

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, July 18, 2022
 6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Rod Shearouse – Councilman	Bert Foster – Assistant City Manager
Keith Boone – Councilman/Pro Tem	Misty Spurling – City Clerk
Rudy Breedlove - Councilman	Jennifer Adkins – Assistant City Clerk
Vincent Williams – Councilman Present via Telephone/Zoom	Daunte’ Gibbs – Community Development Director
Carlos Greer – Councilman	Jack Rose – Public Works Director
Willie Taylor – Councilman	Derrick Austin – Police Chief
	Colleen Watts – Main Street Program Manager
	Brooke White–SWWW Attorney

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

Invocation given by Community Development Director Daunte’ Gibbs

Councilman Boone led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion to amend the agenda. Councilman Boone made the motion to remove the item from Public Safety Operations (discussion) and add as item six (6) under New Business/Action Items to the agenda.

RESULT	APPROVED ADD ITEM # (6) SIX
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Price asked for a motion. Councilman Greer made the motion to approve the July 18, 2022, meeting agenda as amended.

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

PUBLIC COMMENTS –

PUBLIC HEARING ITEMS –

- 1. Ordinance for rezoning of 30 +/- acres (Parcel IDs: 129-01058004; 129-01058006) in LL 185 of the 2nd district located on Stanley K. Tanger Blvd south of Tanger Dr. to develop a multifamily residential community -**

Daunte' Gibbs, Community Development Director, stepped forward. Mr. Gibbs said this is a request from RangeWater Real Estate of Atlanta, for rezoning from C-2 (general commercial) to RM-1 (multi-family residential/apartments) to develop a multi-family residential community. This is adjacent to the Locust Grove Village shopping center and across from Tanger Outlets. The applicant is seeking to develop a 300-unit community, and staff is recommending approval with conditions. Mr. Gibbs read aloud conditions one-four.

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

Ms. Julie Sellers with Dillard Sellers; attorneys for the applicant, stepped forward. Ms. Sellers said RangeWater Real Estate develops and manages properties all over the United States. Ms. Sellers reviewed slides on the overhead screen. We will have 25 acres of new residential and five acres to remain for future commercial development. This project is designed with unique architecture and different building types. RangeWater is unique because they develop, construct, and manage their properties. The design plan and amenity plan were reviewed on the overhead screen and discussion took place. Ms. Sellers said her team has had conversations about the conditions that Mr. Gibbs read aloud and will finalize the details before returning next month. Two representatives from Range Water are present tonight if any questions.

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

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

Councilman Greer said the proposed item says it is 30 acres and asked for clarity. Mr. Gibbs said in his initial introduction to the request he mentioned the rezoning is for 25 acres. Councilman Greer asked Ms. Sellers what the estimated monthly rent for a two-bedroom apartment will be. Mr. Rob Sucher with RangeWater stepped forward. Mr. Sucher said the rent will range between \$1,500-\$2,000 depending on the market.

Mayor Price asked what is the turnaround time on selling the property to a different management company after development is completed and occupied? Ms. Sellers said RangeWater will build and manage the property. The property could be sold to a different owner; however, RangeWater could still manage or hire a third-party management.

Councilman Shearouse asked what is the ratio of one-, two-, and three-bedroom apartments? Mr. Sucher said studios and one-bedrooms (60 percent), two-bedrooms (30 percent), and three-bedrooms (10 percent). Councilman Shearouse asked if there is a demand in Locust Grove for this type of development? Mr. Sucher said we secured a capital partner on the deal, and all are supportive of the community and its amazing job growth. There is an existing demand and future demand.

Councilman Boone asked if the community will be gated? Mr. Sucher said there is an access control gate for all buildings. Councilman Boone said some of the amenities are not listed as required. Mr. Gibbs said all the amenities proposed are on the list. Councilman Boone asked if any of the proposed amenities would attract a younger age group and how many buildings/units per building? Mr. Sellers said the amenities listed would probably attract the working type; however, is set to attract [some] children also. Mr. Sucher clarified there will be six buildings with less than 30 units per building.

Councilman Greer said his concern is the increase in traffic [average of two vehicles per unit]. Ms. Sellers said the reality is there is growth everywhere and this has been designed to come out at the traffic signal to hopefully control the flow of traffic better. Mr. Sucher said with 60 percent being studios and one-bedrooms the average would not be two vehicles per unit. Councilman Boone asked where are they anticipating people will work who live in the community? Mr. Sucher said they are expecting people will work within the county, but some will commute as well.

Councilman Shearouse asked how many parking spaces assigned per unit? Mr. Sucher said the new code requires 1.5 spaces per unit. We will have the minimum spaces plus detached garages.

Councilman Breedlove asked what the rental point [top end] will be and if there are plans for future development in the green space? Mr. Sucher said the prices are all market based; therefore, he cannot give a specific rate. Ms. Sellers said there are no intentions of building in the green space.

