

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

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price – Mayor	Tim Young – City Manager
Rod Shearouse – Councilman	Bert Foster – Assistant City Manager
Keith Boone – Councilman/Pro Tem	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
Willie Taylor – Councilman	Derrick Austin – Police Chief
	Colleen Watts – Main Street Program Manager
	Andy Welch–Attorney

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

Invocation given by City Manager Tim Young

Councilman Greer led the Pledge of Allegiance.

**APPROVAL OF AGENDA** –

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

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

**PUBLIC COMMENTS** –

- **Presentation of the Comprehensive Transportation Plan by consultant Michael Kray of Pond & Company** –

City Manager Tim Young introduced Mr. Eric Lusher with Pond & Company. Mr. Eric Lusher stepped forward and reviewed the presentation on the overhead screen. Mr. Lusher said an update is normally done every five years, and the last update was in 2016. The ARC funds a large portion of this plan along with correlation with GDOT. There are three phases to obtain long term goals with transportation plus lots of community engagement. All four cities participated in the engagement and various road projects throughout Locust Grove were reviewed.

- **Presentation of the Master Trails Plan by consultant Michael Kray of Pond & Company** –

Mr. Lusher continued with review of the Master Trails Plan. This plan includes 87 projects crisscrossed all over Henry County and Locust Grove has a lot of greenways and side paths. This process also developed branding including several logos [reviewed on overhead screen] and

wayfinding and trail designs. Three distinct “model miles” were chosen, and we are in the final process of developing plan documents for review. We will ask for consideration to adopt after completing the briefing with Council (from all four cities) and Henry County. Nothing further.

Councilman Greer asked about the plan includes the term fly over bridge at Tanger? Mr. Young said the fly over bridge [connecting Tanger and Strong Rock Parkway] is included in the RTP and ranks highly for future consideration.

Attorney Andy Welch asked what the road widening project consists of on Highway 42 from the RTP and CTP? Mr. Lusher said the CTP is the mechanism to communicate with GDOT and ARC of projects needed to mitigate projects here. Mr. Welch asked if the language should say widening/capacity building? Mr. Lusher said the language in the report clarifies that. The recommendation in the CTP does not commit Locust Grove or anyone else; only allows to go to engineering. Mr. Welch asked Mr. Young about the other concept roads and non-grade crossings and Mr. Young said most of those will not be included because those are not regional connectors.

Councilman Taylor asked about the cemetery access across from Mallards Landing in terms of this plan. Mr. Young said there are prior engineering plans that relocate the entire section to avoid any conflicts.

Councilman Shearouse asked if any of this includes funding? Mr. Lusher said funding will be considered between now and 2050. Right now, we have more projects than we have funding for and need to prioritize the projects and review the funding and align with those projects. Nothing further.

## **PUBLIC HEARING ITEMS –**

### **1. Ordinance to amend Section 17.04.090 Residential Growth Regulation to update Residential Growth Limitations -**

Bert Foster, Assistant City Manager, stepped forward. Mr. Foster said this was implemented to address trends in the city’s housing stock. Mr. Foster reviewed the thresholds established for each housing type. Mr. Foster said single-family zoning classification should not be less than 77% of the city’s overall housing stock; multi-family designation should not be more than 20% of the city’s overall housing stock; and mobile homes should not be more than 3% of the city’s housing stock. Mr. Foster referred to page three (B) and reviewed the amendments in red, particularly the one where permits for multifamily would be limited to no more than half of the available units in any given year.

Mr. Young said the permit restrictions are in place for water and sewer infrastructure so as not to overburden the system, including plan review and inspection.

Councilman Boone said he thought Council approved to eliminate PR-4 and PR-5 at another meeting. Mr. Foster said we need to account for that in this ordinance because this includes those already developed. We talked about removing; however, will require separate public hearings. Currently, we are addressing what is in effect now.

Councilman Greer referred to page two: Table 1 [housing type and maximum percentage per ordinance] and asked for clarity on the 77% for single-family housing. Mr. Foster said the housing stock cannot be below 77% for single family designation. Mr. Young said the maximum is 20% and minimum is 77%.

