

**City of Locust Grove
Council Meeting Minutes
Public Safety Building – Courtroom Chamber
3640 Highway 42 S. – Locust Grove, GA 30248
Monday, November 7, 2022
6:00 PM**

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

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

Invocation given by Chief Derrick Austin

Councilman Williams led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Williams made the motion to amend the agenda to remove item five (5) and item six (6).

RESULT	APPROVED REMOVE ITEMS (5) AND (6)
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Price asked for a motion. Councilman Shearouse made the motion to amend the agenda to move item nine (9) to follow old item six (6).

RESULT	APPROVED MOVE ITEM NINE (9) TO FOLLOW OLD ITEM SIX (6).
MADE MOTION	COUNCILMAN SHEAROUSE
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 November 7, 2022, meeting 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 –

Mayor Price asked if Mr. James Jarrell with Brownstone Storage Group was present. Mr. Jarrell had a prior request to speak at tonight’s meeting; however, Mr. Jarrell is not present.

PUBLIC HEARING ITEMS –

1. FY 2023 Operation and Capital Improvements Budget Hearing (First Hearing) –

City Manager Tim Young stepped forward. Mr. Young said this is the final version of the proposed FY 2023 budget. With LOST being resolved (as a whole) it is safe to say revenues will be steady and stable for the next ten years. Mr. Young said pending the outcome of LOST negotiations for the cities’ percentage (portion) will determine final numbers. Mr. Young reviewed expenditures by fund and said we will see changes in water/sewer from the approved rate increase. The General Fund budget increases by a little over 2% and proposed revenues of \$8,910,285.00. The next hearing will be November 21, 2022.

Councilman Greer asked Mr. Young what did he mean by pending outcome of LOST negotiations? Mr. Young said we are 95% done, but still have not finalized each city’s portion of the agreement. Attorney Andy Welch said Tim is referring to the pending portion review of each city. The cities have not decided on their respective allocations of the 34% and our push is to remain where we are. If Stockbridge demands more based on populations base, we will have to adjust based on population share. Mr. Young said we must recognize growth in the process of the review.

Mr. Welch said during all the negotiations Tim and Councilman Boone were atomate about protecting the city and your team (Tim, Bert, and Councilman Boone) were very solid which helped erect how the other cities handled it. The council’s input and presence at the meetings defined the leadership on the city’s behalf.

Councilman Boone thanked everyone involved (staff and council) and said we were the only city that every council member was present at the October 18th meeting. Nothing further.

Mayor Price said this is a public hearing and asked for public comments of those in favor. There were no comments.

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

Mayor Price closed the public hearing.

APPROVAL OF THE MINUTES –

2. OCTOBER 3, 2022 - REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the October 3, 2022, regular meeting minutes.

RESULT	APPROVED OCTOBER 3, 2022, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

3. OCTOBER 17, 2022- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the October 17, 2022, workshop meeting minutes.

RESULT	APPROVED OCTOBER 17, 2022, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

4. SEPTEMBER 2022 FINANCIAL STATEMENT –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the September 2022, financial statement.

RESULT	APPROVED SEPTEMBER 2022, FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

5. Ordinance to amend the City’s Future Land Use Map designation from Mixed Historic Neighborhood to High-Density Residential for multiple tracts located on Frances Ward Drive

Agenda amended to remove item because the applicant withdrew the application.

6. Ordinance for rezoning from R-3 (Single-Family Residential) to PR-4 for 21.97 +/- acres (Parcel IDs: 129-01047000 and 129-01046005) in LL 168 of the 2nd district located on Frances Ward Drive –

Agenda amended to remove item because the applicant withdrew the application.

9. Ordinance to amend Section 15.44.050 of the City’s Architectural Review Ordinance, entitled “Exterior Materials Standards” –

Councilman Greer asked if this is for all construction and Mr. Gibbs said yes, this will cover all construction.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance **#22-11-068**.

RESULT	APPROVED ORDINANCE #22-11-068
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

7. Ordinance for rezoning from C-2 to PD for 50.16 +/- acres (Parcel IDs: 112-01013003) in LL 201 of the 2nd district located on Price Drive – (Tabled from October 3, 2022, Meeting) –

Community Development Director Daunte' Gibbs said this is a request for rezoning from C-2 (General Commercial) to PD (Planned Development) for the purpose of developing a multifamily community with commercial outparcels. Mr. Gibbs said staff recommends approval with the following conditions:

- 1. The applicant shall make all recommended improvements from the traffic study in coordination with the City of Locust Grove including, but not limited to, the completion of a continuous third turn lane with curb/gutter along the development's frontage on Price Drive as determined by the City Manager or their designee. All additional rights-of-way required shall be dedicated to the City for all required road improvements.*
- 2. Developer shall install a guardrail barrier with appropriate markings at the second driveway entrance/exit to prevent traffic from traveling off the right-of-way onto the adjoining agricultural property.*
- 3. There shall be a mandatory Homeowners' Association that shall oversee the maintenance of all common areas of the proposed development including open space, playgrounds, and other amenity areas.*
- 4. All building exteriors shall be constructed of brick, stone, glass, or any combination thereof that may include cement fiberboard or other materials approved by the City of Locust Grove Community Development Department and the Architectural Review Board.*
- 5. The development shall be in substantial compliance with the conceptual site plan and narrative dated September 22, 2022.*

