

**City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, September 18, 2023
6:00 PM**

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

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 Greer

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Williams made the motion to amend to add item Number Seven (7) for a Special Event request to the agenda.

RESULT	APPROVED ADD ITEM SEVEN
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

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

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

PUBLIC COMMENTS –

1. Proclamation – National Bullying Prevention Month (October 2023) – The PACERS Organization –

Mayor Price asked the group accepting the proclamation to step forward. City Clerk, Misty Spurling read aloud the proclamation and Mayor Price presented to the Cordero’s. Mr. Cordero asked if the citizens of Locust Grove would join them in October to help prevent bullying.

PUBLIC HEARING ITEMS –

2. Ordinance for annexation of 6.29 +/- acres located on Highway 42 and Canup Road Parcel ID: (147-01003009 and 163-01001001) in LL 130 of the 2nd district-

Daunté Gibbs, Community Development Director, stepped forward to comment. Daunté said the council wanted to know the use of the property in previous discussion [from the regular meeting on September 5, 2023] and stated the applicant decided to not add this portion of acreage to the conditional use. The applicant does, however, still want to proceed with this annexation. The property is currently zoned M-1 and staff recommends approval.

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.

Councilman Shearouse asked if the applicant has an intended use for this property? Daunté said the applicant mentioned self-storage; however, that has not been confirmed. The applicant did confirm the use will not be for truck parking.

Councilman Taylor asked if the applicant could change the use to truck parking later and Daunté said yes; however, it would have to be presented to the council for review.

Councilman Shearouse said he noticed the plan includes a detention pond now and asked if that being added will reduce the number of parking spaces. Daunté said yes, but the engineers would have to provide an update on how many.

Andy said unless conditions are added the annexation would include the same privileges as what the city allows for M-1.

Councilman Greer asked how this would affect future development. Andy said if the council approves the annexation and rezoning, it will allow for industrial use on the subject property.

Councilman Boone asked if stipulations can be added that the 6.29 acres not be included in the truck parking. Andy said a condition can be added and voted at the next meeting.

3. Ordinance for rezoning of 6.29 +/- acres located on Highway 42 and Canup Road Parcel ID: (147-01003009 and 163-01001001) in LL 130 of the 2nd district from M-1 (light manufacturing) unincorporated Henry County to M-1 (light manufacturing) City of Locust Grove -

Mr. Gibbs said this is the rezoning request that follows the annexation request previously discussed. Andy asked if the county had any objections to the annexation. Daunté said no, the county has no objections, the M-1 zoning is consistent with the county; however, not consistent with the county FLUM.

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

Councilman Shearouse brought up a previous item where the council voted to table the Conditional Use [for truck parking adjacent to the properties in Items 1 and 2 above] at the *September 5, 2023*

regular meeting to allow further discussion of the current items just discussed. Councilman Shearouse then asked for a motion to lift the request for Conditional Use request from the table.

RESULT	APPROVED REMOVE FROM TABLE
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – THREE IN FAVOR (SHEAROUSE, TAYLOR, BOONE) AND TWO OPPOSED (WILLIAMS, GREER)

Councilman Shearouse asked for a motion to amend the agenda to add Item Five (5) under old business.

RESULT	APPROVED ADD ITEM FIVE
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – THREE IN FAVOR (SHEAROUSE, TAYLOR, BOONE) AND TWO OPPOSED (WILLIAMS, GREER)

4. Conditional Use request to allow gravel-surfaced truck/tractor-trailer parking on Walker Crossing, Parcel ID: 147-01003011 –

Daunté said this is a request from Hummingbird trucking, Atlanta, GA to develop a gravel truck parking lot at Walker Crossing. Daunté said staff recommends approval with six conditions read aloud.

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

Mr. Alex McCart of MooreBass Consulting, stepped forward to comment. Alex provided a trip generation report to the council for review and said this report is based on a similar facility in Hiram. Alex reviewed the report [225 trips] and then mentioned the counts from the GDOT traffic counter near the project area. Mr. McCart stated this site would generate less than two percent of the total trips [in comparison to the GDOT figures]. Alex said he and the applicant agree with staff conditions. Councilman Greer asked for more details on the traffic numbers. Alex said the area is estimated to have 225 trips and the GDOT traffic counter is 11,800 daily trips on Highway 42 (per GDOT website).

Mayor Price made a comment to the council to hold off any council comments until after public comments. Andy clarified since we are still in the portion of public comments, Mayor Price is requesting public comments be heard and then proceed with the council comments after public hearing closed.

