

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, March 20, 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
Vincent Williams – Councilman	Misty Spurling – City Clerk
Willie Taylor – Councilman	Jennifer Adkins – Assistant City Clerk
Rod Shearouse - Councilman	Jack Rose – Public Works Director
Rudy Breedlove - Councilman	Daunté Gibbs – Community Development Director
Carlos Greer – Councilman	Colleen Watts – Main Street Manager
	Brandon Morris - Lieutenant
	Andy Welch –Attorney
	Staff not Present:
	Derrick Austin – Police Chief

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

Invocation given by Assistant City Manager Bert Foster

Councilman Greer led the Pledge of Allegiance

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Greer made the motion to amend to add March 15, 2023, executive session meeting minutes to the agenda.

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

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

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

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS –

- 1. Adoption of a new zoning map incorporating map amendments, areas annexed into the city since August 1, 2016, and new zoning districts –**

Assistant City Manager Bert Foster stepped forward. Mr. Foster said this is a routine adoption to bring in compliance since the last update in 2016 for incorporating changes to the corporate boundaries in Locust Grove.

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

Mayor Price closed the public hearing and asked for comments from the Council.

Councilman Greer asked if this is a common practice to update. Mr. Foster said yes, and discussion took place about doing the update more often.

Councilman Williams asked how this update coincides with the FLUM. Mr. Gibbs said this serves as a foundation or a guide for the entire city on how it will develop in the next years to come. The FLUM will be amended this year.

Councilman Boone asked for clarity on the [textured] areas in yellow and orange on the map. Mr. Foster said that is part of the CRS (conservation districts).

Councilman Williams asked if the land is buildable after putting into the conservation district and Bert replied, no.

Councilman Taylor asked if the Bethlehem Road Bridge sign should be relocated back on Hwy 42 since that land is in the city limits. Mr. Rose said he will remove and replace it with a new sign.

2. Rezoning request from RA (residential agricultural) to C-2 (general commercial) for 03.37 +/- acres (Parcel ID 147-01038000) in LL 156 of the 2nd district located on Highway 42 –

Councilman Breedlove read a letter of recusal recusing himself from all discussion or action for the request. (Letter kept as part of records with minutes).

Mr. Gibbs said this is a request from 4787 Highway 42, LLC for rezoning property for the purpose of developing a gas station/convenience store. Mr. Gibbs said staff recommends approval of this request with one condition (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 to come forward.

Janice and Horace Madison, of 1537 Jackson Street stepped forward to comment. Mrs. Madison said the thought of a gas station on this property is frightening and will affect their property and surrounding area. Mrs. Madison said this is a historical area and said this will interrupt their peace. The traffic, the lights from the gas station shining, and the spring/stream that comes through the property will be affected. Mr. Madison noted that this was a historical area because of Sherman's March to the Sea and said the traffic, grocery stores, and that there are already 15 convenience stores already in Locust Grove is enough and asks that council consider these things before approving.

Mayor Price closed the public hearing and asked for comments from the Council.

Councilman Shearouse asked if Mr. Madison if their property adjoins to the subject property and Mr. Madison said yes, and he thinks better use of the property could be considered. He is aware he can't stop growth; however, this is not the best option.

Councilman Williams said the gas islands are a concern being so close to the road and would like those pushed back and would also like to see a decel lane in this plan.

Mr. Rob Franks, agent for applicant, stepped forward to comment. Mr. Franks said the site is larger than normal and this will be transitional to whatever the market evolves to in the future.

Councilman Greer asked if buffers will be considered, and Mr. Gibbs said buffers are required since the property is surrounded by residential agricultural. Discussion about the stream on the property and EPD involvement. Mr. Gibbs said all gas stations are required to go through EPD for approval.

Councilman Williams asked about historical aspect of the property. Tim said he is not knowledgeable on the history of that specific area. Anna said the historical marker was put there by the state and is related to the general area; not site specific. The property is not in any regulated or otherwise historic district.

