

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, March 18, 2024
6:00 PM

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

Mayor Pro Tem Williams called the meeting to order at 6:00 PM.

Invocation given by City Manager Tim Young

Councilman Breedlove led the Pledge of Allegiance

APPROVAL OF AGENDA –

Mayor Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the agenda.

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

PUBLIC HEARING ITEMS –

- Variance request to reduce the side yard setback from 35 feet to 20 feet on a corner lot located at Bill Gardner Parkway and Barker Drive (private easement)** –

Community Development Director Daunté Gibbs stepped forward. Daunté said this is a request from Jacob Lang of Rincon, GA. The development will consist of a quick service restaurant and ancillary retail. Daunté said staff recommends approval.

Pro Tem Willaims said this is a public hearing and asked for public comment from anyone in favor of the request. There were no comments.

Pro Tem Williams asked for public comment from anyone opposed to the request. There were no comments.

Pro Tem Willaims closed the public hearing and asked for comments from the council.

Councilman Greer asked why a need for a variance. Daunté referenced the exhibit attached and reviewed the setbacks. Discussion took place about the retention pond and Daunté said a retention pond is normally built to accommodate any type of runoff.

Discussion took place about the setback and Daunté confirmed for Shearouse the 20 ft. setback will only be on one side of the property not the entire property. Discussion took place about the driveway location. Tim said Barker Road is just a driveway not a public road.

2. Request to rezone property located at 3366 Hwy 42 S. (Parcel: 128-01024000) in LL 200 of the 2nd district from RA (residential agricultural to OI (office institutional) for use as a medical office building –

Daunté said this is a request from Michael Elliott for a rezoning located on Highway 42 S. Staff recommends approval with one condition and Daunté read the condition aloud.

Pro Tem Willaims said this is a public hearing and asked for public comment from anyone in favor of the request.

Michale Elliott of Metro Engineering stepped forward to comment. Mr. Elliott said this is for a 25,000 square foot office building on 1.6 acres and said they are abandoning the existing driveway with the shared water tower. Mr. Elliott said there is a need for this type of facility, and he agrees with the condition recommended by staff.

Pro Tem Williams asked for public comment from anyone opposed to the request. There were no comments.

Pro Tem Willaims closed the public hearing and asked for comments from the council.

Councilman Boone asked if there will be directional lighting. Mr. Elliott said the plan includes downcast lighting which is standard.

Councilman Greer asked for clarity of turning lanes and Mr. Elliott said they will use access easement through the city's existing property; therefore, there is no need for an additional cut.

Councilman Breedlove asked if right-of-way is needed at Highway 42 and Mr. Elliott said it is on the DOT permit plans leaving paved access to the water tower.

Andy said to ensure the parking lot and other structures are set back, the condition needs to be added to add as a requirement.

3. Ordinance to revise Chapter 15.36 Post-Development Stormwater Management for Development and Redevelopment –

Tim stepped forward and said this an ordinance to come into compliance on certain aspects of the post-development stormwater requirements on how sequencing is done for stormwater pond and other facility sizing. This will replace what exists now.

Pro Tem Willaims said this is a public hearing and asked for public comment from anyone in favor of the request. There were no comments.

Pro Tem Williams asked for public comment from anyone opposed to the request. There were no comments.

Pro Tem Willaims closed the public hearing and asked for comments from the council.

Councilman Shearouse asked Tim for clarity on the highlighted areas and Tim said that is internal references for making changes. Nothing further.

4. Ordinance to amend Chapter 15.08 entitled Technical Codes to amend the plumbing code regarding certain regulations for fixtures and standards as part of the Metropolitan North Georgia Water Planning District requirements –

Tim said this is a resolution not an ordinance since this is a two-step process, and this would need to be transmitted to DCA for review before adoption. Every jurisdiction will have to adopt and within that there are more restrictions. The overall goal is to ensure that the city is true stewards of the water resources.