Discussion took place about the entry gate location. Ms. Sellers said staff recommended the gate location not be closer to Tanger Boulevard to the Tanger cut-through road. Mr. Young said we recommended speed humps to [slow] cut-through traffic. Councilman Breedlove asked how this is considered a gated community when 2/3 of the units are outside the gate? Mr. Sucher said their definition “gated” is access control gate(s) which are 100 percent controlled for each building. Councilman Boone made a comment this is not a gated community. Nothing further.

Councilman Williams (present via telephone), asked Ms. Sellers what age group will this community likely attract? Ms. Sellers said a mixed age group of couples and singles as opposed to families with young children (millennials, mid-career, and retired). Nothing further.

2. Preliminary concept plan review feedback discussion of 50.16 +/- acres located on Price Drive in LL 201 of the 2nd district that has requested rezoning from C-2 (General Commercial) to PD (Planned Development) for a proposed mixed-use development -

Mr. Gibbs said this is a request from Tellus Partners for a preliminary concept plan for a proposed planned development. The preliminary concept plan comes in advance of a formal request to rezone the subject property. This plan for “The Exchange at Locust Grove” includes RM-1, RM-2, and C-2 pod designations consisting of 332 apartment homes, 56 townhomes, and C-2 (general commercial) space. Mr. Gibbs reviewed the summary from the evaluation report and said this is not a request for rezoning.

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

Mr. Jonathon Shrader with Tellus Partners stepped forward. Mr. Shrader said he is here to answer any questions.

Mayor Price asked for any comments from anyone opposed to the request to come forward.

Mr. Bob Woeste, resident on Price Road, stepped forward to comment. Mr. Woeste said he lives across from the northern boundary of the development and is asking the developer why no interest in purchasing his property? If his property is not purchased, Mr. Woeste said he does not want high density property across from his residence. Mr. Woeste said he is requesting more information on the entire project.

Mr. Cliff Shearouse, resident on Price Drive stepped forward. Mr. Shearouse said they are proposing 338 dwellings which will bring an average of two vehicles per dwelling to this road. The housing will not coincide with the current infrastructure (roads, water, sewer, first responders) and there is no benefit for him because he will not have access to any of the amenities. Mr. Shearouse asked, "Can this development be stopped?" This is a very rural area and would like to preserve that if possible. He is not opposed to growth; but we must be smart about the growth that we allow. Nothing further.

Ms. Judy Frank, resident on Gwen Ellen stepped forward. Ms. Frank had a question about the public notice sign on Indian Creek and Frances Ward intersection that was advertised. Mr. Gibbs said the item was removed from the agenda to readvertise and collect proper fees to process the application. Nothing further.

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

Councilman Greer said his concern again for this request is traffic because this traffic will effect Bill Gardner Parkway as well.

Mayor Price asked how many units is being proposed? Mr. Shrader said eight percent (three-bedrooms), 44 percent (two-bedrooms), and 46 percent (one-bedrooms) at \$1.60 average per sq. ft. Councilman Breedlove asked what is the square footage of each type and how the parking spaces for each are calculated? Mr. Shrader said the average is 750 sq. ft. to 1,600 sq. ft. and we propose 1.5 parking spaces per unit with additional parking on site.

Councilman Shearouse asked if a traffic study was completed? Mr. Shrader said no because he wants the moratorium lifted first and then proceed further. A more specific plan would follow afterwards. Discussion took place and Mr. Shrader said they develop and have in house management that manages during lease up.

Mayor Price asked about entrance locations on Price Drive. Mr. Shrader said there will be three entrances.

Councilman Boone asked if the community will be gated? Mr. Shrader said yes. Discussion took place about the rental rate and Councilman Breedlove calculated and clarified the one bedroom would be around \$1,125 and three-bedroom rate would be around \$2,400 per month.

Councilman Greer said there is not a lot of information from the developer to help with decision. Mr. Gibbs said Council should take that into consideration tonight. Mr. Young said Council has up to 30-days to relay information back to the applicant. Nothing further.

3. Ordinance to repeal the PR-4 (Planned Residential district) zoning district in its entirety –

Mr. Gibbs said this is to repeal the PR-4 zoning district in its entirety and Mr. Gibbs read aloud Section 1 of the ordinance.

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. There were no comments and Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Shearouse asked what happens to the current applications pertaining to PR-4 and Mr. Gibbs said the existing requests will be presented to Council because those applications already exist; however, will not accept any applications after. Nothing further.

4. Ordinance to repeal the PR-5 (Urban Infill/Active Adult Planned residential district) zoning district in its entirety –

Mr. Gibbs said this is to repeal the PR-5 zoning district in its entirety and Mr. Gibbs read aloud Section 1 of the ordinance.