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

Councilman Greer asked Mr. McCart how many of the [225] trips are anticipated to come from this development? Alex said the development will have 155 spaces which could generate 1.4 total trips per truck [Trips per truck space = 255/155].

Councilman Williams asked if the applicant is aware of the truck parking that Mr. Singh will be developing. Alex said his client and Mr. Singh are not working together but he is aware of Mr. Singh's intention.

OLD BUSINESS/ACTION ITEMS –

ADDED ITEM (lifted from the table from September 5, 2023) –

- 5. Ordinance to approve a Conditional Use for approximately 15.19 +/- acres located on Highway 42 (Parcel ID: #162-01004003 & 162-01004001) in LL 130 of the 2nd district – (Tabled from September 5, 2023)**

Daunté said this request was tabled by the council at the September 5, 2023, meeting. Mr. Singh is requesting Conditional Use on Highway 42 and staff recommends approval with seven conditions read aloud.

Mayor Price asked for a motion. Andy made a comment for Daunté to add additional language to condition number five that no tractor trailer or any other vehicle or trailer to be occupied overnight. Councilman Shearouse made the motion as specified by Andy to approve the request by approving ordinance #**23-09-079**.

RESULT	APPROVED ORDINANCE #23-09-079
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – THREE IN FAVOR (SHEAROUSE, TAYLOR, BOONE) AND TWO OPPOSED (GREER, WILLIAMS)

NEW BUSINESS/ACTION ITEMS –

- 6. Ordinance to approve the final plat for Peeksville Landing Subdivision located on Peeksville Road –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #**23-09-080**.

RESULT	APPROVED ORDINANCE # 23-09-080
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN FAVOR

- 7. Ordinance to approve the final plat for River Oaks subdivision located on LG-Griffin Road**

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #**23-09-081**.

RESULT	APPROVED ORDINANCE #23-09-081
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED – ALL IN FAVOR

ADDED ITEM -

8. Special Event permit request from Sharon Dewberry on behalf of Shorty’s BBQ & Corley’s Barber Shop for a fundraiser event for Community Bible Fellowship –

Daunté said this is a fundraiser event for a cornhole tournament at the downtown park on October 7, 2023.

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

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

Councilman Boone made a comment on the truck parking discussion and said he would like the council to consider a moratorium be placed on truck parking. Boone said he agrees with the need for parking; however not more than the demand, and Boone suggested maybe limiting by population.

Andy said if a moratorium is considered, Andy recommended the council [motion to add item] tonight and said typically the maximum term would be six or nine months. The council will need to decide the details [what type and terms]. This will take some time to investigate whether to regulate the amount of truck parking by population or other measure. Andy said this will need to be added to the agenda.

Mayor Price asked for a motion. Councilman Boone made the motion to add item nine (new business) for a moratorium on truck parking.

RESULT	APPROVED ADD ITEM NINE
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED – THREE IN FAVOR (BOONE, SHEAROUSE, TAYLOR) AND TWO OPPOSED (GREER, WILLIAMS)

Councilman Greer asked what the moratorium is being placed on. Andy said right now the motion is to amend the agenda to add item nine.

ADD ITEM –

9. Request for a moratorium on truck parking -

Councilman Boone said he would like to get the council’s opinion on the idea. Andy suggested doing a blanket motion to get an idea on how many (truck parking ordinances) are allowed in the future. Someone will need to put forth a motion on what type of moratorium. Andy suggests a comprehensive moratorium whether gravel or paved parking. A time limit would be set and if an application has already been submitted, the council would have to hear it. Andy said he would include a vested rights provision and if an application is pending, the provision is excluded.

Mayor Price asked for a motion. Councilman Boone made a motion to do a moratorium for one-year.

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

Tim said we would have to review how we can index or drop the conditional use in the future altogether. Andy said a moratorium is placed to allow for discussion more thoroughly and Andy said he is only suggesting a standard moratorium ordinance.

Tim made a comment the cold storage development at Kings Mill Road is adding an additional phase which will be 1 ¼ times larger than the existing phase. This will impact the traffic in that area as well.

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK

Ms. Cook gave an update she and members of the DDA and HPC attended and completed training. A façade grant was awarded to T&T Meats and Trunk or Treat will be October 27, 2023, at 5:00pm. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in August 2023 was \$62,617.00. The department completed 97 training hours in August, and we had 35 new cases for investigation and cleared 28 of those cases. Chief Austin reviewed the crime analysis report and discussion took place there was a drowning in Skyland and one Fentanyl overdose.

