

**City of Locust Grove  
 Council Workshop Meeting Minutes  
 Public Safety Building – 3640 Highway 42  
 Locust Grove, GA 30248  
 Monday, November 18, 2019  
 6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price – Mayor	Tim Young – City Manager
Randy Gardner – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman	Jennifer Adkins – Assistant City Clerk
Otis Hammock – Councilman	Daunté Gibbs – Community Development Director
Vernon Ashe – Councilman	Jack Rose – Public Works Director
	Anna W. Ogg – Main Street Manager
	Jesse Patton – Police Chief
<b>Members not Present:</b>	Warren Tillery – SWWW Attorney
Carlos Greer – Councilman	

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

Invocation given by Police Chief Jesse Patton

Councilman Taylor led the Pledge of Allegiance.

**APPROVAL OF AGENDA** –

Mayor Price asked for a motion to approve the November 18, 2019 meeting agenda. Councilman Taylor made the motion to approve the November 18, 2019 meeting agenda.

RESULT	APPROVED AS AMENDED
MADE MOTION	COUNCILMAN TAYLOR
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

**PUBLIC COMMENTS** –

• **Introduction of Officer Cortez McDowell** –

Chief Patton stepped forward and introduced Officer Cortez McDowell. Chief Patton said Mr. McDowell graduated from Locust Grove High School and furthered his education at the University of Tennessee with a degree in Criminology. He worked with the Henry County Police Department; however, he wanted to work in the community he was raised. Officer McDowell said he is thankful for the opportunity to work for the City of Locust Grove. Nothing further.

**Other Public Comment**

Mayor Price opened for public comments.

Mr. Michael Brackett stepped forward to make a comment. Mr. Brackett said he and his wife have been active and present at meetings over the past year with the warehouses being built in the area. Mr. Brackett

passed out a flyer to Mayor and Council he said he received from a Tennessee address for the second time. Mr. Brackett intimated why he considered the flyer being from City staff or Councilmember. Further, Mr. Brackett said consideration needs to be taken on the Councilmen who voted “NO” to warehouses and suggested a correlation with those who received the most votes in the recent election. Mayor Price asked Mr. Brackett how we would know the flyer wasn’t from him? Mr. Brackett said he has been honest. Mayor Price replied we have been honest as well. Nothing further.

## **PUBLIC HEARING ITEMS –**

*Councilman Gardner read a letter of recusal recusing himself from all such discussion, debate, deliberation or vote, or otherwise take part in the decision-making process for public hearing items one and two and the discussion on the annexation application from Neil and Bonnie Gardner. Councilman Gardner exited the meeting.*

- 1. Ordinance to amend the City’s Future Land Use Map designation from low-density residential to industrial for properties located at 61/71 Jackson Street, LL 217 of the 2<sup>nd</sup> District** - Community Development Director Daunté Gibbs stepped forward and led discussion this is a request to consider an amendment to the City’s Future Land Use Map from residential to industrial and staff is recommending approval. This is only for public hearing and no action will be taken tonight. Nothing further.

Mayor Price said this is a public hearing and opened for public comments for those who would like to speak in favor of the request. No comments.

Mayor Price opened for public comments for those who would like to speak opposed to the request.

Mrs. Lindsay Brackett - resident at 55 Bowden Street – stepped forward to make a comment. Mrs. Brackett discussed there are inconsistencies as to why and how the FLUM is out of line. Mrs. Brackett said she asked why GBLG Development did not speak at the last hearing; that since last November she has been asking why she should support the amendment; and finally, how it is beneficial to her and her family. Unfortunately, she replied she has not received an answer other than a semi-response from Councilman Hammock, who said the City could be sued. Mrs. Brackett asked what becomes of the areas adjacent to the subject property. Mrs. Brackett said if this amendment is approved, it will only open doors for other developments like this being proposed. Mrs. Brackett said this change supports the developers and planning and zoning commission; however, how does this support her family and other residents. Discussion took place on the DRI Study and growth in the City and when growth should not occur. Mrs. Brackett said she plans to stay in Locust Grove as do others; however, it is Council’s job to ensure equality for all citizens. Further, Mrs. Brackett asked Council if they are abiding by the City policies and procedures or doing this as if no one is looking. Nothing further.

