

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, July 24, 2023
 6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Carlos Greer – 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	Jack Rose – Public Works Director
Rudy Breedlove - Councilman	Daunté Gibbs – Community Development Director
Rod Shearouse - Councilman	Colleen Watts – Main Street Director
	Brandon Morris – Lieutenant (in for Chief Austin)
	Brooke White –SWWW Attorney
	Staff not present:
	Derrick Austin – Police Chief (Conference)
	Andy Welch – Attorney

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

Invocation given by Assistant City Manager Bert Foster

Councilman Breedlove led the Pledge of Allegiance for Councilman Boone

APPROVAL OF AGENDA –

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

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

PUBLIC COMMENTS – NONE

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 South Ola Road and Singley Drive –**

Daunté Gibbs, Community Development Director, stepped forward to comment. Daunté said the subject tracts were approved for annexation over one year ago, and now ready to proceed with development. The first request is to change the FLUM and Daunté reviewed the plan on the overhead screen.

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

Jon Jordan with MBT South Ola, LLC stepped forward to comment. Jon said the annexation was approved 18-months ago and was originally purchased to develop a high-end community. The request is for approval to rezone to R-2 (low-density) and propose 1.35 du/acre. Jon said four community meetings have been held and seemed to have positive feedback overall and have adjusted according to the feedback received. Jon discussed and reviewed the adjustments that were made.

Mayor Price asked for comments from anyone opposed to the request and there were no comments. Mayor Price closed the public hearing and asked for comments from the Council and there were none.

2. Ordinance to rezone 189.8 +/- acres from RA (residential agricultural) to R-2 (single-family residential) (Parcel IDs: 161-01025000, 161-00123000, 161-01021005) in LL 161, 162, and 191 of the 2nd district located at the intersection of South Ola Road and Singley Drive –

Mr. Gibbs said this is the rezoning request that is with a concurrent request for the FLUM amendment of the subject property to develop approximately 257 single-family dwellings. This currently supports RA or R-1, and the staff recommends denial of the R-2 request because the current FLUM does not support R-2 zoning designation. Based on the current FLUM designation the staff recommends approval of R-1 with nine conditions read aloud by Mr. Gibbs.

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

Jon Jordan on behalf of MBT South Ola, LLC stepped forward to comment. Mr. Jordan said he wanted to mention another improvement made is that it will be a gated community with an average lot size of 24,000 square feet. Discussion took place. Mr. Jordan said the house size is larger than the proposed minimum.

Mayor Price asked for comments from anyone opposed to the request and there were no comments.

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

Councilman Greer asked if the city is providing water and if the developer is installing the sewer. Tim said we would access the sewer under South Ola Road at Bunn Farms before reaching the main. Tim said normally in a gravity flow situation the city would provide the sewer and the water by master meter and would pay the county wholesale water rates; however, the county is opposed to the city providing water service through a master meter.

Councilman Williams asked for more clarification. Tim said the issue is the county wants to own and maintain the water line distribution system and individual water meters within the proposed development. Councilman Breedlove asked, “if the city and county doesn’t agree, would it not go forward?” Tim said we need to talk further with the county and discussion took place. Daunté said HB 1405 requires a decision be made. Councilman Williams asked the developer if he objects to any conditions set forth?

David Black stepped forward to comment. Mr. Black said he has no problems with the conditions. Discussion took place. Mr. Black said the county wants to sell the water directly and not allow the city to sell the water. He said he spent \$500,000 of his \$1 million dollar budget and ran a water line halfway down Singley Road.

Councilman Boone commented to Mr. Black that running a water line was a bold decision being this hadn’t been approved. Mr. Black agreed it was a bold decision; however, he thought it was

annexed based on the concept plan and proceeded with the decision to do so. Mr. Black said either way water is needed and there are many reasons why R-1 is not the best for this development. Tim directed Mr. Black to have his engineer contact Bert on locating lift elements and said those would not be covered under the existing agreement provisions (if any).

Tim said the next step would be a dispute resolution with the HCWA if it cannot be worked out.

Councilman Breedlove asked for details about the gravity sewer. Mr. Black said it is at least 34-35 ft. in some areas [gravity flow and lift] and the HOA will maintain long-term. Councilman Breedlove said Mr. Jordan previously said the average lot size is 24,000 sq. ft. and asked for clarity. Mr. Black said it is 22,500 sq. ft. (inside the gate) and 30,000 sq. ft. overall. Mr. Black said their covenant will exceed the conditions that are being required by staff. Discussion took place confirming there will be two entrances.

Councilman Shearouse asked Mr. Black if he has enough remained of his budget to do the sewer. David said the \$1 million is designated for the off-site sewer and said he has \$70,000 per lot allocated for sewer. Shearouse asked Daunté if the list of covenants could be added in addition to staff conditions? Daunté said covenants are private; therefore, cannot be included.

Councilman Breedlove asked if we could increase the minimum sq. ft. and if gated access can be added as a condition being it was mentioned by the developer. Daunté said yes, we will read into record as condition number ten. Tim said conditions could include covenants related to zoning provisions but nothing else.

3. Ordinance to rezone 0.479 +/- acres from R-2 (single-family residential) to OI (office/institutional) located at 3536 Highway 42 (Parcel ID: 128-01011000) in LL 200 of the 2nd district –

Daunté said this is a request from Lifebuilt Homes to rezone property located east of Wal-Mart. Staff recommends approval of the request for rezoning with four conditions read aloud by Mr. Gibbs.

