

**City of Locust Grove  
 Council Workshop Meeting Minutes  
 Public Safety Building – 3640 Highway 42 S.  
 Locust Grove, GA 30248  
 Monday, October 16, 2023  
 6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
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
Rudy Breedlove - Councilman	Derrick Austin – Police Chief
	Andy Welch –Attorney
	Warren Tillery – SWWW Attorney

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

Invocation given by Community Development Director Daunté Gibbs

Councilman Boone led the Pledge of Allegiance

**APPROVAL OF AGENDA** –

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

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

**PUBLIC COMMENTS** –

- **Presentation by Tanya Lewis – Community Food Bank –**

Mayor Price said this was cancelled prior to the meeting due to a scheduling conflict.

**PUBLIC HEARING ITEMS** –

1. **City of Locust Grove 2023 Comprehensive Land Use Plan Update: to brief the community on the contents of the plan; provide an opportunity for residents to make final suggestions, additions, or revisions; and notify the community when the plan will be submitted to the Atlanta Regional Commission for review-**

Andrew Smith with the ARC stepped forward to comment. Andrew said the city has partnered with them and we are reaching the final steps of this process. The last updated plan was a joint plan with the surrounding cities and county, and this is a departure from that. A transmittal letter will be submitted to the state for review, and back to the city for adoption in November. Andrew reviewed the slides on the overhead screen which included challenges the city wants to address, vision and

goals and all based on the needs of the community. A copy of the draft is online, and a direct link is on the city's website.

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 no comments.

**2. Request to amend the City of Locust Grove Future Land Use Plan from Service Commercial and Parks, Recreation and Conservation to industrial for property location on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000 and 111-0101000) in LL 233 of the 2<sup>nd</sup> district -**

Councilman Breedlove said he has a business relationship with the applicant and read aloud his letter of recusal requesting to be recused from the public hearings for items two, three, and four. Councilman Breedlove exited the meeting.

Community Development Director Daunté Gibbs stepped forward. Mr. Gibbs said the applicant, Rob Franks, is requesting an amendment to change the current FLUM to industrial. This is a concurrent request with the additional two requests to follow. The FLUM is a component of the Comprehensive Land Use Map to serve as a guide, and the staff recommends approval.

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 Greer said this is now the fourth request for this type of development and asked if the current infrastructure will hold it? Discussion took place.

Councilman Williams said he agrees with Councilman Greer the number of requests seem excessive and reviewed the number of proposed (447 parking spaces) from this request and parking spaces proposed from other requests. Nothing further.

**3. Request to rezone property location on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000 and 111-0101000) in LL 233 of the 2<sup>nd</sup> district from RA (residential-agricultural) to M-1 (light-manufacturing) for the purpose of developing a gravel-surfaced truck/tractor-trailer parking lot –**

Daunté said the current FLUM does not support what the applicant is requesting; however, should the council vote to approve the FLUM amendment, staff would recommend approval with five conditions read aloud.

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

Mayor Price asked for any 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 said condition one (1) specifies the finishes for all proposed buildings and asked if there is a structure proposed for this plan. Daunté said this for [general] zoning; however, we can add this condition to the zoning if the FLUM is approved.

Councilman Greer said he thought if any trees are removed, those same amount had to be replanted. Daunté said the preference is to keep any that can be protected, but if any [trees] are removed, replacing is required.

Councilman Boone asked for clarity on the language from the zoning map amendment “for the purpose of outdoor storage and tractor trailer parking.” Tim said this is for boat and RV storage, not material.

Councilman Williams asked if the applicant is planning to have attendants on site to monitor the area. Rob Franks, the applicant, stepped forward to comment. Rob said there will not be an attendant on site.

Councilman Greer asked Mr. Franks if he was aware of the other truck parking requests. Mr. Franks said when he initially began the process, he wasn’t aware; however, said he became aware over time. Greer asked if there is a need for this amount of parking. Rob said yes, the industry brings a lot of trucks, and the demand is there.

Discussion took place and Councilman Boone said he feels like this is becoming more commercial parking versus local resident parking. Rob said the goal is for the residents and drivers who don’t have a place to park and to elevate the problem that exists locally.

Shearouse asked if the fee will be charged monthly. Rob said yes, and discussion took place. Boone suggested staff reviewing our ordinance on warehouses being required to provide parking for their drivers. Andy said we could possibly add the language into the moratorium.

Ms. Cassandra Calixt stepped forward to comment. Cassandra said her husband is a truck driver and he parks his truck at the exit, and said she picks him up. Mrs. Calixt said she thinks this will benefit many residents. Councilman Greer said he agrees; however, the council has approved parking north and south of the city, another request is on the table for review, and now this is the fourth request. We were hoping the warehouses would provide long-term parking needs. Nothing further.

