gibbs, Community Development Director, stepped forward. Mr. Gibbs said this is an amendment to the Gateway Future Land Use Map to reduce the maximum allowed density units per acre (du/acre) from 20 du/acre to 16 du/acre. Staff is recommending approval.

Mayor Price said this is a public hearing and opened for public comments to anyone in favor of the request. There were no comments.

Mayor Price asked for public comments from anyone opposed to the request. There were no comments.

Mayor Price closed the public hearing and asked for comments from Council.

Councilman Greer asked for clarity regarding the density units per acre. Mr. Gibbs said the current zoning ordinance [multi-family] only allows a maximum of eight (8) du/acre. This will allow developments within the Gateway Town Center to request an increase up to 16 du/acre to be more in line to neighboring jurisdictions maximum allowable density units per acre. This is addressing the range of du/acre **currently allowed and right now in the** Gateway Town Center **which** allows up to 20 **du/acre**. The high-density multi-family high range [12 to 16] is an example of the higher element of du/acre in terms of range. The eight (8) du/acre is the medium **density range**.

Attorney Andy Welch said the Gateway Town Center Future Land Use currently allows 20 du/acre and if adopted this would reduce to 16 du/acre.

Councilman Boone asked about the revised language in Section 1 [structured parking, and bonuses for amenities]. Mr. Gibbs said this is an amendment to the existing language in our FLU plan from 2018 and all the language remains the same [from the previous plan] with exception to the proposed amendment. Mr. Gibbs said this is the policy guide not the zoning ordinance.

Attorney Andy Welch said the more density that is requested more (amenities) will be required of the developers. Nothing further.

2. Amendment to Section 17.04.060, multi-family residence district, and Section 17.04.041, of the City of Locust Grove Code of Ordinances –

Mr. Gibbs led discussion this is an amendment to Section 17.04.060, multi-family district, and will provide a more cohesive framework to guide future planning and zoning decisions involving multi-family developments for higher density housing. Staff is recommending approval. Mr. Gibbs read aloud development standard number(s) three (3), ten (10), and eleven (11) under subsection “c” under (D)(9).

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

Mrs. Julie Sellars (1776 Peachtree St., Atlanta) stepped forward to comment. Mrs. Sellars said her team is in support of what staff is doing and has done in the consideration of this request. Nothing further.

Mayor Price opened for public comments to anyone opposed to the request. There were no comments.

Mayor Price closed the public hearing.

Mayor Price asked Council for comments or questions.

Councilman Boone asked if the buildings will not exceed five (5) stories and if a fire truck can extend that high? Mr. Gibbs replied yes, up to 5 stories and fire trucks can access.

Councilman Shearouse asked if the amenities listed in Section 2 are all required. Mr. Gibbs said this is a list the developer can select from to add to their development. At least three amenities are required by ordinance; however, additional amenities are required based on tier. Nothing further.

3. Variance request to allow a stream buffer variance for a proposed 530,000 +/- sq. ft. warehousing facility on 46.61 +/- acres in LL 247 & 248 of the 2nd district, on Bethlehem Road and SR 42 –

Mr. Gibbs said this is a variance request from Majestic Realty Company of Atlanta, GA to allow grading into the required 25 ft. and 50 ft. undisturbed stream buffers and to allow paving in the 75 ft. pervious buffer. Mr. Gibbs reviewed the plan on the overhead screen. Staff objectively recommends approval with conditions of approval to GRTA Notice of Decision (read aloud) and (attached) as part of record.

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

Mr. John Wise, partner with Paulson Mitchell, Inc. stepped forward to comment. Mr. Wise said Mr. Gibbs has done an excellent job with this process. Mr. Wise said he wanted to clarify they are only asking for a stream buffer variance for the driveway that is coming through. Mr. Wise said they would like more clarity on what would be required of them regarding Section 2 of the DRI NOI. Mr. Gibbs explained that only the DRI/NOI conditions that are applicable to this specific stream buffer variance request will be consolidated into a separate condition that will be included in the final ordinance. Nothing further.

Mayor Price asked for any comments from anyone opposed to the request. There were no comments.

Mayor Price closed the public hearing.

Mayor Price asked for comments or questions from Council.

Councilman Greer asked why staff objectively recommends approval? Mr. Gibbs said when staff makes recommendations it is based on what our code says. This recommendation is rare, and we review every aspect. This is nonbiased because this is a variance and just language used.