Pro Tem Williams asked if this will be applicable for new permits. Tim said yes, any new plans will have to abide by the codes specified in this resolution.

Councilman Greer asked who enforces the codes. Tim said this is for new developments and Andy said the building inspector will be inspecting to ensure codes are being met.

Pro Tem Williams said this is a public hearing and asked for public comment from anyone in favor of the request. There were no comments.

Pro Tem Williams asked for public comment from anyone opposed to the request. There were no comments.

Pro Tem Williams closed the public hearing and asked for comments from the council. There were no comments.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

5. Intergovernmental Agreement (IGA) between the City of Locust Grove and Henry County for SR 42 widening –

Tim said an amendment is needed in the IGA to specify the county is to pay 61 percent of the monthly invoices and the city is to pay 39 percent of engineering fees.

Andy said the resolution says the entire section of Highway 42 between SR 155 and Bill Gardner Parkway. Andy asked if this was going from the interstate to SR 155. Discussion took place.

Councilman Breedlove asked if the cities obligation is the \$660,000 and Tim said the city will pay 39 percent of the local match requirement through ARC, which is that amount. Tim said this is for the design only and confirmed this project phase will need to be part of the SPLOST VI project list. Tim verified the estimated time to begin construction would be in early 2030.

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #**24-03-017** as amended.

RESULT	APPROVED RESOLUTION #24-03-017 AS AMENDED
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

6. Special event permit request for Locust Grove Day and the sale of alcohol by licensed vendors on April 20, 2024 –

Daunté said this is a request from Colleen Cook, for the Locust Grove Day event. Councilman Greer asked how the vendor fee is determined. Colleen said the idea is to treat as a food vendor which is a \$50 fee. Greer asked what is the process by which the vendor is being chosen. Colleen said the staff has a running list of vendors who were denied in the past and we would go through the normal process (first come, first serve).

Councilman Taylor asked how many vendors will be serving alcohol. Colleen said only one vendor. If the council permits, we can structure the requirements accordingly. Colleen said she suggests identifying individuals who purchased alcohol by a unique cup or bracelet. Taylor asked if people will be restricted to a specific area if they purchase an alcoholic drink. Colleen said yes, the front lawn will be the designated area. We would have to post signs of the permitted areas and coordinate with the police department.

Councilman Greer asked if sales would be permitted during the daytime and nighttime events. Colleen said she is only asking for Locust Grove Day “day” (11:00 am to 2:00 pm).

Councilman Boone asked Andy about the liability of the city should anyone leave after consuming alcohol. Andy said anyone who leaves under the influence and causes an accident would put the city at risk of potential liability. Discussion took place.

Councilman Breedlove asked Colleen for her input. Colleen said we can research how other cities have implemented and said she would proceed with having special cups that would identify those who have purchased alcohol.

Andy said the council wants to know what conditions to set if they approve. Daunté read aloud the conditions suggested by the council including: *1. Allow alcohol sales between 6pm-9pm, 2. Limit of three drinks, 3. Confined to the front lawn during the day, and evening confined to Claude Gray Park, 4. Serve in a designated cup.*

Pro Tem Williams asked for a motion. Councilman Breedlove made the motion to approve the request.

RESULT	APPROVED SPECIAL EVENT WITH CONDITIONS
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – FOUR IN FAVOR (GREER, TAYLOR, SHEAROUSE, BREEDLOVE) AND ONE OPPOSED (BOONE)

7. Special Event permit request for Praise in the park to hold a gospel event on March 23, 2024

Daunté said this is a request from Andrea Johnson for an event at Claude Gray Park. Staff recommends approval.

Pro Tem Williams asked for a motion. Councilman Breedlove made the motion to approve the request.

RESULT	APPROVED SPECIAL EVENT
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

Colleen gave an update two businesses in downtown have closed including The French Market and Peach Pit which is a loss of about 20-22 jobs. The Easter Egg hunt is Saturday March 23, 2024, at 10:00 AM. We will have about 10,000 eggs and the Easter Bunny will be there.