Attorney Andy Welch said the language is awkwardly written; however, legally the language says if the city has more single-family detached housing it is ok. We haven't achieved those numbers and it is written to be differential to the way the housing stock was at the time. Mr. Young said there are two levels: overall single-family and within single-family. Mr. Welch said the percentage of housing can become out of balance if the ordinance is not in place. A 30% cap is included to push back developments of R-3. Mr. Foster said after the amendments are in place staff will review and address the relationship of requests to the growth ordinance and compare as to how it would affect the city's growth.

Councilman Breedlove said we discussed the difference in single-family and multi-family at the retreat and said he thought we agreed to separate the two. Councilman Breedlove said only 53% is truly single-family housing (RA, R-1, R-2). The numbers reflected on the growth report said there are 4,100 units in medium-density (single-family) and 3,007 units in low-density (single-family). We are already over 50% high-density single-family units. Mr. Foster referenced the housing type chart on page two and discussion took place.

Councilman Greer said he thought PR-4 and PR-5 were eliminated as well. Councilman Breedlove said this is for those PR-4 and PR-5 that are already developed. Councilman Greer asked if the new calculations will be grouped or separated? Mr. Foster referenced page three (number two) and asked Councilman Greer if the paragraph reflects what he is requesting? Mr. Young made a comment 20% is multi-family (townhomes, attached dwellings), 77% is single-family (detached) of which no more than 50% can be R-3, PR-4 and PR-5 [50% of 77%]. Mr. Welch said about 38% of the total would be high-density detached.

Mr. Welch said without the ordinance there would be a flood of housing types and the ordinance is designed to work as an effective moratorium for staff without including it in. Discussion took place about how the ordinance forces development to come to a freeze (with adjustments on percentages). Tim and I were trying to determine an equitable share of housing by researching data on other communities and what is being developed and we adjusted percentage to reflect our community and when those thresholds are reached, a permit should not be issued. Mr. Foster said he can review and create a calculation on Councilman Breedlove's request.

Mayor Price asked why we can't eliminate PR-4 and PR-5? Attorney Andy Welch said those housing types already exist and we will be eliminating future PR-4 and PR-5 housing.

Mayor Price said this is a public hearing and asked for any comments from public from anyone in favor of the request. No comments. Mayor Price asked for comments from anyone opposed to the request and there were no comments.

Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Shearouse asked for clarity [page two, (B) (3)] under residential growth limitation and how single-family rental properties are factored in. Mr. Foster said this helps Council to determine the needs of the city. Attorney Andy Welch said it does not address what we are seeing nationwide. We don't have a category for that specific issue; however, it does say once we reach capacity for R-3 homes, no more development will be permitted. This is a tool for slowing down the city's growth.

Councilman Breedlove asked if we could be more drastic with the numbers? Mr. Welch said the point is to keep guardrails. The CTP is a guide and if deviated from the ordinance you are rendering them, and a conditional use is a way to regulate it.

Councilman Boone asked would there be any reason we would need to extend the moratorium with this in effect. Mr. Welch said no because the city has more space for apartments.

Mayor Price asked why we would retract to 10,000-11,000 sq. ft. lots being we worked very diligently to have larger lots? Discussion took place.

Councilman Breedlove asked if the percentage is based on acreage or units? Mr. Foster said the percentage is based on units. Mr. Young said it is an accumulation of acreage and units because some things are developed and some are not; therefore, we are having to estimate.

Councilman Breedlove reviewed the numbers from the growth report and said we are majority high-density already with plans to allow more. Councilman Breedlove said we need a balance between low-density and high-density. Attorney Andy Welch asked Councilman Breedlove to propose a number because it is Councils decision to determine the number; staff only calculates. Mr. Young said we discussed growth regulation at the retreat and sunsetting PR-4 and PR-5. Initially was the issue for Multifamily, followed by the Growth Ordinance and then PR-4/PR-5. Mr. Welch said Mr. Gibbs made a comment he could submit a public notice to sunset PR-4 and PR-5. Mr. Gibbs clarified his comment and said he could prepare an amendment for the July workshop meeting. Council agreed for staff to review the numbers and bring back for review. Nothing further.

