

**City of Locust Grove  
 Council Workshop Meeting Minutes  
 Public Safety Building – 3640 Highway 42 S.  
 Locust Grove, GA 30248  
 Monday, October 19, 2020  
 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
Rod Shearouse – Councilman	Daunté Gibbs – Community Development Director
Rudy Breedlove - Councilman	Jesse Patton – Police Chief
Carlos Greer – Councilman	Anna W. Ogg – Main Street Manager
	Brooke A. White – SWWW Attorney
	<b>Staff Not Present:</b>
	Jack Rose – Public Works Director (Illness)

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

Invocation given by City Manager Tim Young.

Councilman Greer led the Pledge of Allegiance.

**APPROVAL OF AGENDA** –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the October 19, 2020 meeting agenda.

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

**PUBLIC COMMENTS** – NONE

**PUBLIC HEARING ITEMS** –

- 1. A hearing requesting a variance from development standards for property located at the Southeast corner of Bill Gardner Parkway and Bandy Parkway in LL 184 of 2<sup>nd</sup> district.**

Community Development Director Daunte’ Gibbs stepped forward and led discussion Chick-fil-A has submitted an application requesting a building setback variance for the proposed development of a new restaurant at the southeast corner of Bill Gardner Parkway. Mr. Gibbs said Chick-fil-A is implementing a two-lane drive-through to accommodate the required

parking and prevention of traffic backing up into the adjoining access lane. Staff is recommending approval.

Mayor Price said this is a public hearing and opened for public comments. No comments and Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Greer pointed out the paperwork is being completed as different applicants; B.J. Bandy III and Chick-fil-A, Inc.. Mr. Gibbs replied it could be a separate agent serving as the applicant, but the request is for Chick-fil-A.

Councilman Shearouse asked Mr. Gibbs if the 40 ft. setback is from the plan expansion from Bill Gardner Parkway. Mr. Gibbs replied yes, and the front of Chick-fil-A will face Bandy Parkway. Discussion took place on how the delivery of the food to each vehicle will be executed. Councilman Shearouse asked if there are any restaurants in proximity as the one being proposed here.

Mrs. Jennifer Santelli; applicant for Chick-fil-A, stepped forward to answer questions. Mrs. Santelli addressed a previous question asked by Councilman Greer and said B.J. Bandy III is the landowner. Mrs. Santelli said typically there are two order points in the drive-through and each merge into one lane. Mrs. Santelli also explained their process for food delivery to each vehicle.

Mrs. Bridgette Ganter; Chick-fil-A engineer, stepped forward to comment. Mrs. Ganter said the most recent restaurant is in Conyers and has all the features of this proposed design. Nothing further.

Councilman Boone asked if there is any discussion for a future traffic light for the intersection and Mr. Young replied a traffic light is proposed at some time; however, this will likely not meet the criteria required for signalization right now.

**2. A hearing to amend RA (residential agricultural), M-1 (light manufacturing), and M-2 (heavy manufacturing) zoning ordinances, providing for up-to-date zoning regulations.**

Community Development Director Daunte' Gibbs led discussion this is a staff initiated zoning ordinance update to the zoning districts that cover most of the land area within the incorporated boundaries of the City of Locust Grove. The zoning districts are RA (residential agricultural), M-1 (light manufacturing), and M-2 (heavy manufacturing). The remaining zoning districts are forthcoming. Discussion took place.

Councilman Shearouse asked what is the meaning of "SU"? Mr. Gibbs replied normally SU means Special Use and means the same as Conditional Use.

Mayor Price said this is a public hearing and opened for public comments. There were no public comments.

Mayor Price closed the public hearing.

