

**City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, October 17, 2022
6:00 PM**

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

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

Invocation given by Assistant City Manager Bert Foster

Councilman Boone led the Pledge of Allegiance

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Breedlove made the motion to amend the agenda to remove public hearing items one and two due to withdrawal of each by the applicant.

RESULT	APPROVED REMOVE ITEMS ONE AND TWO
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the agenda as amended.

RESULT	APPROVED AGENDA AS AMENDED
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS –

- **Promotions – Sergeant Damarkus Hutcherson and Detective Charles Moseley**

Chief Austin stepped forward and asked Sergeant Hutcherson and Detective Moseley to come forward. Chief Austin said we have approved promotions within the department and glad to have these two gentlemen in their new roles. Sergeant Hutcherson was pinned by his son DJ and Detective Moseley was pinned by his wife. Nothing further.

Mr. James Martin stepped forward to comment about Hosannah Road rezoning. Mr. Martin said he understands this item has been removed from the public hearing tonight. Mr. Martin said he will be at the meeting when this item returns to the agenda.

Ms. Lisa Laughlin stepped forward to comment about the Hosannah Road rezoning. Ms. Laughlin said she and her family own the farm (200 acres) directly across from this property. If the land is developed, it will hugely impact their ability to operate their farm as normal. Ms. Laughlin said she and her family are opposed to this request. Nothing further.

Mr. Joseph Stambough stepped forward to comment about the Hosannah Road rezoning. Mr. Stambough stated he was the property manager for the Laughlin Tract, and said the road is in terrible shape and will get worse with the addition of 300 new homes. Mr. Stambough said the runoff will only get worse in the low spot at their entrance unless mitigated. This is a quiet neighborhood with not much traffic now, and this type of development would ruin this area. Nothing further.

PUBLIC HEARING ITEMS –

1. Ordinance to amend the City’s Future Land Use Map designation from Rural Residential to Low-Density Residential for multiple tracts located on Hosannah Road –

Item withdrawn by the applicant and removed from the agenda.

2. Rezoning request from RA (residential agricultural) to R-2 (single family residential) for 117.17 +/- acres (Parcel IDs: 131-01021000 and 13-01021001) in LL 102 of the 2nd district located on Hosannah Road –

Item withdrawn by the applicant and removed from the agenda.

3. Preliminary concept plan review for 47.49 +/- acres (Parcel ID: 113-01021007) in LL 169 of the 2nd district located on Strong Rock Parkway –

Mr. Gibbs said this is a request from Mill Creek Residential of Atlanta. This is for a proposed PD (planned development) consisting of multifamily and commercial uses. This includes 211 townhomes, and the remainder outparcels. Mr. Gibbs said staff recommends approval with the following five additions:

- 1. Additional details regarding vehicular and pedestrian access control.*
- 2. Pedestrian access from the townhome community to the commercial parcels.*
- 3. Amenity design concepts and better definition of open spaces.*
- 4. Consider the LM248 paved multi-use path as shown in the Henry County Trails Plan (July 2022).*
- 5. Define uses within the C-2 (General Commercial) pod designation*

Mayor Price said this is a public hearing and asked for public comments from 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 and Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Shearouse asked if the developer is present and if so, do they have any comments?

Mayor Price said the public hearing comment portion was closed. Attorney Andy Welch said Mayor Price could reopen public hearing comments. Mayor Price reopened public hearing comments for anyone in favor of the request.

Mr. Jason Wadsworth with Mill Creek Residential stepped forward to comment. Mr. Wadsworth said they are the third largest multi-family housing company in the country and are vertically integrated. Mr. Wadsworth said they buy land, develop, and manage the property [for at least ten years] after development complete. This will be a for-rent community; however, will be managed like an apartment community.

Mr. Josh Mahoney with Mill Creek Residential stepped forward to comment. Mr. Mahoney said Mill Creek Residential wants to be a part of the Locust Grove community and are seeking to add to the Locust Grove experience. This product allows for young professionals to establish a home prior to owning a home. Nothing further.

Councilman Williams asked why not manage/own the property more than ten years? Mr. Wadsworth said the typical time is [ten years] and at that point another buyer would seek to purchase.

Mayor Price asked for any comments opposed to the request. There were no comments. Mayor Price closed the public hearing.