Mrs. Bobbie Gray; resident at 227 Davis Lake Road, stepped forward to comment. Mrs. Gray said her property backs up to Jackson Street and she has lived there 20 years. Mrs. Gray said she is concerned with the warehouses and asked how the rezoning and building will affect the Spring located behind the property. Mrs. Gray asked Council to please not approve this request. Nothing further.

Mayor Price closed the public hearing.

Mr. Gibbs asked Mayor Price if he could respond to public comments. Mr. Gibbs said the public hearing process allows citizens to give their opinion and it is our responsibility to be objective and

take recommendations as well as have no personal interest in any request that is submitted. The elected officials are who represent the interest of the citizens. Nothing further.

**2. Ordinance to rezone properties located at 61/71 Jackson Street, LL 217 of the 2<sup>nd</sup> District from RA (residential-agricultural) to M-1 (light manufacturing) for distribution facility –**

Community Development Director Daunté Gibbs led discussion this is a request to rezone properties located at 61/71 Jackson Street and staff is recommending approval. This is only for public hearing and no action will be taken tonight. Nothing further.

Councilman Boone asked how many tractor-trailer trips per day would a building of this size [1.2 million square feet] create. Mr. Gibbs replied about 4,000 total trips per day with the two buildings.

Mr. Daniel Madrigal with Scannell Properties stepped forward to comment. Mr. Randy Parker; engineer and transportation planner, stepped forward to comment. Mr. Parker said he prepared the DRI Study and this is Phase I of the DRI. Mr. Parker said the estimated is 400 trucks in and 400 trucks out per day and in peak hours would be about 35 trips.

Councilman Boone asked Mr. Parker if there are plans for adding another lane to get onto Colvin Drive. Mr. Daniel replied the current plans are on SR 42 and part of that will include upgrades to turning lanes and signals. Discussion took place and nothing further.

Mayor Price asked for public comments who are in favor of the request and no comments or questions.

Mayor Price asked for public comments who are opposed to the request.

Mrs. Lindsay Brackett stepped forward to comment. Mrs. Brackett asked Mr. Daniel if he lives in Locust Grove and Mr. Daniel replied No. Mrs. Brackett referenced a song from her childhood and said Daniel did a great job selling the proposed distribution center; however, he did not sell her on the location. Mrs. Brackett said this road [Jackson Street] serves as a main road for vehicles, bicycles, dog walking, and it borders her back yard where her children and others play. Mrs. Brackett said the City was concerned about tractor-trailer trucks on Highway 42 and mentioned that speed humps were added on Bowden Street and stated as a deterrent; yet the City staff is supportive of adding 800 more truck trips per day. Mrs. Brackett suggested not adding anymore developments as a deterrent. Mrs. Brackett said at a past meeting, Mrs. [Tara] Brown said, “We have been in Locust Grove a long time, but we need to do what is best for our family”. Mrs. Brackett said Mrs. Brown knows the daily impacts are not best for their family, and Mrs. Brackett asked how the impacts would be good for her family. Mrs. Brackett said she read through twelve years of meeting minutes and discussion took place on conditions of zoning on property adjacent that is not part of this request for preservation of an historic structure and other items. Mrs. Brackett referenced a Bible verse and asked Mayor and Council to please not approve this rezoning request. Nothing further.

Mrs. Sarah Baxter, resident at 228 Ferguson Ave., stepped forward to comment. Mrs. Baxter said she is opposed to the rezoning request and development. If Council decides to change the FLUM for this and other requests, it will only open the door for more commercial developments. Mrs. Baxter said she is aware traffic is not a reason that a zoning request can be denied; however, traffic

will only get worst. Discussion took place. Mrs. Baxter said she encourages Council to not approve amending the FLUM. Nothing further.