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

Clifton Harrison stepped forward to comment. Mr. Harrison said his plan is to remodel the house and rent out to a local company or use it for his business. Nothing further.

Mayor Price asked for comments from anyone opposed to the request and there were no comments.

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

Councilman Greer said his concern is traffic being that it is close to Bill Gardner Parkway, and Daunté said according to the traffic study, traffic is unlikely to be a problem.

Discussion took place about the neighboring lots and review on the overhead screen.

Councilman Shearouse made a comment about the 6ft. fence and said it would be out of place. Discussion took place if [require/not require] a fence. Nothing further.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

4. Resolution pledging to practice and promote civility within and throughout the City of Locust Grove –

City Manager Tim Young stepped forward to comment. Tim said GMA began this program at the beginning of the year to ensure governments promote and practice civility.

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving ordinance #23-07-063.

RESULT	APPROVED RESOLUTION # 23-07-063
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

5. Ordinance to set the millage rate rollback for 2023–

Mr. Young stepped forward and said this is to roll back the millage rate for the 2023 year. The previous year's sales tax divided into the net M & O tax digest of the city is used for the calculation for a millage rate that would have been 4.265 mils [corrected to 4.754]. The increase in property valuation due to development of homes and commercial/industrial buildings has allowed a continual drop in figures. The city proposes the millage rate to be rolled back to 0.00 mils.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #23-07-064.

RESULT	APPROVED ORDINANCE #23-07-064
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED – ALL IN FAVOR

6. Ordinance for approval to dig a well at ~~351 South Singley Drive~~ McGough Road –

Mr. Gibbs stepped forward to clarify that the address on the item coversheet and agenda is incorrect and said the correct location is McGough Road.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #23-07-065.

RESULT	APPROVED ORDINANCE #23-07-065
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED – ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK

Ms. Cook gave an update Black Rose Café' re-opened with new management. The DDA nor HPC met in July. Main Street, Inc. did meet and is working on 2024 goals and budget. We will have another Friday Night on the Lawn event August 4, 2023, at 6:00 pm. Nothing further.

PUBLIC SAFETY OPERATIONS – LIEUTENANT BRANDON MORRIS FOR CHIEF AUSTIN

Lieutenant Morris reviewed the monthly report and gave an update total collected in June 2023 was \$83,034.00. The department completed 81 training hours in June, and we had 25 new cases for investigation with twenty of those cases cleared. Nothing further.

PUBLIC WORKS – JACK ROSE

Mr. Rose gave an update they are behind with grass cutting but still ongoing. The new chipper is being utilized daily and we are continuing with normal maintenance.

ADMINISTRATION –BERT FOSTER

Bert gave an update the council approved the concept plan for the Peeksville Road Extension at the retreat. The next scheduled meeting is tomorrow, July 25, 2023, for discussion related to the extra lane on Hwy 42. Piedmont Paving will resume tomorrow on Bill Gardner Parkway and the city-wide paving project is close to completion. We are waiting for the grader to begin grading the Scatter Garden/Veterans Memorial site. After grading is complete, Tony Brooks will do the concrete base for the canon followed by landscaping by LR&W. Bert gave an update on the downtown corridor study, the signal at Bethlehem and Hwy 42 and the MMIP commercial lane project. We have a coordination meeting with the consultant and Clayco/CRG on August 9, 2023, about the Bethlehem Road Interchange. The city hall [support] beams are installed, and the electricians began today with wiring updates. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS –DAUNTÉ GIBBS

Mr. Gibbs gave an update that the department has issued a total of eight 651 permits (including 84 new house permits) for 2023. We have issued 79 COs [43 residential, and 36 commercials] and 334 business licenses issued so far for 2023. We issued a grading only permit to Renewal by Andersen at Price Drive and they are coordinating a road closure which will be posted by message board to the public prior to closing. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

7. Resolution approving the architectural plans submitted for Renewal by Andersen to be located on Price Drive –

Daunté said this is a request from Clayco Construction for a proposed industrial building. Daunté reviewed the requirements and said staff recommends approval. Nothing further.

8. Resolution approving the architectural plans submitted for The Cubes at Locust Grove Building C to be located on Price Drive–

Daunté said this request is also from Clayco Construction for a proposed warehouse building. Staff recommends approval and nothing further.

Councilman Boone asked what is going on at Wal-Mart. Daunté said they have a permit for an A/C upgrade/remodel.

CITY MANAGER’S COMMENTS –TIM YOUNG

9. FY 2023 budget update –

Tim said this will include capital items update and will have a public hearing in September.

10. CID Update –

Tim said this will be an action item in August. We need suggestions for the nomination of two people for the CID board. A comment was made if a council person could be on the CID board. Tim said he will check the parameters on if/how many councilmembers could be on the board.

COUNCIL COMMENTS - NONE

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – PERSONNEL

Motion to go into executive session to discuss personnel matters by Councilman Williams and seconded by Councilman Breedlove. Motion Carried All in favor 7:14 PM.

At 7:42 PM, motion to come back into regular session made by Councilman Breedlove and seconded by Councilman Shearouse.

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:43PM.

Notes taken by:

Misty Spurling, City Clerk