

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, May 20, 2024
6:00 PM

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

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

Invocation given by City Manager Tim Young

Councilman Shearouse 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 BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

PRESENTATIONS –

1. SPLOST VI Open House – City and Henry County staff –

Pro Tem Williams asked for a motion to recess for the SPLOST VI presentation. Councilman Greer made the motion to recess at 6:02pm.

RESULT	APPROVED RECESS AT 6:02PM
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

Pro Tem Williams asked for a motion to reconvene the workshop meeting. Councilman Greer made the motion to reconvene at 7:26pm.

RESULT	APPROVED RECONVENE AT 7:26PM
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC HEARING ITEMS –

2. GA SB 397, now Act 369 signed by GA Governor Kemp on 03/19/2024, annexed multiple tracts into the city of Locust Grove requiring the city to complete the annexation rezoning process per the GA zoning procedures law –

Daunté stepped forward to comment. Daunté said the blue highlighted portion is in reference to this item and the pink highlighted portion will be on the ballot in November for voting by citizens. The majority are zoned as RA (residential agricultural)

Andy said the annexation has already happened; this is just for the zoning moving it from the county to the city.

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

Kim Vinson, resident of 405 Hosanna Road stepped forward to comment. Mr. Vinson said they purchased their property two years ago because it was not in the city. Now they are being forced into the city and asked why there was a need for annexing the property. Why was this portion done by act of legislature and the other portion by vote? Kim said they don't want any benefits from the city. He said they have well water and said his gun range he built is no longer operable due to this annexation because of city policies. He said Hosanna Road needs to be paved, and there are issues with truckers damaging the roads.

Andy said we cannot enforce any traffic laws on Hosannah Road because half is in the city and half is in the county. For policing purposes, we couldn't police; however, we are able to with the property being annexed. Our ordinance will be drafted to exempt property owners of large tracts from restrictions of their Second Amendment rights with the permission from the council. The Chief heard your concerns about the gun range issue and requested this for consideration. Andy said the reason for the annexation is to try and regulate I-75 speeding, Hosannah Road and regulate the area. There is no application for development and the law prohibits any other way other than by annexation.

Mr. Vinson asked why now, and Andy said that the city can police the section along I-75. Tim said we offer bulk trash pick-up and had we not implemented it as a city, we would not have been able to pick up debris from the tornado damage. We want to keep it rural and not develop. Andy said Daunté has recommended keeping it at the lowest zoning possible which is RA. Staff has heard your concerns and more hearings to come. Breedlove said another benefit is for 911 calls because Henry County would have to come all the way down as to where Locust Grove could respond quicker. Pro Tem Williams told Mr. Vinson that the council does not want to take any of his rights away. Boone asked Mr. Vinson if anyone had called 911 from his area and Kim said Henry County responds. Boone said Butts County has responded before and at least that has been resolved.

Mr. Andy Garland stepped forward to comment. Mr. Garland said he has lived in Locust Grove for 65 years and has the same question related to guns. He said they have shoots everyday (church groups, boy scouts, dove shoots, fireworks display around July 4) and asked if he would have to have a permit now. The city attorney said no, it's authorized by state law.

Judy Welch asked for clarity on building material [bulk pickup] and Tim clarified it was building material from tornado damage only.

Beth Roseberry made a comment about permit requirements and Andy said the Chief has been looking at a threshold of two to five acres or larger would not require a permit.

James Kagle said he is not a resident of Locust Grove; however, lives on Frog Road. He asked for clarity of what portion is annexed on Lester Mill Road. Andy said the east side of Lester Mill [Bill Gardner to Indian Creek].

Pro Tem Williams asked for comments from anyone opposed to the request and there were no comments and closed the public hearing.

Pro Tem Williams asked for comments from the council.

Councilman Shearouse asked if the council has the option to reject the zoning. Do we have to accept PD (planned development), or can it revert to RA (residential agricultural)? [Eagle's Brooke Site]

Andy said yes, staff is making recommendations, and we normally give notice of changing zoning to something else. It is worse legally if not zoned and if the council wants to change the new zoning to RA in a year, the best process is to follow Daunte's recommendations. Daunte said the ordinance allows the city the option to do a reversion after one year. Andy said there is a factual scenario and circumstances that bear upon where vested rights exist. A portion of the golf course has been abandoned which can work out in the city's favor.

Boone asked how long this has been zoned PD and Andy said since 1998. Tim stated that he was working for Henry County when this was approved in 1999.

Councilman Greer asked if there is any planned development coming that we know of. Daunte said it would be presented to the council if it comes up while zoned planned development. Andy said we can get records from the county and could send notice to the county that we want to rezone RA.

3. Variance request to allow encroachment into the city's buffer and impervious setback requirements for an 8,600 +/- square foot government office building located on 619 Tanger Blvd –

Daunte said this this is an extension of their building in Locust Grove near the DDS. Daunte said staff recommends approval.

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

Pro Tem Williams asked for comments from anyone opposed to the request and there were no comments and closed the public hearing.

Pro Tem Williams asked for comments from the council.

Councilman Breedlove said he has no relations with this company.