**OLD BUSINESS/ACTION ITEMS – NONE**

**NEW BUSINESS/ACTION ITEMS –**

**2. 2022-2023 Memorandum of Understanding (MOU) with GA Department of Community Affairs for Main Street Program –**

Ms. Watts stepped forward and said this is renewed annually and establishes the standards and requirements for State and National accreditation of Main Street.

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving resolution **#22-06-041**

RESULT	APPROVED RESOLUTION #22-06-041
MADE MOTION	COUNCILMAN BREEDLOVE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

**3. Resolution to award the bid for services associated with the road resurfacing throughout the city to C.W. Matthews Contracting Co., Inc. –**

Mr. Foster stepped forward and read aloud the results of the three bids received associated with the road resurfacing throughout the city. The bids were received and opened on June 2, 2022. C.W. Matthews was determined to be the lowest responsive bidder by the city’s project management team with a bid in the amount of \$3,877,842.91.

Councilman Greer asked if the bids were opened on June 2<sup>nd</sup> or June 3<sup>rd</sup>? Mr. Young confirmed bids were open on Friday, June 3, 2022. We will make up the \$1.6 million overage by using \$950,000 from SPLOST V for the intersection at SR 42 and Bill Gardner that is currently under study and an additional \$650,000 in money from T-SPLOST to compliment an extra lane project along SR 42.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #22-06-042

RESULT	APPROVED RESOLUTION #22-06-042
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN FAVOR

**4. Plan for future events on front lawn –**

Councilman Breedlove asked why is the events being proposed to move from the front lawn? Mayor Price said years ago we decided to designate Claude Gray Park as the area for events and built the stage, bathrooms, and pavilion as well as parking accommodations for a large crowd.

Councilman Breedlove said the only thing completed from the Master Plan from 2014 is the addition of the Public Safety Building. Councilman Breedlove said the front lawn will still be a part of the future phases of this plan. Mr. Young said the Master Plan was approved in 2014 as a guide and we are in process for bids on Phase II which include the Scatter Garden and Veteran’s Memorial and additional parking. We will also soon see the progress from GDOT on Highway 42 improvements. Mr. Young said this also has the potential to extend the connection from the current parking lot to the entrance at Patriots Point. Mr. Young said the future potential phase will house additional buildings and pavilion to have the facilities for use of the front lawn.

Councilman Greer said the lawn will be torn up either way [when property is developed] but until then he does not understand the issue.

Councilman Boone said he has no issue with events; however, the city spent a lot of money for Claude Gray Park to accommodate events.

Councilman Greer said the Master Plan shows the front lawn as a community gathering and asked will the Peeksville Road extension not go through a portion of Claude Gray? Mr. Young said yes, a portion of it. Councilman Greer asked if we would discontinue events at Claude Gray with that construction? Mr. Young said that would become a primary travel way in the future.

Councilman Breedlove said visibility is the major factor and Claude Gray Park was developed for (community) residents’ use. The events the city hosts have always been at the front lawn. Nothing further.

Mayor Price asked for a motion to hold all future events at Claude Gray Park. Councilman Boone made the motion to approve the request.

RESULT	DENIED
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION DENIED – TWO IN FAVOR (BOONE, SHEAROUSE) AND FOUR OPPOSED (GREER, TAYLOR, WILLIAMS, BREEDLOVE)

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

### **MAIN STREET OPERATIONS – COLLEEN WATTS**

Ms. Watts gave an update the HPC issued two COAs for Eagles Landing Pharmacy signage and Black Rose Café' and Bake House signage. DDA approved a mural at Locust Grove Park to entice visitors and locals to take selfies and visit downtown. Main Street, Inc. is planning Groovin' in the Grove. Ms. Watts said she attended a three-day training in Thomasville the first part of June. Nothing further.

