

**City of Locust Grove  
 Council Workshop Meeting Minutes  
 Public Safety Building – 3640 Highway 42 S.  
 Locust Grove, GA 30248  
 Monday, August 16, 2021  
 6:00 PM**

<b>Members Present:</b>	<b>Staff Present:</b>
Robert Price – Mayor	Tim Young – City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman	Jennifer Adkins – Assistant City Clerk
Rod Shearouse – Councilman	Daunte’ Gibbs – Community Development Director
Rudy Breedlove - Councilman	Jack Rose – Public Works Director
Vincent Williams - Councilman	Brandon Morris - Lieutenant
Carlos Greer – Councilman	Anna W. Ogg – Main Street Manager
	Andy Welch - Attorney
	<b>Staff Not Present:</b>
	Derrick Austin – Police Chief (COVID)
	Bert Foster – Assistant City Manager (COVID)

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

Invocation given by Mayor Robert Price.

Councilman Shearouse led the Pledge of Allegiance.

**APPROVAL OF AGENDA** –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the August 16, 2021, meeting agenda.

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

**PUBLIC COMMENTS** –

**PUBLIC HEARING ITEMS** –

- 1. Authorization to transmit an annual update of the CIE (Capital Improvement Element) for the City of Locust Grove to the Atlanta Regional Commission –**

Community Development Director Daunte’ Gibbs stepped forward. Mr. Gibbs led discussion this is the annual update which is required to retain local government status keeping the city eligible for State and Federal funds. Nothing further.

Mayor Price said this is a public hearing and asked for public comments for anyone opposed and there were no comments. Mayor Price asked for public comments for anyone in favor and there were no comments. Mayor Price closed public hearing.

**2. Modification of zoning conditions for Oak Ridge Meadows POD E (a.k.a. Locust Grove Station POD E) located north of Locust Grove Griffin Road –**

Mr. Gibbs led discussion this is a request from Pulte Group of Alpharetta, GA for a modification to zoning conditions of 119.85 +/- acres to allow for an aged-targeted community. City Council adopted the Henry County/Cities Comprehensive Land Use Plan 2040 in 2018. According to the Comprehensive Land Use Plan 2040 (page 77), at least 86% of housing structures are single family residences. The applicant is seeking to remove the age restricted provision and discussion took place. Mr. Gibbs said in keeping with the city's policy guide, staff objectively recommends approval; however, in keeping with the intent of the PR-5 zoning ordinance, staff recommends denial. Mr. Gibbs said Mr. Rick Martin is present to answer any questions.

Mayor Price said this is a public hearing and opened to public comments. Mayor Price asked for comments from anyone in favor of the request to step forward.

Mr. Rick Martin: land acquisitions manager with Pulte Group stepped forward to comment. Mr. Martin reviewed the history and longevity of the company and continued with a presentation on the overhead screen. Mr. Martin said he is requesting for modification from age restricted to age targeted because people under age 55 would not qualify to purchase a home in this community. Discussion took place regarding amenities with a pool and playground shown along with aspects that age targeting will be designed towards those seeking something they would not be allowed to have in their nearby Sun City Peachtree. Mayor Price reminded Mr. Martin of the time limit allowed for comments and Mr. Martin closed discussion.

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

Mayor Price asked Council for any questions or comments.

Councilman Greer asked why is the applicant requesting age targeted? Mr. Gibbs replied the applicant is requesting for age targeted because the zoning conditions currently allow for age restricted. Councilman Greer asked if this is specified in the PR-5 ordinance and Mr. Gibbs said the PR-5 is active adult community. Councilman Greer asked Mr. Martin why is it necessary for age targeted? Mr. Martin said they would like to cater to people younger than 55 years of age because the average buyers do not cater to the 55 and older market.

Attorney Andy Welch asked Mr. Gibbs to explain the 8/20 restriction. Mr. Gibbs said this means 80 percent of the community would be age 55 and older, and 20 percent would be under age 55. Discussion took place. Attorney Andy Welch asked how many homes would be in this development. Mr. Gibbs replied 365 homes and 80 percent of those are age restricted. Attorney Andy Welch said Mr. Martin did not give accurate information and discussion took place.

Attorney Andy Welch said Council approved rezoning of this property in 2018 at the request of the applicant to the new PR-5 zoning ordinance. The lots went from 55 ft. wide to 62 ft. wide and the ordinance allows the applicant to propose to Council what they would like to do with the property. Discussion took place. Attorney Andy Welch said it is at Council's discretion to approve or not and nothing further.

Councilman Shearouse asked Mr. Martin if age targeted is open to any age and Mr. Martin replied yes. Discussion took place about lot size. Nothing further.

**3. Rezoning of 2.85 +/- acres located at 170 Pine Grove Road (Parcel ID: 127-02019004) in land lot 232 of the 2<sup>nd</sup> district –**

Mr. Gibbs led discussion the applicant; Scannell Properties, is requesting a rezoning of 2.85 +/- acres from R-3 (Med-High Single Family) to M-1 (Light Industrial). The applicant is wanting to build a 1.3 million sq. ft. warehouse accompanied by car parking and truck courts.