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving ordinance [#22-11-066](#) with amending the above conditions as follows:

- 1. The applicant shall make all recommended improvements from the traffic study in coordination with the City of Locust Grove including, but not limited to, the completion of a continuous center turning lane with curb/gutter along the development's frontage on Price Drive as determined by the City Manager or their designee to match future road improvements along the rest of Price Drive. All additional rights-of-way required shall be dedicated to the City for all required road improvements.*
- 2. Developer shall install a guardrail barrier with appropriate markings at the second driveway entrance/exit to prevent traffic from traveling off the right-of-way onto the adjoining agricultural property.*
- 3. There shall be a mandatory Homeowners' Association that shall oversee the maintenance of all common areas of the proposed development including open space, playgrounds, and other amenity areas.*
- 4. All building exteriors shall be constructed of brick, stone, glass, or any combination thereof that may include cement fiberboard or other materials approved by the City of Locust Grove Community Development Department and the Architectural Review Board.*
- 5. The development shall be in substantial compliance with the conceptual site plan and narrative dated September 22, 2022.*
- 6. The applicant shall install a twenty (20) foot planted landscape buffer along Price Drive and Interstate 75 frontages. A plan depicting this landscape buffer must be approved by the Community Development Director.*
- 7. In addition to the twenty (20) foot landscape buffer, the applicant shall set aside an additional twenty (20) foot of frontage along Price Drive as future R/W for the widening of Price Drive.*

Attorney Andy Welch asked Councilman Breedlove if he is asking for the frontage to run along the roadway and 20 foot in front of the buffer. Councilman Breedlove said yes.

RESULT	APPROVED ORDINANCE #22-11-066 WITH AMENDED CONDITIONS
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – FOUR IN FAVOR (BREEDLOVE, WILLIAMS, TAYLOR, GREER) AND TWO OPPOSED (SHEAROUSE, BOONE)

8. Resolution to adopt the annual update of the Capital Improvement Element (CIE) for the city –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #22-11-067

RESULT	APPROVED ORDINANCE #22-11-067
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

10. Resolution to create a streetlight district in Pine Valley subdivision located on Tanger Blvd. –

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving resolution #22-11-069.

RESULT	APPROVED ORDINANCE #22-11-069
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

11. Resolution approving the architectural plans submitted for Barden Salon, located at 3408 Highway 42 -

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution #22-11-070

RESULT	APPROVED ORDINANCE #22-11-070
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION/DISCUSSION ITEMS –

12. Resolution to award the bid for services associated with the installation of two (2) speed tables along Jackson Street –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution #22-11-071

RESULT	APPROVED RESOLUTION #22-11-071
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

Councilman Greer said he is not opposed to speed tables; however, the speed tables allow speed in between because they are so far apart. Would it be more cost effective for Public Works to install and add more strips on the north side of Jackson Street. Councilman Greer asked what the costs would be if Public Works installed. Mr. Rose said probably half the proposed costs. Councilman Boone said we could get four as opposed to two. Discussion took place.

Councilman Greer made a motion to resend the original motion with second by Councilman Williams.

Mayor Price asked for a motion. Councilman Greer made the motion to postpone until December 5, 2022.

RESULT	POSTPONED UNTIL DECEMBER 5, 2022
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

Councilman Williams asked if we could get a quote for thermoplastic (road striping). Staff agreed and will give an update as soon as possible.

CITY MANAGER’S COMMENTS –

Mr. Young said the staff is looking at alternatives with the consultant on the Highway 42 study and will keep everyone posted. We have an MOA for review on the Comprehensive Plan Update and we reviewed the City Hall building evaluation report and although there is nothing critical there is a lot to do to preserve the life of the building. Will have more updates soon. Nothing further.

COUNCIL COMMENTS – NONE

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – PROPERTY ACQUISITION

Motion to go into executive session by Councilman Breedlove and seconded by Greer for property acquisition. Motion Carried All in favor 6:40 PM.

At 6:50 PM, motion to come back into regular session made by Councilman Breedlove and seconded by Councilman Shearouse.

RECONVENE TO REGULAR SESSION –

Councilman Greer made a motion to amend the previous motion for executive session to add discussion on litigation. Councilman Shearouse second the motion.

Mayor Price asked for a motion. Councilman Breedlove made the motion to amend the agenda to add item #13.

RESULT	APPROVED ADD ITEM #13
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ADD ITEM –

13. Resolution to approve conceptual roadway alignment showing the property interests that may need acquired for Peeksville Road Connector –

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving resolution #22-11-072.

RESULT	APPROVED RESOLUTION # 22-11-072
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

ADJOURNMENT –

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:52 PM.

Notes taken by:

Misty Spurling, City Clerk