**4. Conditional Use request to allow gravel-surfaced truck/tractor-trailer parking on property located on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000, and 111-0101000) in LL 233 of the 2<sup>nd</sup> district –**

Daunté said this is a Conditional Use for the same [four] parcels as previous requests. Staff recommends denial because our policies do not support current conditional use; however, if conditional use is approved, staff recommends approval with conditions read aloud.

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

Mayor Price asked for comments from anyone opposed to the request.

Ms. Donna Deas stepped forward to comment. Donna said she suggested at the previous meeting for the council to consider changing the procedure of order of the agenda. Donna said she feels like if one request for truck parking is approved, all will be approved.

Councilman Williams said we use standard procedures [Roberts Rules] which is used by many local governing bodies. Andy said this is normal; however, said he did suggest the idea to possibly change the order. Donna asked how the no overnight sleeping will be enforced.

Stan Langley stepped forward to comment in favor of the request. Stan said after he bought the property his mother's health declined and said he would like the council to approve for financial reasons. Councilman Greer said he sympathizes with Mr. Langley; however, his decision is based on the best interest for the city.

Rob Franks, the applicant, stepped forward to comment. Rob said the trucks already exist in Locust Grove; this development would not increase the truck load. We assessed the area before choosing the location and hopefully the new interchange will benefit from this as well. The drivers/companies are already doing business in this location/area.

CJ Singh stepped forward to comment. CJ said he is opposed to the request because the applicant is saying they can advertise and cater to the "drivers" traveling the interstate versus local drivers. This will conflict with the current ordinance if the council doesn't factor into conditions.

Councilman Williams asked what the accel/decel lane width will be. Daunté said the width will be GDOT standards depending on the proposed use. Daunté made a comment that Andy said a condition can be considered to have a rear entry to the industrial road which would be condition seven if added. Discussion took place and Andy said a traffic impact study can be considered as well. Tim said given the number of parking spaces proposed, GDOT will likely require a left turning lane.

Councilman Williams said he agrees with adding a condition for a traffic study. Daunté said he will add the condition and bring it to the council at the next meeting. Andy said the council wants the traffic study before deciding and it is up to the applicant if they do the traffic study. Daunté said the condition would be that the study has to be done prior to permits being issued. Daunté said there will be two additional conditions [traffic study requirement, and applicant responsible for improvements and rear property exit/entrance].

Councilman Breedlove returned to the meeting.

**5. Ordinance to amend Chapter 17.04.090 "Residential growth regulation" (a.k.a. Residential Growth Ordinance Update) –**

Bert stepped forward to comment. Bert said we have discussed several times addressing concerns that have been mentioned. We have reviewed thresholds for multi-family housing, mobile homes, and we are splitting single-family between high and low density.

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

Councilman Breedlove said this is what we reviewed at the retreat and said he is good with it. Nothing further.

**OLD BUSINESS/ACTION ITEMS –**

**6. Resolution to approve the amended design and construction plans for the Peeksville Road Extension and for other purposes (*postponed from the October 2, 2023, regular meeting*) -**

Warren Tillery, attorney with Smith, Welch, Webb, and White stepped forward to comment. Warren said this is to adopt a new data sheet including amendment to the plans.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving resolution #**23-10-086**.

RESULT	APPROVED RESOLUTION #23-10-086
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED – ALL IF FAVOR

**NEW BUSINESS/ACTION ITEMS – NONE**

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

**MAIN STREET OPERATIONS – COLLEEN COOK**

Ms. Cook gave an update the Scarecrow village is done, and there are some particularly good displays. Collen said she attended Mobilize Main Street a few weeks ago and she obtained some promising ideas for the city. 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 September 2023 was \$82,305.31. The department completed 180 training hours in September, and we had 31 new cases for investigation and cleared 19 of those cases. Chief Austin reviewed the crime analysis report and said there were two arrests in locating stolen vehicles using flock cameras. The (F-250 trucks) are being pinpointed and we are working with other jurisdictions to catch the suspects.

Chief Austin said we are having an issue with homeless sleeping in the parks. Our ordinance allows the parks to be open until midnight. Chief Austing asked if we want to change the hours and suggested [10:00am – 6:00pm]? The hours can't be enforced until signs are posted. Nothing further.

**PUBLIC WORKS – JACK ROSE**

Mr. Rose gave an update, and said we are continuing with a regular schedule including cutting grass and normal maintenance. We are now running full operation with the new Scada system and operations are good. Nothing further.

Councilman Boone asked if the new chipper is working well. Jack said we've had minor issues but for the most part it's good.