**NEW BUSINESS/ACTION ITEMS –**

- 3. A resolution to transmit an annual update of the CIE (Capital Improvement Element) of the Henry County-Cities Joint Comprehensive Plan to the ARC (Atlanta Regional Commission) –**

Community Development Director Daunte’ Gibbs led discussion this is an annual update required by the Georgia DCA to retain the city’s Qualified Local Government status. The reports will be submitted to the ARC for acceptance. Nothing further.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving resolution **#20-10-049.**

RESULT	APPROVED RESOLUTION #20-10-049
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

**CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS**

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

Main Street Director Anna Ogg stepped forward with an update. Main Street did not meet, and the Scarecrow Village entries were very good this year. HPC had no COAs, and DDA met to discuss future parking needs as the downtown continues to grow. There are no events planned for Halloween, and we are also adjusting our Christmas events which will include a virtual tree lighting on Thanksgiving night. The first Saturday of December [December 5, 2020] we will have a drive-in movie at Claude Gray Park featuring “ Polar Express”. Further, Mrs. Ogg said the Planters Walk Antique Market is relocating from McDonough to downtown Locust Grove in the former Paws N Claws building. Mrs. Ogg said a few staff members will be involved in a cleanup project at Beersheba Cemetery. Mrs. Ogg said this is a very old cemetery that has been sitting unattended for a very long time.

Councilman Greer asked is this a city cemetery and why is the city getting involved? Mrs. Ogg replied this cemetery is part of our local history which is in danger of being lost. Councilman Greer asked who owns the land and will the entire project be a volunteer basis? Mrs. Ogg replied we will have to do research to find the landowner. Mr. Young said we will have to trace the deed. Mrs. Ogg said this will be an effort taken on by city staff and some volunteers. Councilman Greer said his concern is city employees working on private land with the possibility of getting injured. Mr. Young said we will review easements on the property and find out more information, but this property is a hazard and nuisance. Nothing further.

Councilman Boone asked the status on the Scatter Garden. Mr. Young replied it is in the next phase of engineering now. Discussion took place. Nothing further.

**PUBLIC SAFETY OPERATIONS – CHIEF PATTON**

Chief Patton gave an update and reviewed the monthly report. Total collections for September 2020 were \$43,006.00 with 48 investigations including 25 cases for Detective Crowell and 23 for Detective Yarian. Chief Patton said we hired our final position and will be operating as full staff with the addition of new

officer Richie Rodriguez from the City of Atlanta. Officer Rodriguez will start on October 30, 2020. Chief Patton said we are now operating Court as normal, and Judge Patten can now issue bench warrants with the County jail now being able to take in prisoners on City warrants. Further, Chief Patton said we will be presenting some policy changes in the coming weeks that include updates to special operations, training, and the mental illness policy. We enrolled the department in virtual academy training which will allow officers to do post approved classes from computers at home or work. The cost is \$45 per officer annually, and we will also continue to do training with GPSTC in Forsyth. Discussion took place and nothing further.

## **PUBLIC WORKS – JACK ROSE –NONE [absent due to illness]**

## **ADMINISTRATION – BERT FOSTER**

Assistant City Manager Bert Foster gave an update on Peeksville Road extension finalizing the appraisal and should have ready for the November meeting. Tanger Park pre-final walk through was done last week with Falcon Design. The base layer of the walking path is down, and the final layer should be complete by this weekend. The preliminary plans for the additional lane on Highway 42 between Bill Gardner and Peeksville Road were drawn by GDOT and Bill Gardner Parkway signal design for southbound is being reviewed with GDOT. The MMIP commercial lane project from I-475 to Highway 155 in process by GDOT and a public information open house [PIOH] is scheduled for November. We are still working on collecting easements for the signal at Highway 42 and Market Place. Nothing further.

- **Resolution to create a streetlight district in Indian Grove residential subdivision**

Mr. Foster led discussion this is a request to create a streetlight district in Indian Grove subdivision. Mr. Foster said there are 87 lots and 23 streetlights being requested [Central GA EMC will install eleven (11) lights and GA Power will install twelve (12) lights]. The city will pay the electricity usage fees on the lights each month then be reimbursed annually for these fees by way of pro rata cost that is added to each property tax statement. Discussion took place on the collection versus payment and how that would show up on the tax bills to reimburse the City for the expenditures.