Councilman Boone made comments about light pollution and the creek being protected. Daunte' said landscaping is incorporated for control with light pollution and state waters are protected.

Discussion took place about charging stations and Mr. Franks said charging stations would be added as the need arises.

Discussion about the proximity of the Madison's property to the subject property and clarity that the property owner lives directly north. Mr. Gibbs said all directions will be checked.

Nothing further and Councilman Breedlove returned to the meeting.

3. DCA required public hearing for 2023 Comprehensive Land Use Plan update –

Mr. Gibbs said within the last two to three years the rules have changed, and updates are now required every five years to maintain Certified Local Government status. Further information will be provided over the next year. We have a steering committee with 13 individuals and the ARC provided a PowerPoint for council review. We would like city participation and will do our best to advertise.

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 closed the public hearing.

Councilman Boone asked how many are needed on the committee. Daunte' said the ARC recommends ten people and we now have 14 people. Nothing further.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

4. Resolution to apply for traffic signal permit at Bethlehem Road and SR 42 –

Mr. Young said this is to apply for the traffic signal at US23/SR 42. This would commit us to the costs of power and communications as well as possibly sharing costs in the signal itself (programmed in SPLOST V).

Councilman Greer asked who is responsible for that intersection. Tim said we are responsible, and NS agreed to fund a portion of it (\$100,000).

Andy said SR 42 is a GDOT road, it was a county road previously.

Discussion took place this light will be temporary until the new interchange is constructed. Review of the plan on the overhead screen and Bert said that is not approved by GDOT Atlanta yet. Tim said the district office must submit to Atlanta for approval of all signals.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving resolution **#23-03-033**.

RESULT	APPROVED RESOLUTION # 23-03-033
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN FAVOR

ADD ITEM – APPROVAL OF MINUTES

5. March 15, 2023, Executive Session Meeting Minutes –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the March 15, 2023, executive session meeting minutes.

RESULT	APPROVED MARCH 15, 2023, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK

Ms. Cook gave an update HPC did not meet and had no COAs. Main Street, Inc is down to three members, and we need additional members. The Easter Egg hunt is April 1; Locust Grove Day is April 15 and will be set up with 50 craft vendors and eight food vendors. Nothing further.

PUBLIC SAFETY OPERATIONS – LT. BRANDON MORRIS (for Chief Austin -vacation)

Lieutenant Morris reviewed the monthly report and gave an update total collected in February 2023 was \$70,474.00. The department completed 229 training hours in February. We had 21 new cases for investigation and cleared 19 of those cases.

There was a shooting on Buckboard Lane, and the case has now been solved. A male and female were shot in Bunn Farms which is an ongoing investigation with leads. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said the blower issue at the wastewater plant is now repaired. The speed humps have been installed on Jackson Street and patching and regular street maintenance are ongoing. No

major issues and discussion took place about organizational chart Jack provided to the council and said he will provide another list of needed positions per the council's request. Nothing further.

Councilman Boone commended Jack and his crew on repairing the water line and to Tim for the updates regarding the leak on social media.

ADMINISTRATION –BERT FOSTER

Mr. Foster gave an update we are still waiting appraisals for the Peeksville Road Extension and the water line portion for the extra lane on Highway 42 is underway. The retaining wall under the bridge for the Bill Gardner Parkway modifications are wrapping up and the next step will be installation of storm pipes. Phase I of the paving project is complete and Phase II will begin as soon as warmer weather comes in. The scatter garden/veteran's memorial is being reviewed to determine how much of the work the city can do in house to save costs. The GDOT consultant is still evaluating the project for the Downtown Corridor study. Discussion took place about the northern and southern crossing around Roberts Road/Grove Road and Hwy 42 and the costs. Mr. Foster said a meeting is scheduled tomorrow at 10:00 AM to discuss the findings and recommendations for the City Hall repairs. The PIOH for the Bethlehem Road Interchange is March 23, 2023 with a live virtual meeting held on April 13, 2023 from 4pm-6pm. We received eight responses for the on call engineer and will be uploading to a file for further review and will put in order of preference.