Councilman Boone asked the size of the townhomes. Mr. Wadsworth said there will be a combination of two and three bedrooms. Councilman Williams asked what the price range will be? Mr. Jason said the market study is around \$2,300 [per month] which is equivalent to a \$350,000 home mortgage. Councilman Williams asked if there have been any studies that show a success in renting at those rates? Mr. Wadsworth said they spend a lot on research and that this price range is feasible.

Councilman Breedlove asked what will be the square feet of the units? Mr. Wadsworth said the two bedrooms will be 1,140 sq. ft and the three bedrooms will be 1,500-1,600 sq. ft. Councilman Breedlove asked where are the plans on the commercial portion? Mr. Wadsworth said he does not have those plans yet; however, will be potential retail. The commercial partners do not want to commit until we are further along in the process. Mr. Wadsworth said we will develop the commercial site and sell. Councilman Breedlove asked if the commercial portion would be owned/managed by Mill Creek during the ten-year duration and Mr. Wadsworth said no, that would be sold to whoever purchased the commercial portion. Nothing further.

4. Ordinance to amend Section 15.44.050 of the City’s Architectural Review Ordinance, entitled “Exterior Materials Standards” –

Mr. Gibbs said this text amendment was requested by Council to provide clarity and more specific standards for new commercial construction and exterior renovations required to undergo architectural review. Mr. Gibbs read Section 1 amendment (Primary and Accent façade materials) and said he will answer any questions.

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

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

Mayor Price asked for comments from Council.

Councilman Greer asked if this applies to everything (not just commercial)? Mr. Gibbs said yes, residential does not come before Council for ARB. Discussion took place about hardiplank siding. Councilman Boone asked if Council could regulate type of hardiplank? Mr. Gibbs said hardiplank is the brand name; therefore, we must be mindful.

Councilman Breedlove asked if the percentage of brick (requirement) is addressed in this ordinance? Mr. Gibbs said no, that is not addressed in the ARB ordinance. Mr. Young said this already specifies “majority,” meaning more than 50%, but brick is case-by case.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

5. Request for a Special Event Permit for The Locust Grove Police Department to hold a 5K race on October 29, 2022 –

Chief Austin said this is a request from the Locust Grove Police Department for a 5K race on October 29, 2022. The event will begin and end at Strong Rock Christian School. The money raised will go to Piedmont Breast Center and discussion took place about costs for runner (\$25) and vendor (\$35). Nothing further.

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request.

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

6. Ordinance to approve the contract for services associated with the Bill Gardner Parkway Road Improvements Project –

Mr. Foster stepped forward and said this is an ordinance to approve the contract for services that coincides with the bid award to Piedmont Paving, Inc. for the Bill Gardner Parkway Road improvements. Staff is recommending approval. Nothing further.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving ordinance **#22-10-065**.

RESULT	APPROVED ORDINANCE 22-10-065
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

Councilman Greer asked when the work will begin. Mr. Foster said the work will be completed within 180 days after the date when the contract times commence and work to begin 15 days after contract is signed. The final project is to be completed within 210 days after project begins. Mr. Young said all work will be done at night [from 8:00 PM – 6:00 AM]. Nothing further.

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN WATTS

Ms. Watts gave an update there are two new businesses in downtown [Southern Farmhouse Home Collection and Black Rose Café]. The Scarecrow Village was very creative this year, and we chose three favorites. Main Street, Inc. hosted the movie night this past Saturday and had a very good turnout with around 220 people in attendance. Thank you to the city for sponsoring the event and public works volunteers for all their help. Trunk or Treat is Saturday, October 28, 2022, at 5pm, and the Cleveland Street mural should be complete next week. We are collaborating with DDA and Main Street, Inc. for the 2023 work plan and should have some exciting things ahead. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in September 2022 was \$50,480.00. The department completed 149 hours of training in September. We had 25 new cases for investigation and cleared 23 of those cases. Chief Austin reviewed the crime analysis report provided and said majority of crime is shoplifting. We are meeting with the new manager at Tanger Outlets tomorrow to review the new security measures they will be implementing. Nothing further.

Councilman Greer asked how the 911 operation center is doing with calls related to the city. Chief Austin said improvement is needed and there are dispatching delays due to staffing. They do have new employees training so hopefully see some improvements. Councilman Greer said there have been complaints from residents about the response time. Chief Austin said the new system with Tyler New World will begin in January which will help us respond quickly.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said the new bar screen for the Wastewater Plant is scheduled for install tomorrow. We are continuing with regular maintenance and the Horsetown Tank is drained for maintenance (paint, sandblasting) and will be inoperable for two weeks. Councilman Greer asked if staff (public works) mentions when limbs are cut by the power company. Mr. Rose said not normally. Mr. Young said he received a complaint and forwarded to EMC. Nothing further.

