

**City of Locust Grove  
Council Meeting Minutes  
Public Safety Building – Courtroom Chamber  
3640 Highway 42 S. – Locust Grove, GA 30248  
Monday, April 3, 2023  
6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
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/Pro Tem	Jennifer Adkins – Assistant City Clerk
Vincent Williams – Councilman	Daunté Gibbs – Community Development Director
Rod Shearouse – Councilman	Jack Rose – Public Works Director
Rudy Breedlove – Councilman	Derrick Austin - Police Chief
	Andy Welch – Attorney
	<b>Staff not present:</b>
	Colleen Cook – Main Street Director

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

Invocation given by Chief Derrick Austin.

Councilman Taylor led the Pledge of Allegiance.

**APPROVAL OF AGENDA** –

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

RESULT	APPROVED
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

**PUBLIC COMMENTS** –

Mrs. Janice Madison: resident at 1537 Jackson Street stepped forward to comment. Mrs. Madison said she would like to review the report from the EPD before the council votes on the ordinance for zoning map amendments. Janice said there is a creek flowing through the property where the gas tanks are proposed. Mr. Madison said they want to know that the water will be protected prior to the council acting. Mr. and Mrs. Madison said they want to protect the land/property that they enjoy.

Councilman Greer said right now the council is discussing the zoning; however, if this is approved and we move forward, the EPD would then be involved. Mr. Madison asked if he and his wife could be involved. Daunté said no that normally the EPD does not normally allow involvement [on placement of tanks].

Councilman Williams asked Mr. Madison if the developer has reached out to him. Mr. Madison said no.

Andy said this is a public comment period where the public can make comments to the council. This is evolving into something further and Councilman Breedlove needs to comment.

Councilman Breedlove read letter of recusal and recused himself from discussion and exited the meeting.

Councilman Williams asked if the developer has reached out to the community? Daunté asked the developer to come forward.

Mr. Rob Franks of Franks and White, Stockbridge, GA stepped forward to comment. Rob said a buffer [required by code] is included and anything further would be done within their means. They will work with directional lighting and the storage [buildings shown on the original concept plan] has been removed. The underground springs will be investigated as plans progress (assuming the item is approved).

Discussion took place about on-site security. Andy asked about the time limit for public comment and the city clerk confirmed the time had expired.

Councilman Breedlove returned to the meeting.

**PUBLIC HEARING ITEMS – NONE**

**APPROVAL OF THE MINUTES –**

**1. MARCH 6, 2023- REGULAR MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Boone made the motion to approve the March 6, 2023, regular meeting minutes.

RESULT	APPROVED MARCH 6, 2023, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**2. MARCH 6, 2023- EXECUTIVE SESSION MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Williams made the motion to approve the March 6, 2023, executive session meeting minutes.

RESULT	APPROVED MARCH 6, 2023, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**3. MARCH 20, 2023- WORKSHOP MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the March 20, 2023, workshop meeting minutes.

RESULT	APPROVED MARCH 20, 2023, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**4. MARCH 20, 2023- EXECUTIVE SESSION MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the March 20, 2023, executive session meeting minutes.

RESULT	APPROVED MARCH 20, 2023, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN BREEDLOVE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**ACCEPTANCE OF THE FINANCIAL STATEMENT – NONE – FY Closeout.**

**UNFINISHED BUSINESS/ACTION ITEMS –**

**5. Ordinance for adoption of a new zoning map amendments, areas annexed into the city August 1, 2016, and new zoning districts –**

Mayor Price asked for a motion. Councilman Greer made the motion to table until May 1, 2023

RESULT	TABLED UNTIL MAY 1, 2023
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

Discussion took place and Daunté said after action is taken on the zoning matter the map will be updated and effective May 1, 2023. Andy said this will cover the property that has been zoned and newly annexed.

**6. Ordinance to rezone from RA (residential agricultural) to C-2 (general commercial) for 03.37 +/- acres (Parcel ID 147-01038000) in LL 156 of the 2<sup>nd</sup> district located on Highway 42–**

Councilman Breedlove read letter of recusal recusing himself from discussion or action on this item due to having a business relationship with the broker. Councilman Breedlove exited the meeting.

Daunté clarified if the council decides to add fencing in addition to the required buffer the ordinance can be updated. It is rare that we require security fencing.

Councilman Greer asked if the property owners agree with this decision. Andy said the applicant must get a permit for the underground storage tank which is approved by the State of Georgia. Andy also asked the council to keep in mind that after the study is done, the soil may not be approved or appropriate. Andy said Daunté is following a land use policy and our ordinances as to if it should be zoned commercial or not. The gas tanks are separate; therefore, if they wanted to design the store without gas, the C-2 zoning is sufficient. The gas tanks are separate.

Councilman Boone asked if the accel/decel lanes on Highway 42 are included with this request. Daunté said that is decided through the GDOT process and the approved areas will be reviewed with staff. Nothing further.