Councilman Greer referenced the letter sent to staff dated April 4, 2022 that says “the stream disturbance has been submitted to the State of Georgia and currently under review”. Is it still under review? Mr. Gibbs said this is the letter of acknowledgement and is no longer active (pre-application). We have the mitigation plan per EPD, that they have completed.

Mr. Wise said as far as he and staff know, they have met all EPD requirements.

Attorney Andy Welch said EPD will not decide until local variance is granted. The State will not override. Council can conditionalize approval of this upon EPD granting (subject to EPD approval).

Mr. Wise said they have received the approved permit to impact the stream from the Army Corps of Engineers to cross the stream; just waiting on buffer variance.

Councilman Breedlove asked how the creek will be crossed? Mr. Wise reviewed on the display board (culvert pipe). Councilman Breedlove asked if there are plans for the property to the right and Mr. Wise said no plans as of now.

Attorney Andy Welch asked Mr. Gibbs if staff did their evaluation with watershed protection. Mr. Gibbs said yes, just variance to stream not to watershed protection.

Councilman Breedlove said is staff recommendation with conditions and Mr. Gibbs said the conditions are per DRI, which allows for administrative review.

Attorney Andy Welch said Daunte' will do internal allocation to include language to have some discretion. Nothing further.

4. Rezoning of 124.35 +/- acres of multiple tracts (Parcel IDs: 111-01008000, 111-01009000, and 111-01014000) in LL 233 and 234 of the 2ns district, west side of Highway 42 south of Bethlehem Road –

Mr. Gibbs said this is a request from Sansone Group of St. Louis, MO for multiple tracts totaling 124.35 acres for the purpose of developing three warehouse facilities. The FLUM consists of industrial and service commercial. Staff is recommending approval with five conditions and amending and adding a sixth condition (read aloud). Mr. Gibbs said staff will add language advised by the city attorney.

Mayor Price opened the public hearing and asked for public comments from anyone in favor of the request.

Newton Galloway, attorney on behalf of the applicant stepped forward along with Mr. Jeff Greenwalt of the Sansone Group.

Mr. Greenwalt made a comment he would love to have this project in the Locust Grove community.

Mr. William Greer: engineer with Sansone stepped forward to comment. Mr. Greer said this development will be less than 900,000 sq. ft consisting of three buildings. Mr. Greer said they are taking a creative approach to develop land with less impact. They are working with Henry County for sanitary sewer because not feasible with the city and will still benefit surrounding parcels.

Attorney Andy Welch asked what extent is signalization planned or funded on Highway 42? Mr. Greer said the traffic impact study did not warrant a signal. Mr. Welch asked the realignment was taken into consideration and Mr. Greer replied yes and have proceeded with that portion on the site plan with GDOT and the entire portion of that land is to remain undeveloped. Mr. Welch asked for a depiction plan that reflects his statement.

Mr. Newton Galloway said they are willing to address any concerns and Sansone will make themselves available to answer any questions.

Mayor Price asked for comments from anyone opposed to the request.

Clayton Carte, resident of Locust Grove stepped forward to comment. Mr. Carte said he is opposed with the conditions as written and would encourage the city to make the best decision. Mr. Carte referenced condition 5 and suggested limiting property to only distribution and allow light manufacturing. Also, asking to preserve the right-of-way to connect Colvin Drive with the current Bethlehem Road to allow access to Bethlehem Interchange. Nothing further.

Mayor Price closed the public hearing.

Councilman Boone asked if Council could have a copy of the traffic study. Mr. Greer replied yes. Councilman Boone asked if Highway 42 would have to be widened in the future?

Attorney Andy Welch GDOT has paused on the bridge overpass because of the capacity of Highway 42. The focus is the interchange and will extend to Lester Mill Road. Additional lanes on Highway 42 would be a future project.

Mr. Galloway said the applicant would be willing to discuss further between now and the June 6, 2022 regular meeting.

Councilman Breedlove said this is only for rezoning, correct? Mr. Gibbs said we could address now; however, requesting for time to allow staff to do their job to address anything beforehand.

Mr. Welch suggests giving the applicant time with Mr. Gibbs to discuss and work out anything prior to adding conditions.

Councilman Breedlove asked if Council should table the request.

Mr. Galloway said he is asking it not to be tabled and said they will work with staff to make any changes because they are under a time restraint.