Councilman Boone asked is this just a runoff or a stream and Daunte said it's not a consistent stream.

Shearouse asked if they have litigated with buffering and Lynn Planchon with Henry County SPLOST stepped forward. Lynn said they do have enough parking and the stream was studied but had to shift the

building to make it fit. Shearouse said the statement says the county has a conflict with infrastructure and Lynn said it's city water. Daunté said the engineers will work out everything and any expenses needed to install infrastructure. Tim said the county is responsible.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

4. Special Event permit request for 5K fundraiser run on June 8, 2024 –

Daunté said this is a request from Colleen to have a fundraiser held at city park to raise support for Mainstreet Inc's mission to promote downtown.

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

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

5. Resolution of the cities of Hampton, Locust Grove, McDonough, Stockbridge, and the Henry County government for enhancing communications, collaboration, and transparency in developmental activities through the adoption of the “Good Neighbor Policy” –

Tim stepped forward and said we received this from McDonough because their mayor contacted Pro Tem Williams about trash pick-up on Highway 42 and with that, McDonough wanted to implement this resolution. Their goal is ensuring that we all speak to one another about new projects and making sure everything flows between cities and county.

Andy said this does have an establishment under paragraph four and referenced one and two (prior to any vote by governing body) Daunté will give them all information. Andy said the policy guidelines need to be narrowly drafted so that it's not just any vote. The spirit from McDonough is good; however, there has been other friction elsewhere versus from Locust Grove which raises the desire to have more cooperation on projects. Andy said we want to work out the details prior to action and want the council and staff to be fully aware of what this says.

Boone said we will always do what is best for this city and the other cities will do the same for their cities. Tim said the intent is to become more civil. Daunté asked if this will serve as a consolidated government attempt. Tim said no, there are certain requirements needed to do that and that nowhere is there a proposal for a city to give up its charter as part of any possible consolidation.

Greer referenced number three [comprehensive and collaborative approach] and asked what this means. Tim said they are asking us to notify them so they can see how our plan may affect their plan. Tim said he will provide feedback to McDonough and come up with an approach before we move forward. Andy said this will allow Tim to get answers on the meaning and the language as written.

Shearouse asked if there is another document that makes up the resolution. Andy said this is the resolution, but McDonough will draft up the policy and terms.

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

RESULT	TABLED
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MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR.

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK (NOT PRESENT)

PUBLIC SAFETY OPERATIONS – CAPTAIN BRANDON MORRIS FOR CHIEF AUSTIN

Captain Morris reviewed the monthly report and gave an update total collected in April 2024 was \$94,978.00. The department completed 457 training hours in April. We had 31 new cases for investigation and cleared 21 of those cases. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said the pump motor at the spring is being repaired. We had 80 cutoffs for non-payment. We are still implementing blower upgrade and regular maintenance. We repaired the manholes at Tanger entrance, and we reviewed applications submitted for various job openings and setting up interviews next week. Nothing further.

ADMINISTRATION –BERT FOSTER (NOT PRESENT)

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update that his department has issued a total of 443 permits for 2024 and 50 new housing permits. We have issued 89 COs [60 residential / 29 commercial] with 497 business licenses issued so far for 2024. Nothing further.

Breedlove asked if we have had more businesses open this year versus last year. Tim said Markeya was out sick last year for a period and we should see things catch up by June.

Boone asked if the Shell station is under development and a time limit on completion. Daunté said they have been active; however, they have been waiting for materials to arrive. Boone asked for an update on Bowry Farms and Daunté said there is no update, but he will reach out to them.

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER’S COMMENTS –TIM YOUNG

- **1st Quarter Budget amendments** – Tim said he is still making some final adjustments and he will get more information for the council before the next meeting. Revenues are up, but we estimated group life insurance based on typical prior years of data; however, with new hires, new usage of the plans with spouses and family, we are seeing over 50% increase in coverage costs. As we continue to hire more people, you will see some large adjustments there.
- **Election Precincts – Henry County Board of Elections** – Tim said Ameika reached out to us about precinct locations. We looked at physical districts for generating two voting precincts on the east and west sides. Will have more information hopefully soon.

Tim said he met with homeowners at Grove Point subdivision on Saturday at their annual meeting. It was well received, and they do want help with roads. With our growth we are hoping to be able to help them with some additional LOST revenue if possible.

Tim said we have our Veteran’s Memorial ceremony/ribbon cutting at 11:00AM on Monday [Memorial Day] May 27, 2024. He also added that tomorrow is Election Day if you did not already vote in the early voting period, and he will be having to go to a church nearby to cast his vote tomorrow.

PUBLIC COMMENTS –

Ms. Donna Moye said she wanted to remind everyone to vote tomorrow, but Mr. Young beat her to it.

COUNCIL COMMENTS –

Councilman Boone said the catfish rodeo was very nice and appreciate everyone who came out and participated.

MAYOR’S COMMENTS –

Pro Tem Williams said please join us on Monday.

EXECUTIVE SESSION – NONE

ADJOURNMENT-

Pro Tem Williams 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 @ 8:51PM.

Notes taken by:

Misty Spurling, City Clerk