

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, August 21, 2023
 6:00 PM**

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

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

Invocation given by Community Development Director Daunté Gibbs

Councilman Shearouse led the Pledge of Allegiance

APPROVAL OF AGENDA –

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

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

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS –

- Resolution to transmit an annual update of the Capital Improvement Element (CIE) for the City of Locust Grove portion of the Henry County-Cities joint Comprehensive Plan to the Atlanta Regional Commission for review –**

Daunté Gibbs, Community Development Director, stepped forward to comment. Daunté said this is the annual update and will allow the city to retain its Qualified Local Government status thus keeping the city eligible for state and federal funds.

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

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. Conditional Use request to allow gravel-surfaced truck/tractor-trailer parking on Hwy 42 north of County Line Road (Parcel IDs: 162-01004003 and 162-01004001) –

Mr. Gibbs said the applicant; Five Rivers North, LLC requests a conditional use for the purpose of developing a gravel truck parking lot to accommodate 382 spaces for [trailer, RV, Boat, and Camper] parking. Daunté said staff recommends approval with six 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.

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 condition five specifies no vehicle shall be occupied overnight and asked who is responsible of enforcing this policy? Daunté said the condition is the responsibility of the owner of the property. Councilman Greer also said another concern is the congestion this could create with trucks going south on Highway 42.

Attorney Andy Welch suggested the addition of security cameras (recording and maintained for a two-week period) to coincide with the condition Councilman Greer had concerns with. Andy said the city Code Enforcement would monitor the video and do a “spot check”. The owner would have to comply and if not, code enforcement would proceed with action.

Councilman Breedlove said this will be adding to the trucks that pass through downtown Locust Grove now and will create wear and tear on our roads. This would create two unnecessary trips per truck downtown. The businesses in the area related to this request already have their own parking.

Mayor Price said the four-way stop in Jenkinsburg is a problem and there is a need for this type of parking in that area.

Councilman Greer said the four-way is not Locust Groves issue and said he does not agree with the need to approve this request. All the development (of the city) is north Highway 42, and this will only clog up downtown Locust Grove.

Councilman Shearouse said the idea was not specifically “overnight”. Some trucks would come in for a week or two at a time; therefore, would not necessarily be two trips per day. Shearouse asked if part of the proposal is outside the city limits? Daunté said this request tonight is in the city limits.

Councilman Breedlove said tracts one and two are not in the city limits, correct? Daunté said not yet, tracts three and four are in the city limits and if this is approved, the applicant will bring another conditional use for approval later for other tracts.

Councilman Williams asked why all the tracts were not submitted for approval at once? Daunté said the applicant decided to submit separately. Councilman Williams said he would like to specify the recommendation of the attorney to add cameras as part of condition seven.

Councilman Taylor asked if campers will be allowed overnight sleeping? Daunté said the condition applies to ALL [trailers, campers, RV’s, boats] for no overnight sleeping.

Andy asked Daunté if this applies to the DRI (Development Region Impact) and Daunté said no.

Councilman Boone said he agrees we need a truck parking; however, not south of town. This is truck parking not a truck stop.

The applicant asked if he could make a comment.

Mayor Price made a motion to re-open the public hearing for public comments. Councilman Boone made the motion and seconded by Councilman Shearouse. All in favor.

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

Mr. Charanjit (CJ) Singh, the applicant, stepped forward to comment. CJ said he is the owner of the county line BP gas station and liquor store and owns the subject property. CJ said there will be an app for reserving a space and the app will have rules and regulations for acknowledgement. CJ said there will be 335 spaces for parking trucks, campers, box trucks and will offer daily reservations as well. Discussion took place. Councilman Breedlove said this plan also shows there will be 47 designated spaces for campers, RVs, and boats. Breedlove asked if the council could limit the number of truck parking being the applicant is saying there will be more campers, RVs, and boats parking than trucks. Daunté said the applicant is requesting a Conditional Use and this type of parking is permitted with the current zoning and suggested the council not set that limitation.

Andy said the council can set a limit [on truck spaces] with conditions; however, to Daunté's point, this type of parking is permitted, and the property is available provided the council grants the use.

Councilman Greer asked if there are any intentions of annexing the property that is not yet in the city limits. CJ said yes, a separate request will be coming to the council in September. The property is currently zoned M-1 [in the county], and said he has other ideas intended for the property.

Andy said the public hearing is to ensure all procedures are met, and the council could choose to table the request.

Councilman Shearouse asked CJ how he intends to designate spaces being the lot is not paved. CJ said each space will be marked using cones. Nothing further.

Mayor Price asked for any additional comments.

Donna Deas stepped forward to comment in opposition of the request. Ms. Deas said she has lived in Locust Grove since 2004 and said she agrees with Councilman Greer and Councilman Breedlove. Ms. Deas said the idea of the app is good; however, anything can be put on the app but does not mean that people will follow the rules. Also, this will be adding to the burden on Code Enforcement to enforce something that will likely be an ongoing occurrence. Ms. Deas asked the council to consider tabling the request for further review and discussion. Nothing further.

Andy made a comment for clarity, the public hearing is always the first step [no action taken] and followed by the action taken at the following meeting.