Councilman Boone asked if there are statistics on where drug overdoses are occurring the most. Chief Austin said mainly hotels and Skyland community. Boone also asked about the miles patrolled and the decrease in mileage over the past months. The Chief said the mileage now reflects a true and accurate recording of mileage only inside the city [minus travel to/from work by the officers]. Nothing further.

PUBLIC WORKS – JACK ROSE

Mr. Rose gave an update and we have been having blower and electrical issues at the wastewater plant. We are continuing with a regular schedule including cutting grass and normal maintenance. We have new locate equipment in use, and it is working well. Nothing further.

ADMINISTRATION – BERT FOSTER

Bert gave an update the concept has been approved for the Peeksville Road Extension and the attorney and engineers are working on right-of-way acquisition. All the utilities have been moved for the current project to add an additional lane along SR 42 to Peeksville and will have a GDOT conference call tomorrow for more updates. C.W. Matthews Contracting will give an update next week on their progress as well. A change order for the Bill Gardner Parkway project was approved to install a small retaining wall in front of QT to provide more stability. Hopefully, the paving on the new extended will begin next week. The Scatter Garden/Veteran's Memorial grading is almost complete, and the pad for the canon will be next. Bert gave an update on the Downtown Corridor Study, the signal at Bethlehem Road and Highway 42, and the City Hall repairs. The signal at MLK and Tanger flashes when raining and has become very costly to repair, we are asking the on-call engineer to produce a signal plan for upgrading the signal.

Councilman Greer asked about reimbursement through FEMA. Tim said for roads there must be up to \$700,000 worth of damages for reimbursement. The federal highway would reimburse, not FEMA, which declares just maintenance. We are asking for the on-call engineers to investigate whether we can get the new signal equipment from GDOT under a grant.

Councilman Williams asked what the estimated completion time for Bill Gardner Parkway repairs is. Bert said the end of November. Bert clarified the paving will be done at night which will begin after the initial repairs. Andy said it is [best] safe to say should be complete by the end of December.

COMMUNITY DEVELOPMENT OPERATIONS –DAUNTÉ GIBBS

Mr. Gibbs gave an update that the department has issued a total of eight 1,129 permits (including 157 new house permits) for 2023. We have issued 158 COs [100 residential, and 58 commercials] and 372 business licenses issued so far for 2023.

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER’S COMMENTS –TIM YOUNG

Tim stepped forward to comment. Tim gave an update that we are continuing with the ERP 10 upgrade (formerly known as Incode). We will begin training later in the month and into October. The On® Cloud facility at Colvin Drive and Iris Lake will offer tours and will provide dates soon. Renewal by Andersen groundbreaking will be November 15, 2023, and we will have further details soon. We are wrapping up the budget items this year and items for next year. Nothing further.

COUNCIL COMMENTS –

Councilman Boone – Discussion on special events, peddler licenses, and food truck ordinance –

Councilman Boone said the ordinance for yard sales specifies that five (5) yard sales per year are allowed and each additional is \$25.00 [above the five allowed]. Boone said he would like to suggest changing the number of yard sales allowed per year to three.

Councilman Boone asked for clarity on how many special events are allowed per year because he didn’t see that specified in the ordinance. Daunté said the ordinance allows 14 special events days per calendar year. Andy referenced Section 5.36.060; Subsection D. Councilman Boone suggested that number being decreased from 14.

Councilman Boone said the food truck vendor located at the County Line BP was given a peddler’s license. Boone asked why a peddler’s license was issued instead of applying for a business license. Daunté said the vendor went through the process and based on his request, staff deemed the peddlers license appropriate. Daunté said the owner has a portable eating establishment and staff reviewed his request. If the establishment is going against what was issued, staff can revisit and address with the owner.

Councilman Williams said he was permitted from his home-based business and authorized to operate as a food truck.

Councilman Greer asked what is the issue with the ordinance as related to this establishment? Tim said the issue that Councilman Boone has is longevity of the establishment on-site from historical aspects of food and other vendors along with the possible competition with brick-and-mortar food establishments.

Councilman Boone said he doesn’t agree with allowing someone to permanently park a food truck because the idea of a food truck is to move around. Nothing further.

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BOONE

VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:14PM.
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Notes taken by:

Misty Spurling, City Clerk

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