Mayor Price closed public hearing.

Councilman Boone asked the developer if Jackson Street will be impacted and Mr. Madrigal replied Jackson Street will not be affected. Councilman Boone asked what GBLG stands for and Mr. Madrigal said it is just an acronym.

Discussion took place on how many people have moved to Locust Grove. Mr. Young said about 396 new homes; therefore, close to 1,000 new residents and the population is increasing. Discussion took place. Nothing further.

Mayor Price closed the public hearing.

*Councilman Gardner returned to the meeting.*

**3. Ordinance to grant a Conditional Use for attached guest quarters at property located at 106 Grove Road in LL 166 of the 2<sup>nd</sup> District –**

Community Development Director Daunté Gibbs led discussion this is for attached guest quarters to be used by the applicant's mother-in-law. This is public hearing only and no action to be taken tonight. Mr. Gibbs said staff is recommending approval with conditions and Mr. Gibbs read the conditions aloud. Mayor Price asked for comments on this item either for or against, and there were none. Councilman Boone asked if there will be enough side yard for this addition and Mr. Gibbs replied yes and will be attached by a breezeway with roof/canopy. Nothing further. Mayor Price closed the public hearing.

**4. Hearing of the Fiscal Year 2020 Operating and Capital Improvements Budget for the City of Locust Grove –**

City Manager Tim Young provided copies of the budget to the public and said this is available to view online as well. Mr. Young said with Locust Grove's population of over 7,211 residents, the City's population has grown in the past three years and is expected to double its 2010 population by the time the 2020 Census is completed next year. This coming year budget focuses on mobility, efficiency, transparency, and opportunity. We are looking to expedite the new Industrial Interchange near Bethlehem Road and I-75. We will also be adding the new Tanger Park for more passive recreation space (running/walking track, pavilion with restrooms, dog park, and playground) with Development Impact Fees acting as the primary source used for developing the park. Discussion took place the General Fund Budget is \$8.3 million dollars, and Enterprise or "business funds" includes revenues and expenditures totaling \$7.9 million dollars with a combined budget of \$16.2 million dollars. Mr. Young reviewed individual funds and discussion took place. Nothing further.

Mayor Price said this is a public hearing and opened for public comments.

Mrs. Lindsay Brackett stepped forward to make a comment. Mrs. Brackett asked where the new Tanger Park will be located. Mr. Young replied it will be next to the Department of Driver Services. Nothing further.

Mayor Price closed public hearing.

Councilman Boone asked what the normal time frame is on receiving SPLOST dollars once it's been approved. Mr. Young replied we should start receiving a portion of the SPLOST V late 2022 or early 2023 and normally that in this version, it will be distributed based on population share.

Discussion took place on SPLOST IV money that Henry County has not released that was approved by voters in 2013 [related to the Industrial Interchange]. Nothing further and discussion closed.

## **NEW BUSINESS/ACTION ITEMS – NONE**

## **CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS**

### **MAIN STREET OPERATIONS –ANNA W. OGG**

Mrs. Ogg stepped forward with an update we gave out 30,000 pieces of candy at Trunk or Treat and expressed her thanks to everyone for their hard work and for all who participated. Mrs. Ogg said Tim, herself and Mr. Jeff Mills; Chair, of the HPC met with Michael Powell; Pastor of Southpoint Church about the Historic District Overlay and discussion took place. Further, Mrs. Ogg said the HPC approved additional signage for Indigo Soul Yoga studio. Christmas lights are going up now, and she asked everyone to please join us for the lighting of the tree on Thanksgiving night. The Christmas parade will be December 7, 2019, and we are in need volunteers. The Hearing Doctors of Georgia will have a ribbon cutting tomorrow, and another ribbon cutting will be held December 9<sup>th</sup> for Tasty and Tempting. We are planning now for 2020 and working on reappointments with the various boards and commissions. Nothing further.