Ms. Catherine Butcher stepped forward to comment in opposition. Ms. Butcher asked if a survey was completed to determine the need for this type of parking in the area. CJ said yes, also the council approved an ordinance last September for not allowing truck parking at [Wal-Mart, and other businesses]. CJ said anyone who wants to pay a monthly fee would be permitted to park. Ms. Butcher asked if Locust Grove would receive a portion of the fee being charged for parking. CJ said no, the city will incur revenue through the business license guidelines. Ms. Butcher said the

traffic will increase and the roads will be in worse shape than now and said she is not in favor of the request. Nothing further.

Mayor Price closed the public hearing.

Councilman Breedlove discussed the site map and discussion took place about the entrance on county line road. The drawing will need to comply with the conditions before submitting for approval.

Councilman Boone asked if there has been any discussion (from GDOT) on widening Highway 42 south of Locust Grove. Andy said there are no immediate plans of widening [in the next ten-years].

Councilman Taylor said his profession was truck driving, and trucks and drivers are needed to continue supplying materials and supplies for everyone’s convenience. Councilman Greer said the problem is not the truck driver and/or truck. The issue is parking, not deliveries being made to businesses. Nothing further.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

- 3. Resolution to transmit an annual update of the Capital Improvement Element (CIE) for the City of Locust Grove portion of the Henry County-Cities joint Comprehensive Plan to the Atlanta Regional Commission for review –**

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving resolution **#23-08-075**.

RESULT	APPROVED RESOLUTION # 23-08-075
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 COOK (OUT OF OFFICE - TRAINING)

PUBLIC SAFETY OPERATIONS - CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in July 2023 was \$64,306.00. The department completed 196 training hours in July, and we had 32 new cases for investigation and cleared 25 of those cases. Further, there was a shooting on Skyland Drive, the victim is doing fine, and the suspect is in jail. Chief Austin said a utility vehicle was stolen on Price Drive construction site and the suspect was arrested. Nothing further.

- 4. Request to declare city vehicles as Surplus Property –**

Chief Austin said this is to declare city owned vehicles as surplus property for disposal. The vehicles listed have high mileage and considerable repair issues. This will be an action item at the next meeting. Nothing further.

PUBLIC WORKS – JACK ROSE (ABSENT)

ADMINISTRATION –BERT FOSTER

Bert gave an update that the Peeksville Road Extension is still in the appraisal process and engineering review. The utility crew (AGL) is still working at the corner of Bill Gardner Parkway. C.W. Matthews will be installing storm pipe following their completion. The signal upgrades for the Bill Gardner Parkway modifications are in process and the boring crew will bore under the pavement as well. The grading is continuing for the Scatter Garden/Veterans Memorial site and other contractors are scheduled to begin after grading is complete. Bert gave an update on the downtown corridor study, the signal at Bethlehem and Hwy 42 and the MMIP commercial lane project. The city hall updates are still in progress and the front entrance is temporarily closed for repairs on the porch area. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS –DAUNTÉ GIBBS

Mr. Gibbs gave an update that the department has issued a total of eight 926 permits (including 149 new house permits) for 2023. We have issued 141 COs [89 residential, and 52 commercials] and 356 business licenses issued so far for 2023. Nothing further.

5. Special Event Permit request from the Locust Grove Police Department for a 5K fundraiser to benefit breast cancer research –

Daunté said this is for a fundraiser on October 28, 2023, with Locust Grove Police Department and Tanger Outlet Mall. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

6. Resolution approving the architectural plans submitted for Springs Apartments, located on Price Drive –

Daunté said this is a request from Continental Properties for a proposed apartment community. This will be located on what was formerly the Tellus apartment site. Daunté reviewed the requirements and said staff recommends approval.

Councilman Greer asked why did Tellus retract their request? Daunté said they pulled out with further proceedings.

Councilman Shearouse asked if the original approval included commercial buildings and did, we require a certain percentage of the commercial be completed first? Discussion took place and Councilman Breedlove said we discussed that option, but we did not include as a requirement.

Councilman Shearouse asked if the eight-foot bay garage is new to the concept plan.

Mr. Mike Sichek stepped forward to comment. Mr. Sichek said the garage was added to exceed the previous plan. The previous plan did not have detached garages and we added this along with other amenities such as the pet playground and parcel locker which will all reflect the architectural style of multi-family buildings. Nothing further.

7. Resolution approving the architectural plans submitted for a dual-branded Townplace/Springhill Suites Hotel on Bandy Parkway–

Daunté said this request is a request from Forsyth Hospitality for a proposed 4-story hotel building. This will include 113 rooms and staff recommends approval. Nothing further.

CITY MANAGER'S COMMENTS –TIM YOUNG (ABSENT)

8. Ordinance to amend the FY 2023 budget for half year of 2023 –

Bert reviewed on behalf of Tim who is not present tonight and said this reflects some capital adjustments and will be an action item at the next meeting.

COUNCIL COMMENTS - NONE

MAYOR’S COMMENTS – NONE

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 SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:28PM.

Notes taken by:

Misty Spurling, City Clerk