Councilman Williams asked what the time frame for completion of Bill Gardner modifications and Mr. Fosters said 200 days from January 2, 2023 (August 2, 2023).

6. Resolution to create a streetlight district – Collinswood at Locust Grove Station, Phase 2 –

Mr. Foster said this is a total of eleven lots and four streetlights. The cost will be \$48.93 per lot and staff recommend approval.

COMMUNITY DEVELOPMENT OPERATIONS –DAUNTÉ GIBBS

Mr. Gibbs gave an update that the department has issued a total of eight 264 permits (including 47 new house permits) for 2023. We have issued 36 COs [22 residential, and 14 commercials] and 131 business licenses issued so far for 2023. Mr. Gibbs said he will provide an active development list update next month which will include a grocery store to remain nameless for now.

Councilman Boone asked if the developer didn't build after a long period of time would the agreement revert to the previous requirements. Mr. Gibbs said yes, if the developers are not active for 18 months; however, it's not automatic and would have to be initiated by council. Councilman Boone asked are the ones already agreed to grandfathered in. Attorney Andy Welch said council can do a vested right version which allows the council to go through the public hearing process to change the developmental notice to revert to what it was previously.

7. Request for a Special Event permit for Haven House 5K fundraiser at Strong Rock School – April 22, 2023 –

Mr. Gibbs said this is an annual request to hold their 5K fundraiser at Strong Rock School on April 22, 2023. Staff recommends approval.

8. Request for a Special Event permit for Kiesha Stubbs/The Artisan Markets to hold an outdoor maker's market at the Locust Grove Train Watching platform on the 2nd and 4th weekends May 12, 2023, through September 23, 2023 –

Mr. Gibbs said this is a request to hold an outdoor maker's market at the train platform various weekends from May-September 2023. Staff recommends approval with two conditions (read aloud) and Ms. Stubbs is present tonight to answer any questions.

Councilman Greer asked Colleen if this would conflict with the Bluegrass music. Colleen said [the Bluegrass band] has not requested any dates/times yet.

Councilman Shearouse asked Ms. Stubbs if she approves the vendors. Ms. Stubbs said yes, she does a thorough review of each vendor. Ms. Stubbs said she likes to see small business owners have the opportunity for growth.

Councilman Williams asked how local vendors book an event. Ms. Stubbs said through the website www.theartisanmarkets.com. Discussion took place about the Shriners events and if a time “cap” was set. Andy said he would research further [and later mentioned to Daunté the 14-day provision contained in that ordinance section].

Mayor Price said he doesn’t want the train platform to be reserved by this one event all the time so that others can utilize the space if needed and discussion took place.

Councilman Greer asked what the difference in this request and Colleen said this event is for profit; the other activities were not for profit. Councilman Greer asked Ms. Stubbs if she is willing to consider changing the date/times and if she could reach out to Mr. Gibbs for discussion. Ms. Stubbs agreed to discuss it with Daunté.

ARCHITECTURAL REVIEW BOARD (ARB) –

CITY MANAGER’S COMMENTS –TIM YOUNG

Mr. Young stepped forward and gave an update we are beginning meetings for the Incode transition to ERP Pro 10. The HCMA dinner is this Thursday night in Hampton at the train depot, and we will have more discussion on possible joint activities with the county.

COUNCIL COMMENTS - NONE

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – PERSONNEL

Motion to go into executive session to discuss personnel items by Councilman Greer and seconded by Councilman Breedlove. Motion Carried All in favor 7:28 PM.

At 8:42 PM, motion to come back into regular session made by Councilman Boone and seconded by Councilman Shearouse.

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:42PM.

Notes taken by:

Misty Spurling, City Clerk