Mayor Price said this is a public hearing and opened to comments for anyone in favor of this request.

Mr. William Greer with Scannell Properties, stepped forward to comment. Mr. Greer said they are trying to incorporate this last piece of property because they did not have everything lined up to do so at the last rezoning. No further discussion.

Mayor Price asked for comments from anyone opposed to the request and no further comments.

Mayor Price asked for comments from Council.

Councilman Greer confirmed if the property owners are present tonight and the homeowners confirmed they were present. Councilman Greer asked the homeowner if they were happy with this request and the homeowner replied, yes, they are satisfied. Nothing further.

Mayor Price closed the public hearing.

**4. Amendment of Chapter 17, zoning ordinance, adding Table 17.04.01, *Principal Uses allowed in each zoning district* coupled with NAICS (North American Industry Classification Systems) codes –**

Mr. Gibbs led discussion in continuing the need to update our zoning ordinance, staff has initiated this zoning ordinance amendment to add the new comprehensive Land Use Table for principal uses allowed in each zoning district incorporating the NAICS codes. Discussion took place.

Councilman Williams asked if this is updating of codes and Mr. Gibbs said this is updating of principal uses and this is the first time for this type of Table in Locust Grove. Discussion took place. Mr. Gibbs asked Council to review the Land Use Table between now and September 7<sup>th</sup> when the item will be brought back for adoption. Nothing further.

Mayor Price said this is a public hearing and opened to public comments for anyone who is in favor of the request. There were no public comments.

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

Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Boone asked how comparable this amendment is to what is in place now. Mr. Gibbs said there are uses we have incorporated; however, does not meet permitted uses but are in use.

**OLD BUSINESS/ACTION ITEMS –**

**5. Resolution to transmit an annual update of the CIE (Capital Improvement Element) for the City of Locust Grove to the Atlanta Regional Commission –**

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution **#21-08-056.**

RESULT	APPROVED RESOLUTION #21-07-056
MADE MOTION	COUNCILMAN WILLIAMS
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED – ALL IN FAVOR

**6. Resolution for IGA on LG-Griffin Road resurfacing –**

City Manager Tim Young stepped forward and led discussion this is one of the projects the County left open for bid. It would be more expensive to only do a portion; therefore, the County is doing the entire section and as soon as we approve, they can begin.

Councilman Breedlove asked what the total invoice is, and Mr. Young said he is not sure; however, he thinks it is around \$600,000, with our portion being less than half. Councilman Breedlove asked if half of the road is the city and Mr. Young said less than half the road is the cities portion.

Councilman Boone asked when this project will begin, and Mr. Young replied within two weeks but not sure of a completion date.

Attorney Andy Welch said when the SDS was in negotiation, Hampton asked for more collaboration between the county and the cities and Tim suggested discussing openly and requesting joint paving to save money.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving resolution **#21-08-057.**

RESULT	APPROVED RESOLUTION #21-08-057
MADE MOTION	COUNCILMAN BOONE
2 <sup>ND</sup> MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

**7. Special Event permit for the Haven House 5K road race from September 25, 2021 to December 18, 2021 –**

City Manager Tim Young said this to approve the change of date.

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

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

**8. Ordinance to amend the Police SOP section P-005 – Patrol Operations –**

Mr. Young requested this item be deferred until September 7, 2021 meeting being Chief Austin is not present and the Attorney needs to modify as well.

Mayor Price asked for a motion. Councilman Greer made the motion to defer the request until September 7, 2021.

RESULT	ITEM DEFERRED TO SEPTEMBER 7,2021
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

**CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS**

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

Mrs. Ogg gave an update we will have a few new tenants downtown in the upcoming months. Southern Farmhouse Décor is relocating from McDonough to downtown Locust Grove. Looks Hair Salon is expanding in 2022 and every tax parcel will be occupied in our tax district. We are looking to do a drive-in Halloween movie as an alternative to Groovin’ in the Grove this year. Locust Grove Main Street is awarding a \$2,000 façade grant to Planters Walk Antiques on Wednesday at 11:30am and the HPC had no COA applications this month. Stephanie Epps is attending online DDA training this week. Further, Mrs. Ogg said Yoga in the Park continues downtown every Saturday along with Bluegrass music at the Train Viewing Platform. We started accepting Christmas vendor applications, and our Scarecrow Village will be coming up in downtown soon. Nothing further.

**PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN (Absent due to COVID)**

Mayor Robert Price stated Chief Austin is not present as he is out sick, and Lieutenant Brandon Morris is present in the Chief’s absence. Lieutenant Morris had no report.

**PUBLIC WORKS – JACK ROSE**

Public Works Director Jack Rose said operations are going as normal and thanks to everyone for the get well wishes. Nothing further.

**ADMINISTRATION – BERT FOSTER (Absent due to COVID)**

- **Resolution to create a streetlight district in Bunn Farms, Phase I, subdivision**

Mr. Young stepped forward to discuss in Bert’s absence. Mr. Young said this is for Bunn Farms which includes 127 lots and will show on the resident’s tax bill and the city is reimbursed.