Councilman Breedlove asked if there will be food trucks at Locust Grove Day. Colleen said there will be food trucks during the day and concessions sold at nighttime. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in February 2024 was \$90,883.00. The department completed 94 training hours in February. We had 34 new cases for investigation and cleared 29 of those cases. Chief Austin reviewed the crime analysis report provided and said there were no leads at the time. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said we reached out to a different vendor for further review on the issues with the blower at the wastewater plant. Discussion took place about the increased cutoffs and the delays with the postal service delivering of mail (specifically water bills). We received the new hydro excavator and appreciate the council and staff for their approval of that equipment.

Councilman Breedlove asked if the positions (Assistant and Wastewater Manager) have been filled. Tim said he is working on getting those positions advertised. 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 said the Bill Gardner Parkway modifications are nearing completion. Staff met with GDOT officials to discuss concepts from WSP for the downtown corridor study. The Scatter Garden monuments are installed and finalizing lights and backfilling. We have asked for a quote for a fence installation around the Scatter Garden portion of the site and fluted bollards around the boundary. The project engineer is working with HCWA on the Bethlehem Road Interchange Bert gave an update on the on-call engineering projects and the new four-way stop at Indian Creek and Tanger. GDOT is lending the city a signal cabinet for the signal at MLK/Tanger through the summer until GDOT upgrades the entire signal. Bert said he, Tim, and Pro Tem Williams chose the playground equipment for City Hall and will be presenting at the April 1st meeting.

Pro Tem Williams asked if we are still doing the Veteran’s Memorial opening ceremony on Memorial Day and Bert confirmed yes. Pro Tem Williams asked about the signal at Bethlehem Road and Highway 42. Bert said the city purchased equipment and GDOT will be installing in sequence with the Harris Drive and Highway 42 signal. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update and said his department has issued a total of 281 permits for 2024 and 25 new housing permits. We have issued 45 COs [28 residential / 17 commercial] with 82 business licenses issued so far for 2024.

8. **Ordinance to approve the final plat for Oak Ridge Meadows subdivision, on Locust Grove-Griffin Road –**

Daunté said this request is from DR Horton, Inc. for 126 single-family residential lots. Staff recommends approval.

Councilman Greer said this is one of the PR-5 subdivisions and asked how many of this type are remaining. Daunté said we have three to four already zoned which are grandfathered along with this request. There is none remaining aside from this said request.

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER'S COMMENTS –TIM YOUNG

Tim gave an update the Census released county figures and as of July 2023, there are 254,613 people in Henry County. Tim said the funeral services have been announced for Mayor Price and we are trying to encourage line-up in front of city hall.

Pro Tem Williams suggests we operate with essential personnel only and close city hall on Thursday March 21, 2024, for the service. All of the council agreed.

Tim said he will have the audio-visual update on April 1 meeting.

PUBLIC COMMENTS – NONE

COUNCIL COMMENTS –

Councilman Shearouse asked Andy what the next steps are since the mayor passing. Andy said the council will call for a special election at the next meeting.

Councilman Greer made a comment for everyone to continue to pray for the Price family.

Councilman Boone said he served 17 years with the mayor, and he will be missed.

Andy made a comment and thanked all the staff and said the mayor served unopposed for a long time. His legacy is long and the change the city has seen in the last decade with the mayor made huge impacts. He will be missed.

MAYOR'S COMMENTS –

Pro Tem Williams made a comment that the mayor will be deeply missed and said he appreciates everything Mayor Price has done.

EXECUTIVE SESSION – NONE

ADJOURNMENT-

Mayor Pro Tem Williams asked for a motion to adjourn. Councilman Shearouse made the motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:47PM.

Notes taken by:

Misty Spurling, City Clerk