### **PUBLIC SAFETY OPERATIONS– LIEUTENANT MATTHEW LONG (FOR CHIEF PATTON)**

Chief Jesse Patton gave an update and reviewed the monthly report. Total collections for October 2019 were \$60,302.00 with 19 investigations. Todd Demuth and Andrew Borders completed Taser Instructor training and received certifications. Locust Grove was involved in a vehicle pursuit with our officer chasing a motorcycle, and after coming to a stop, a Henry County Sheriff vehicle sideswiped our officer's car. The vehicle is now being repaired. Further, Chief Patton said there was a fatality on I-75 near the entrance ramp, and our officers worked the traffic while Georgia State Patrol worked the accident. Chief Patton said he met with the GBI about the Task Force status and cannot give an update on completion; however, it will be next year when the case is finalized. Chief Patton said Bernadette, himself, and Captain Long attended the Delta Airlines Veterans Day Ceremony with the Maddox family. Delta Airlines honored Chase, and an organization called the Blue Line Bears presented the family with keepsake bears. Todd Demuth's grandchild recently passed away from premature birth, and Chief Patton discussed funeral arrangements. Nothing further.

### **PUBLIC WORKS – JACK ROSE –**

Public Works Director Jack Rose gave an update his department is continuing with general maintenance. The Wastewater Plant is getting older and with that, more maintenance and upkeep. Also, working on Christmas lights and stormwater retention pond maintenance. Mayor Price mentioned a pothole on Colvin Drive that needs patched, and Councilman Hammock mentioned the sewer line on Jackson Street near the dentist office is sinking again. Nothing further.

### **ADMINISTRATION – BERT FOSTER**

Assistant City Manager Bert Foster gave an update on capital projects, including the turning lane at Bill Gardner Parkway that was addressed previously. He and Mr. Gibbs met with the Fire Marshall about the parking lot for the new Tanger Park. The public meeting with GDOT on November 7<sup>th</sup> was successful regarding the SR 42 additional lane. Also, GDOT said the equipment for the downtown crosswalk has arrived and is ready to install.

Councilman Boone said he asked GDOT staff about the utility relocation and GDOT said if the City coordinates the utility relocation, they would reimburse the City up to \$1 million dollars and discussion took place about completion time of projects. Nothing further.

- **Final Plat Review – Berkeley Lakes Subdivision in LL 164 of the 2<sup>nd</sup> District. Revision of Amenities area -**

Mr. Foster continued and led discussion this is for revision of amenities from a final plat of the subdivision that was approved by the Council in November 2017. Mr. Foster discussed and reviewed the amenities. The builder is here tonight if any questions.

Councilman Boone asked what material the multiuse trail will be, and Mr. Foster replied it would be cement or asphalt; no wood chips or loose gravel. Councilman Boone asked if the cluster box would be covered and the builder replied it would not be covered; however, he was not aware of that requirement. Mr. Foster said the ordinance does not currently require. Councilman Boone asked the builder if he was willing to cover it and the builder replied no. Nothing further.

- **Fee increase for certain building and development permits for FY 2020 –**

Mr. Foster said this was discussed at the retreat and is bringing back for further review. Staff has become aware that there are certain services that we are requested to provide not listed in the Fee Schedule along with items in the existing Fee Schedule with prices that do not fully cover the cost of the service provided by the City. Mr. Foster reviewed the list of current charges and the proposed fees.

Councilman Boone asked if the increases would make us comparable to other jurisdictions. Mr. Foster replied he checked with other jurisdictions and in some cases, we charge less. Discussion took place. Nothing further and discussion closed.