Councilman Taylor asked what the status of the signal at Market Place and Mr. Young said we are still working on that with Norfolk Southern.

**COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS**

- **Ordinance to approve the preliminary plat for South Unity Grove Road subdivision, located on 490 South Unity Grove Road –**

Mr. Gibbs said the general concept is 26 single-family residential lots with the minimum house size 1,700 sq. ft. for single-story and 2,200 sq. ft. for two-story and the proposed lot size of 18,000 sq.ft. Mr. Gibbs said staff recommends approval. Nothing further.

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

##### **9. Architectural plans submitted for Chick-fil-A, located at 1005 Bandy Parkway –**

Mr. Gibbs said Chick-fil-A has submitted architectural renderings for the proposed Chick-fil-A. The concept is to construct a single-story rectangular building with double drive thru and outdoor seating. We are waiting for the applicant to choose a contractor, and this will be brought back at the September 7, 2021, meeting for action. Nothing further.

##### **10. Architectural plans submitted for Locust Grove Phase II Building 3, located on Colvin Drive**

Mr. Gibbs said Atlas Collaborative of Peachtree Corners, Georgia submitted architectural plans for Locust Grove Phase II, building 3. The applicant is proposing a 677,977(+/-) sq. ft. building for a proposed warehouse building. This will be brought back for action at the September 7, 2021, meeting. Nothing further.

Councilman Greer asked if this plan will eventually have three buildings and how many will each employ and Mr. Gibbs replied yes, but not sure how many will employ. Discussion took place. Mr. Young said building three is in the process with the development authority. Discussion took place Love's warehouse employs about 100 people. Nothing further.

#### **CITY MANAGER'S COMMENTS –**

##### **• Pay Plan. 701 of Personnel Policy/New/Active positions –**

We recently activated the position for a Development Inspector and now we are bringing back other positions such as Fire Marshal and Mechanic for discussion.

Councilman Boone asked if the Fire Marshal was approved at the last meeting. Mr. Young replied, no, only the Development Inspector was approved. Councilman Boone asked when the need for a Fire Marshal was ever discussed, and Mr. Young said we have had continuing delays with the county Fire Marshal. Mr. Gibbs said the issue now is lingering red lines (items they find) and ordinances they try to implement that are not required. This delays our process for issuing permits and we need the position to increase our efficiency and effectiveness.

Councilman Boone asked if we could resolve these issues with the county? Councilman Boone said we are having issues and paying them for this service. Councilman Boone said he was not aware of the issues we were having, and this should have been reviewed with the county prior to approving the SDS. Further, Councilman Boone said we have had a need for an additional Code Enforcement officer for two years and that has not happened and asked if the position has been advertised? Mr. Young said the Code Enforcement position has not been advertised and discussion took place. Councilman Boone said Pay Grade 71 seems high to pay someone in addition to benefits as well for Fire Marshal. Nothing further.

Councilman Greer asked if other cities have their own Fire Marshal? Mr. Young replied yes, not sure if full time or part time [contracted] positions. Councilman Greer asked how long we anticipate the need for this position if development decreases. Mr. Young replied, if a recession, we would

have to review our situation to see if we have to do layoffs. Mr. Young said if growth slows down nationwide, we should still benefit because we have an affordable market for development.

Attorney Andy Welch asked what the Fire Marshal does beyond just doing plan reviews and discussion took place. Mr. Young said the Fire Marshal does annual inspections as well. Mr. Gibbs said for each permit the Fire Marshal must go on site and complete inspections. Our rate of growth is 8.5 percent and has been consistent for the last two to three years.

Councilman Greer asked why the Fire Marshal would report to the Assistant City Manager and not to the Community Development Director? Mr. Young replied that is an error and will be corrected. Nothing further.

- **Traffic Management along Davis Lake Road –**

Mr. Young said signage has been added at Davis Lake Road and speed humps will soon be installed. Councilman Breedlove suggests adding a speed hump on both ends of Colvin Road. Discussion took place and Mr. Young said we are adding on both sides of Davis Lake Road. Nothing further.

- **Census 2020 Data presentation –**

Mr. Young said this is an update following an email I sent with the total Census figures. The final 2020 count is 8,947 for Locust Grove which is a growth of 65 percent in this decade. Mr. Young reviewed the data for surrounding cities. We grew 132 percent in the prior decade and this data can be reviewed on the city’s website as well.

Further, Mr. Young gave an update he proposed suggestions for the voting precincts to Ameika Pitts for 2022. The idea is to use the railroad as a dividing point [East side, 4,105 population and west side, 4,904 population). Discussion took place. Mr. Young said we will be switching Incode to the cloud and upgrading to Incode 10 at the same time. We will eventually be upgrading everything to the cloud using Microsoft [Azure]. Nothing further.

**MAYOR’S COMMENTS – NONE**

**EXECUTIVE SESSION – NONE**

**ADJOURNMENT-**

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:52 PM.

Notes taken by:

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Misty Spurling, City Clerk