Mr. Gibbs referenced Mr. Carte's suggestion on condition five. Mr. Galloway said Sansone is willing to do what Mr. Carte suggested.

Councilman Shearouse asked how a condition for the northbound lane will be added on Highway 42 will if no plans to widen now.

Mr. Gibbs said with respect to widening Highway 42, that would be GDOT decision per GRTA.

Mr. Greer said the conditions to Pine Grove Road are specific to what GDOT requires. The northbound left turn and southbound left turn is a requirement by GDOT.

Councilman Shearouse asked how far north and south it goes. Mr. Greer discussed the distance proposed. Councilman Shearouse said roughly 3 ½ trucks could be in the turning land without backing up traffic. Nothing further.

Attorney Andy Welch said the GDOT requirements for decel and accel lanes are included in GRTA report and will make sure they are implemented. The decel lane is not a new lane of Highway 42 to widen the highway, any future through lanes would have to be adjusted.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS – NONE

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN WATTS

Ms. Watts gave an update Locust Grove Day went very well and thanks to all volunteers. The Friday event hosted by the Events Committee went good as well. Locust Grove Inc. is seeking two additional directors. We are planning fall events and beautification for downtown is underway. The HPC had one COA for Black rose Coffee. Ms. Watts said she will be attending a two-day training next month. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in April 2022 was \$70,611.00. The department completed 395 training hours in April.

Further, Chief Austin said Crisis Intervention training is in process and the department completed Taser 7 training. The State certification assessor will be here May 24th and 26th. Bernadette, himself, and three other officers went to Washington D.C and the experience was very humbling. It is a very good program and is an honor to have been able to attend. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose gave update overall operations are good, continuing with general maintenance and repairs. Mr. Rose said he attended the GRW conference in Jekyll and was able to come home with new ideas. We are steady with grass cutting and meter installs. Nothing further.

ADMINISTRATION – BERT FOSTER

Mr. Foster gave an update we will be forwarding the signed resolution for the Peeksville Road extension (joining Highway 42 at Peeksville and Cleveland Street) to the attorney's office. We originally scheduled the Chase Maddox Park dedication for May 26th at 11:00am. The family had a conflict arise and discussion took place to leave the date and time as set. Mr. Foster also gave an update on the Bill Gardner Parkway modifications, MMIP (commercial vehicle lanes), and there is a concern with the turning lane impacting the convenient store with the traffic signal at Market Place. We will meet with GDOT about the Downtown Corridor Study and connection points as discussed at the retreat.

Attorney Andy Welch gave an update on the Bethlehem Road Interchange and said the curve in Bethlehem Road will be straightened into the current location of Bethlehem Road and Highway 42.

Mr. Foster said the structural engineers came out last week and assessed the City Hall building for future repairs and concluded there are many issues. The demolition has begun on the digital sign and the brick masons will be coming to replace the awnings on the north and south sides of City Hall. Plans on the electric vehicle charging stations will be presented soon. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update his department has issued a total of 629 permits including 94 new house permits for 2022. We have issued 146 COs [108 residential / 36 commercial] with 323 business licenses issued so far for 2022.

Mr. Gibbs gave an update for arrangements for Markeya's son Kaiden. Visitation will be Friday May 20, 2022, 5-7pm at Haisten Funeral Home, McDonough and funeral service at Bethlehem Baptist Church on Saturday May 21, 2022 at 1:00pm. Please keep them in your prayers.

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER'S COMMENTS – BERT FOSTER for TIM YOUNG (Sick)

- **Agreement for CVL Project #0014203 – GDOT (Roadway/High Mast Lighting and Underdeck lighting) -**

Assistant City Manager Bert Foster stepped forward and said this is a standard agreement to take over maintenance operations on lights.

- **Section No. 304 of Personnel Policy – City Holidays –**

Mr. Foster said this is an amendment to create a new observed holiday [Juneteenth]. The holiday falls on Sunday, June 19, 2022; therefore, will be observed on Monday June 20, 2022.

- **Update of FY 2022 Operating and Capital Improvements Budget -**

Mr. Foster said this is a new format and will forward any questions to Tim.

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT-

Councilman Greer made a comment the event last Friday night went very well and said he looks forward to doing again. Discussion took place about the public hearing format sheet provided. Attorney Andy Welch said it is for clarity in making sure everyone is on the same page. Nothing further.

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 BREEDLOE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:50 PM.

Notes taken by:

Misty Spurling, City Clerk