ADMINISTRATION –BERT FOSTER

Mr. Foster gave an update on ongoing projects including the Peeksville Road Extension, the extra lane on Highway 42 and the Signal at Market Place and Highway 42. We have the repaving project with [C.W. Matthews] throughout various subdivisions and staff to meet tomorrow morning with them for review. The Scatter Garden/Veteran's Memorial will be out for bid soon. We have two alternatives on the downtown corridor study and will have recommendation in the coming weeks. The City Hall (façade) repairs report will be reviewed today and will reach out to the engineer for further discussion. The RFQ for the Development Impact Fee is ready with exception of a few changes. Nothing further.

7. Resolution to create a streetlight district in Pine Valley subdivision located on Tanger Boulevard -

Mr. Foster said this is a request to create a streetlight district that will include 52 lots and nine (9) (Central GA EMC) lights. The cost per lot will be \$28.06 per year. This will be an action item on November 7, 2022. Nothing further.

Councilman Boone asked about the drainage at Highway 42 across from Smead. Mr. Foster said GDOT has a plan with modifications for better drainage.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update his department has issued a total of 1,380 permits for 2022. We have issued 282 COs [204 residential / 78 commercial] with 416 business licenses issued so far for 2022. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

1. Resolution approving the architectural plans submitted for Barden Salon located at 3804 Highway 42 –

Mr. Gibbs said the applicant, Josh Barden/Barden Salon submitted renderings for a hair salon. The structure is an existing single family residential and adding an additional 713 +/- sq. ft. to the existing 1,233 sq. ft. Staff is recommending approval. Nothing further.

Discussion took place about the exterior requirements and Councilman Shearouse asked if they would have to do majority brick with a remodel. Mr. Gibbs said Council can require that; however, they are just required to meet current requirements.

Councilman Greer asked if the building is existing, they can do with legal non-conforming? Mr. Gibbs said as of today, they comply. From our review we enforce regulations and you as Council can require different (brick, hardiplank, etc.) and we then present back to applicant.

Attorney Andy Welch said if all other houses in the area are (hardiplank material), it would be changing the context of the community if regulations are changed (to brick requirement). The current structure would need to be reviewed to avoid inconsistency. Mr. Gibbs said this is mixed historic neighborhood and would be remodeled for a commercial use, but still a single-family structure.

Mr. Young said the intent is to maintain the character of the area in a mixed historic neighborhood, and that we should look into revisions to the ARB to reflect those specific areas.

Councilman Breedlove made a comment the address of the site specified is not correct. It should be 3408 Highway 42. Mr. Gibbs said he will make the correction. Nothing further.

CITY MANAGER'S COMMENTS –TIM YOUNG

8. FY 2023 Budget Hearings -

Mr. Young said he advertised for public hearing for the 2023 budget. The first public hearing will be November 7, 2022, and the second hearing will be November 21, 2022 for adoption on December 5, 2022. Also, this is all pending LOST negotiations, which was stated in the public hearing ad. The overall revenue is down about 23% due to ARPA funds being eliminated and expenditures are down 2.3% due to capital projects moving to projects funds. The primary source of funds is Public Safety. The BOC meets tomorrow at 6:30 PM, and we have forwarded the LOST resolution to county commissioner for our district to discuss on their agenda.

The polling areas had delays in opening due to staffing issues and printing machine errors. Attorney Andy Welch said the city pays an annual fee for a smooth election process, but not the case with early voting and suggested that anyone experiencing delays or concerns should express those to the Superintendent of Elections.

Councilman Shearouse asked if the Homestead Exemption item was advertised or promoted. Mr. Young said we put on social media (city website, Facebook) and posted on the Water Department window.

Mr. Welch said Tim will be going to the BOC meeting tomorrow and encourages Council to go as well to encourage and reach a resolve. Nothing further.

MAYOR’S COMMENTS –

Mayor Price said he received a letter from the county about supporting foster children for Christmas. Mayor Price said he would like the city to sponsor two children for Christmas. Council consensus was all in favor.

EXECUTIVE SESSION – NONE

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:36PM.

Notes taken by:

Misty Spurling, City Clerk