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

Community Development Director Daunté Gibbs gave an update his department has issued 1,359 permits including 181 new house permits for 2020. We have issued 303 COs [231 residential and 72 commercial permits] and 373 business licenses issued for 2020. Starbucks and Peachtree Urgent Care are now open with ongoing activity in several subdivisions as well. Nothing further.

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

- 4. Architectural plans submitted for Express Oil Change, located at 601 Market Place Boulevard.**

Mr. Gibbs said this is the parcel north of Zaxby's and reviewed the architectural features and proposed building exterior elevations. Discussion took place and Mr. Gibbs said staff recommends approval and nothing further.

Councilman Boone asked if all six bays will be used for oil changes and Mr. Gibbs replied three bays will be for oil changes and three bays for full service. Councilman Boone asked Mr. Gibbs what "full service" means, and Mr. Gibbs replied the full extent of that meaning would be best answered by the applicant and discussion took place.

Nothing further.

**CITY MANAGER’S COMMENTS –**

• **FY 2021 Operating and Capital Improvements Budget –**

City Manager Tim Young led discussion this coming year will be a year of mobility, safety, and growth for the City of Locust Grove. The total budget combined is \$18,449,960 with majority of the funding coming from taxes, user fees and others from fines, grants, and “reserve” of funds held for capital expenditures. Mr. Young reviewed and gave an update the General Fund Budget is at \$9,121,190 and includes Capital Projects such as signalized intersections, turning lanes, paving existing streets and extending existing ones. The total revenue and expenditures for our Enterprise Funds are \$9,328,770 and are related to our utilities (water, sewer, sanitation, stormwater), with additional funds from Hotel-Motel revenue and includes expansion in staffing and scope of services. Mr. Young said we have experienced an increase in population from ten to fifteen percent per year, thus allowing for a 9.7 percent increase in our budget. Our proposed formal budget hearings are scheduled for November 2, 2020 and November 16, 2020 and final on December 2, 2020 prior to the adoption for installation in 2021.

• **RFQ for Railroad Crossing Study – Notice to Release –**

Mr. Young said the attached draft RFQ is scheduled to be released tomorrow (October 20,2020) to expedite this entire process, although we are awaiting some input from GDOT on this as well as other ways we can study this corridor better. Discussion took place and Mr. Young said the maximum amount set aside for this project is \$150,000 based on SPLOST and revenue from Norfolk Southern.

Councilman Boone asked if there is an estimated timeframe of completion and Mr. Young replied we are expecting the study be finished between August-October of 2021. Nothing further.

Mr. Young continued with comments and said thank you to everyone who participated in the 2020 Census. The data must be reported to the President and Congress by April 1, 2021 and we are anticipating the City to be over nine thousand in population with a current estimate given the number of built housing between 9,400 and 9,600. Nothing further.

**MAYOR’S COMMENTS –**

Mayor Price said this is Councilman Gardner’s last meeting serving on Council for the City of Locust Grove and asked Councilman Gardner if he would like to comment.

Councilman Gardner said thanks to everyone for the opportunity to serve and represent the City of Locust Grove the past few years. Councilman Gardner said he appreciates the professionalism of the staff and all they do. Nothing further.

Councilman Boone made a comment about the marquee sign not functioning at City Hall and asked the status of being replaced. Mr. Young said staff is doing a search for a vendor on a new sign because ours is beyond repair. We are also reviewing to ensure there will be no conflicts of sign placement with the upcoming temporary construction.

Councilman Greer made a comment that Council agreed to closing the Railroad Crossing at Bowden Street at the last meeting; however, Council requested giving citizens several days’ notice of the closing.

Councilman Greer said he feels we did not allow enough notice. Councilman Gardner said when Council makes a request, there should be more consideration and thought by staff on the issue before acting. Nothing further.

Councilman Boone made a comment about developers who request setbacks for new developments and asked about the bank that inquired about developing near Market Place. Mr. Young replied we are not sure of their delay except the fact they may be awaiting the traffic signal. Nothing further.

**EXECUTIVE SESSION – NONE**

**ADJOURNMENT-**

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:16 PM.

Notes taken by:

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Misty Spurling, City Clerk