### **PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN**

Chief Austin reviewed the monthly report and gave an update total collected in May 2022 was \$53,968.00. The department completed 226 training hours in May. We have ongoing issues at hotels in the I-75 corridor of truck theft and catalytic converter theft. The department received State certification on June 10, 2022, and representatives from the State will be at the next meeting to present the award. 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 we have been working on improvements at the MLK tank and preparing the new AMI (meter read system). We are steady with grass cutting and new meter installs. Further, Mr. Rose said there is an ongoing problem with vandalism at the park restrooms and we don't have staff to do constant clean-up. Chase Maddox Park is noticeably worse due to more usage. Chief Austin confirmed cameras are there but not visible at the bathrooms. Nothing further.

### **ADMINISTRATION – BERT FOSTER**

Mr. Foster gave an update the Peeksville Road extension (joining Highway 42 at Peeksville and Cleveland Street) construction will begin early next year. Mr. Foster also gave an update the Bill Gardner Parkway modifications are out for bid and are due by July 14, 2022. The MMIP (commercial vehicle lanes) remains at a standstill for the next couple of years. The development plans for the Scatter Garden/Veteran's Memorial were received last Friday, and we should have an update from GDOT on Thursday about the downtown corridor study. The structural engineers were at City Hall two weeks ago and will update as soon as we receive preliminary findings. We are waiting on the physical sign for the front lawn and the masonry work is complete. Nothing further.

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

Mr. Gibbs gave an update his department has issued a total of 809 permits including 119 new house permits for 2022. We have issued 159 COs [115 residential / 44 commercial] with 365 business licenses issued so far for 2022. Mr. Gibbs said he promised Council earlier in the year he would provide a forecast report in June/July. The city is trending in unison with the economy with a 40% decrease from last year which coincides with what is going on in the economy now. Nothing further.

- **Ordinance to adopt Section 8.23 – Fire Prevention and Protection – (Anthony Hicks, Fire Marshal) –**

Fire Marshal, Anthony Hicks stepped forward. Mr. Hicks said this is an ordinance to allow the Fire Marshal to enforce codes, perform fire investigations and create a more cohesive framework to guide future developments.

Councilman Greer said Exhibit A says the City of Stockbridge. Mr. Gibbs said he will make the correction.

Councilman Shearouse asked if the city would regulate open burning as referenced in 8.23.49? Mr. Hicks said being the County would respond that would be regulated by the county.

Ms. Adkins said SB 119 eliminated anyone from having to have a burn permit.

Councilman Greer referenced 8.023.048 – *Violations and Penalties* (number three) and asked if we could require people to prepay to avoid any “failure to pay” violations. Mr. Hicks said the initial inspections would be paid in advance; however, any violation fees after the initial inspection would then be due. Councilman Greer asked if we could require them to prepay after the second inspection (violation)? Mr. Hicks said yes, and Mr. Gibbs said we would also withhold their CO until paid in full. Attorney Andy Welch said the follow-up inspections is to determine what Mr. Hicks initially requires to be done is completed. They are expected to comply after the initial inspection and if not one hundred percent (initially), fees would be due if still not in compliance. Nothing further.

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

**CITY MANAGER’S COMMENTS –TIM YOUNG**

Mr. Young said the Locust Tree in front of City Hall is dead and needs to be removed. Also, the cedar trees next to the locust tree have growth defects (dual trunk) and needs removed. If it continues to grow as is, it will eventually split, and the entire tree will be dead. Council agreed to remove what is needed.

GMA in Savannah is this weekend and we are finalizing the audit for FY 2021. We hired someone for the Accounting Specialist, and she will begin on July 18, 2022. We will have a meeting with GDOT soon on Bethlehem Road, Bill Gardner projects, and the GDOT SR 42 study. Nothing further.

**MAYOR’S COMMENTS – NONE**

**EXECUTIVE SESSION – NONE**

**ADJOURNMENT-**

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:20 PM.

Notes taken by:

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Misty Spurling, City Clerk