## **COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS**

Community Development Director Daunté Gibbs gave an update his department has issued 1,628 permits including 257 new house permits and 399 COs for 2019. Mr. Gibbs specifically mentioned that 315 of the 399 COs are residential with the remainder being commercial. Building and land disturbance activities remain underway. Further, Mr. Gibbs said we are now official with QPublic.net; a website that allows the public to have access to current zoning in addition to tax data. Mr. Gibbs said there will be a filming company on Strong Rock Parkway filming the TV show MacGyver during the school break on November 25, 2019. Nothing further.

*Councilman Gardner exited the meeting.*

- **Annexation Application – Neil and Bonnie Gardner, 342 Davis Lake Road, 24.19 acres in LL 217 of the 2<sup>nd</sup> District (RA Zoning) –**
- **Annexation Application – Earl and Neil Gardner, Davis Lake Road, 24.19 acres in LL 217 of the 2<sup>nd</sup> District (RA Zoning)**

Mr. Gibbs continued with discussion the two annexation applications are information only and we will send the official notice to Henry County and provide further information in December. Nothing further.

*Councilman Gardner returned to the meeting.*

## **ARCHITECTURAL REVIEW BOARD (ARB) –**

- 5. Resolution on the architectural plans for HD Atlanta RDC, located at 3150 Highway 42 South, Locust Grove, Georgia** – Community Development Director Daunté Gibbs said HD Atlanta RDC submitted façade renderings for a proposed new industrial warehouse building to be located at 3150 Highway 42 South, Locust Grove. Discussion took place and Mr. Gibbs said this is for discussion only and no action will be taken tonight. Nothing further.

## **CITY MANAGER’S COMMENTS –**

- **Ordinance to establish the regular Meeting Schedule for the Mayor and City Council for the 2020 Calendar Year** – City Manager Tim Young reviewed the 2020 meeting schedule and exceptions including a holiday in January; February and March dates were adjusted inline due to training, and a different meeting date at the first meeting in September before the Labor Day holiday. This will be ready for approval at the December 2, 2019 meeting. Nothing further.
- **Agreement/Lease Extension for Henry County Parks and Recreation – former Pastor’s house at LGFBC** – Mr. Young said Henry County has preparing to put a large playground area as part of the Therapeutic Recreation Department for children and young adults with special needs along with general play for children throughout the City and County. In 2010, the Council voted to extend an agreement and a lease to the County for a period of ten (10) years, which will expire in March 2020.

Councilman Boone asked if we could extend for ten years legally. Attorney Warren Tillery replied yes, it can be extended up to 50 years for the use of the facility with a government which is different from normal agreement with commercial agencies which prohibit us from contracting beyond the two-year limitation. However, through the Intergovernmental Agreement (IGA), exceptions can be made. Nothing further.

### **Other business:**

Mr. Young continued with an update on the 3<sup>rd</sup> Quarter Budget and discussion took place on capital items and equipment. We are purchasing a new piece of John Deere equipment for \$154,000. Discussion on revenues including the Insurance Premium Tax we received in October in the amount of \$440,000. Misty provided the fund account balance worksheet and discussion took place. Mr. Young said total assets increased from \$10.4 million to \$10.7 million from October to November. Nothing further.

Mr. Young made a comment regarding the flyer Mr. Brackett referenced at the beginning of the meeting. Mr. Young said the staff here is professional and said that the Mayor and Council know WHO and WHAT he is and how this [the flyer] is basically an item of hate speech. As such, this would never come from him. Nothing further.

## **MAYOR’S COMMENTS-**

Mayor asked the Boy Scout trooper to come forward along with (Eagle Scout) Mr. Foster to come forward as well. Ryan said he is based out of Hampton and has been in Boy Scouts for three years. Mayor Price thanked him for coming. Nothing further.

## **EXECUTIVE SESSION – NONE**

**ADJOURNMENT-**

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN GARDNER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:45 PM.

Notes taken by:

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Misty Spurling, City Clerk

DRAFT