**ADMINISTRATION – BERT FOSTER**

Bert gave an update that the storm pipes are being installed for the extra lane on Highway 42 [from Bill Gardner to Peeksville Road]. The Bill Gardner Parkway project is continuing and discussion about estimated completion to be end of October or November 1, 2023. The Scatter Garden/Veteran's Memorial concrete crew began pouring the pad today and the landscaper will install within one to two weeks. Bert gave an update on the signal at Bethlehem Road and Highway 42, and the City Hall repairs and landscaping. The northbound lane on Highway 42 is part of SPLOST V and we are collecting documents from GDOT to upgrade the signal at MLK and Tanger Blvd.

Councilman Williams asked the status of the widening of Bill Gardner and Hwy 155. Tim said that is a T-SPLOST project and we will reach out to them.

**7. Resolution to create a streetlight district in River Oaks subdivision, Phase 1 –**

Bert said this is a request for creation of a streetlight district for 78 lots, and 14 lights. The annual costs would be \$27.71 [per house].

**8. Resolution to create a streetlight district in Peeksville Landing subdivision –**

Bert reviewed this request for a streetlight district that includes 45 lots, 16 lights and an annual cost of \$100.49. Councilman Boone asked if fees go to the HOA. Bert said no, and Tim stated that these are fees included on the property tax bill. Nothing further.

**COMMUNITY DEVELOPMENT OPERATIONS –DAUNTÉ GIBBS**

Mr. Gibbs gave an update that the department has issued a total of 1,261 permits (including 171 new house permits) for 2023. We have issued 187 COs [123 residential, and 64 commercial] and 431 business licenses issued so far for 2023.

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

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

**9. Highway 42 and Bethlehem Road signal update – authorization to proceed with signal work with GDOT –**

Tim said GDOT forwarded two quotes for signals [\$32,760.21 and \$42,843.54]. We will be contacting the companies to order materials. Norfolk Southern will reimburse the city; however, we will pay up front from SPLOST V. GDOT will also install and hopefully the project will be completed by the end of year. NS contributed up to \$100,000 to this as well.

**10. Authorization to proceed with Intersection Control Evaluation of Tanger Blvd and Indian Creek Road with WSP Engineers – preferred On-Call engineering services (\$17,400 EST with contingency to \$20,000 from SPLOST V) –**

Tim said this is a busy intersection and has had some accidents and now more so with the continued development in the area and will reach a level of Service E or F within the next five years. We would like to proceed with this study under the \$17,000 quote and with a contingency up to \$22,500 from SPLOST V.

**11. Time change / purchase of smoke detectors for handout to public with our Fire Marshal –**

Anthony has proposed for the city purchase smoke detectors [approximately 100] for the purpose of distributing them to residents. Discussion took place about costs and possibly ordering additional. Councilman Boone mentioned the county also does this for their residents. Tim said yes, the county does, but this will be good for the city to participate in too.

**12. Ordinance for City Council meetings for Calendar Year 2024 –**

This is for adoption at the next regular meeting, November 6, 2023.

**13. Wage and Salary Survey status update (presentation November 20, 2023)**

Tim said we received the final draft late today and are now waiting on job descriptions to review. There are basic adjustments according to the market. We will share the data soon, and the consultants will have a presentation on November 20, 2023.

**14. EPA Copper and Lead pipe program – operating and capital needs (FY 2023/24 budget) –**

Tim said Turnipseed Engineers have presented us with several options for upcoming sewer projects to consider. Tim reviewed the suggested projects including (Skyland sewer pipe replacement, replacement, and upgrade to force main along Peeksville Road alongside Lakeview Drive, South Ola pump station upgrade, and finally upgrade of the plant to 3 MGD). The request from us for GEFA would be \$22.5 million for all projects and to use existing reserve funds to help pay some additional charges. We will also work on our Water and Sewer impact fee study to get additional funding from future development.

Councilman Greer asked if this would include new water tanks and Tim said no, this is just sewer projects. This will add an additional SBR tank and double the size of the plant. Nothing further.

**15. FY 2024 Operating and Capital Improvements Budget – updated for public hearings –**

Tim said he will be reviewing this item further at the next meeting. Nothing further.

**COUNCIL COMMENTS –**

Councilman Boone said there is a light on every utility pole at Beersheba Church. Tim said we will check it out.

**MAYOR’S COMMENTS – NONE**

**EXECUTIVE SESSION – PROPERTY ACQUISITION**

Motion to go into executive session to discuss property acquisition matters by Councilman Boone and seconded by Councilman Williams. Motion Carried All in favor 8:03 PM.

At 8:27 PM, motion to come back into regular session made by Councilman Williams and seconded by Councilman Shearouse.

**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 @ 8:27PM.

Notes taken by:

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Misty Spurling, City Clerk