Mayor Price asked for a motion. Councilman Greer made the motion to amend the conditions to add privacy fence and approve the request by approving ordinance **#23-04-034.**

RESULT	APPROVED ORDINANCE AS AMENDED #23-04-034
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – FOUR IN FAVOR (GREER, WILLIAMS, TAYLOR, SHEAROUSE) ONE OPPOSED (BOONE) AND ONE RECUSED FROM VOTE (BREEDLOVE)

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

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution #23-04-035.

RESULT	APPROVED RESOLUTION #23-04-035
MADE MOTION	COUNCILMAN WILLIAMS
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

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

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN BREEDLOVE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

**9. 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 2<sup>nd</sup> and 4<sup>th</sup> weekends May 12, 2023, through September 23, 2023 –**

Daunté Gibbs said the applicant submitted a revision to the initial proposed dates and is now in compliance with the allowed 14 events per calendar year. She will only have 13 events and Ms. Stubbs is present to answer any questions. Daunté said staff recommends approval with one additional condition [food trucks will be prohibited]. This condition will be included with the two existing conditions that are required by staff.

Councilman Williams asked why not allow food trucks? Daunté said the parking is very limited at the train platform, and the downtown businesses will benefit in food sales by not allowing those there.

Councilman Shearouse asked how many vendors are expected. The applicant, Kiesha Stubbs stepped forward to comment. Kiesha said the green space adjacent to the train platform will accommodate up to 50 vendors. Councilman Shearouse asked if there is enough parking at the train platform and Kiesha said no one will park at the train platform; only parking near the city park.

Councilman Breedlove asked how many vendors will be set up on the train platform? Kiesha said the train platform will only be for music (DJ) and information, no vendors. Discussion took place

as to how the area was determined on number of vendors and Kiesha said she measured the space. Mr. Young said it is the space where the scarecrow village is held. Councilman Breedlove asked why not host the event at Claude Gray Park which has more space and parking. Andy said she applied to have the events at the train platform and by condoning; we are not assuming responsibility.

Councilman Boone asked Kiesha how much she is charging each vendor. Kiesha said \$50 per vendor (not a net profit) and discussion took place. Councilman Williams said this will bring foot traffic for businesses in the city/downtown.

Councilman Boone said this will be a \$32,000 profit for the applicant after all events are done. A discussion took place about business licenses. Andy said the ordinance doesn't specify what the motive of the person is applying, and this is a special event. Tim said the ordinance addresses nonprofits in terms of fees and the fee can be waived if not for profit. Andy said this is not legally city property, we have a contractual agreement with Norfolk Southern and we have the right to use it.

Discussion took place about the one-time permit fee and Greer said he thinks the fee should be per event. Andy said the council must act on the application as presented by the ordinance now and if the council decides to amend the ordinance later that is fine but not retroactive to her (now).

Discussion took place about who the liability falls on and Andy said we follow our ordinances to the extent of our insurance policy no matter the location. Kiesha said she has \$1 million in coverage per occurrence. Andy said the policy would have to name Locust Grove as a co-dependent. Kiesha said she will have it updated accordingly.

Councilman Boone asked why not host the event in McDonough. Kiesha said she has hosted in McDonough; however, she thinks Locust Grove would be more visible.

Mayor Price asked for a motion. Councilman Williams made the motion to approve with additional condition and co-binding the insurance.

RESULT	APPROVED SPECIAL EVENT AS AMENDED
MADE MOTION	COUNCILMAN WILLIAMS
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED –ALL IN FAVOR

**NEW BUSINESS/ACTION/DISCUSSION ITEMS –**

**10. Resolution to further approve and designate the additional location of Peeksville Road Extension and for other purposes -**

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #23-04-036.

RESULT	APPROVED RESOLUTION #23-04-036
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR.

**CITY MANAGER’S COMMENTS –**

Mr. Young gave an update that the Public Information Open House for the Bethlehem Road Interchange will be April 13, 2023, at the Public Safety Building from 4PM – 6PM. Printouts are available, and the project will be let later this year. Construction hopefully to begin by the fourth quarter of 2024 or early 2025. Councilman Williams asked if the truck lanes are separate from this, and Tim said yes.

**COUNCIL COMMENTS - NONE**

**MAYOR’S COMMENTS – NONE**

**EXECUTIVE SESSION – LITIGATION**

Motion to go into executive session to discuss pending and/or threatened litigation matters by Councilman Shearouse and seconded by Councilman Breedlove. Motion Carried All in favor 6:55 PM.

At 7:04 PM, motion to come back into regular session made by Councilman Shearouse and seconded by Councilman Greer.

**EXECUTIVE SESSION – PERSONNEL**

Motion to go into executive session to discuss personnel matters by Councilman Boone and seconded by Councilman Breedlove. Motion Carried All in favor 7:04 PM.

At 8:19 PM, motion to come back into regular session made by Councilman Greer and seconded by Councilman Taylor.

**REGULAR SESSION RECONVENED –**

Councilman Williams instructed Tim to get with Jack about two positions he is requesting for his department (Administrative Assistant and Foreman). Discuss if positions already exist, salary, and job descriptions by next meeting.

**ADJOURNMENT –**

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 8:21 PM.

Notes taken by:

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Misty Spurling  
City Clerk