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. There were no comments.

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

Councilman Shearouse asked if we have any existing applications for PR-5? Mr. Gibbs said there are no existing PR-5 applications.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

5. Ordinance to set the millage rate for the city for the 2022 tax year; roll back tax millage for the 2022 tax year –

Mr. Young stepped forward and said this is to roll back the millage rate for the 2022 tax year. The previous year sales tax divided into the net M & O tax digest of the city is used for the calculation for a millage rate that would have been 5.529 mils. The increase in property valuation due to development and commercial/industrial buildings has allowed a continual drop in figures. The city proposes the millage rate to be rolled back to 0.00 mils.

Mr. Young the upcoming homestead exemption is approved, it would allow 100% exemption from Ad Valorem Tax for homeowners. Anyone who rents would have to pay that tax. Nothing further.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance **#22-07-046**

RESULT	APPROVED ORDINANCE #22-07-046
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

ADD ITEM -

6. Special Event request for the City of Locust Grove Police Chief in partnership with Band of Blue to host a motorcycle ride on August 6, 2022, to support families of fallen officers –

Chief Austin stepped forward and said he partnered with Ken Maddox to hold a motorcycle ride from Chase Maddox Park to the City of McDonough square. The event is hosted in partnership with Band of Blue; a non-profit organization that offers support for families of fallen officers.

Councilman Williams how much is the registration fee? Chief Austin said he is not sure; however, he will get that information. Chief Austin said Officer Maddox’s retired vehicle will be driven in the ride as well.

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

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN WATTS

Ms. Watts gave an update a new barber shop will be opening at the old post office in downtown on July 8, 2022. Southern Farmhouse is closing their business effective July 30, 2022. Main Street, Inc. decided to cancel Groovin’ in the Grove [this year] due to lack of sponsors. Instead, we will host a drive-in movie on October 15, 2022, and HPC had no COAs. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in June 2022 was \$66,927.00. The department completed 104 training hours in June. We had 25 new cases for investigation and cleared 17 of those cases. The department will be doing Jujitsu training on July 26 at the Strong Rock School gymnasium. This type of training is a less violent style of use of force and is being funded by the Chase It Up Foundation. All GPS units are installed and working out well. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose gave update the water tank is painted and will be about two-three weeks until the logo is complete. Discussion took place about a resident on Maddox Road requesting an easement on the sewer line for a fence. Mr. Young asked if he is wanting an encroachment over our easement? Mr. Rose confirmed yes. Mr. Rose said the new meter reading system is operating as expected. Nothing further.

ADMINISTRATION – BERT FOSTER

- **Discussion on the final draft of the Henry County Comprehensive Transportation Plan (CTP) –**

Mr. Foster said the final draft is complete and the document will be scheduled for a public hearing and adoption during the regular meeting on August 1, 2022.

- **Discussion on the final draft of the Henry County Master Trails Plan –**

Mr. Foster the final draft is complete for this as well and ready for review. This will be presented at the August 1, 2022, meeting for public hearing and adoption.

Councilman Shearouse asked how the Master Plan coordinates with the CTP? Mr. Foster said this plan gives best effort to predict and take steps to make best decisions. Mr. Young said the CTP is a product that goes into the regional plan. The roads in the Master Plan are localized; the Bill Gardner Parkway improvements are regional.

- **Update of the 17.04.090 Residential Growth Regulation ordinance revision –**

Mr. Foster said Council had suggestions at the June workshop meeting to amend some of the language in the ordinance. Mr. Foster said staff has reshaped the numbers to try and accommodate what Council would like to see and Mr. Foster reviewed the updated changes.

Councilman Breedlove made a comment about the medium and high-density and discussion took place about the undeveloped units in the city. Councilman Breedlove said the idea was to remove medium-density all together. Councilman Breedlove did calculations and reviewed with staff and said there are areas that are currently zoned on the FLUM, and the low-density units are outnumbered almost three to one. Councilman Breedlove suggests putting a threshold of three (3) units per acre for low-density and anything above three units per acre would be high-density. Mr. Foster said he would have to modify and change the definitions to make those revisions.

Mr. Young said multi-family and single-family are different because apartment communities are taxed as commercial property, and we broke multi-family out to index those separately. Mr. Young said with the initial presentation in 2005, there was a mismatch between medium and low-density, and this is to correct and update on relative data that is part of the ordinance. The ordinance requires to calculate by unit or lot in a real time situation and not looking as calibrated to land use type. Councilman Breedlove said he would like a balance between high- and low-density living units.

Mayor Price said we can save further discussion for the retreat coming up. Councilman Boone said we also need to discuss and the delicate balance with affordable housing (rent, sq. ft.). Councilman Williams said everyone does not want to own a home. Nothing further.

Mr. Foster gave an update the Peeksville Road extension (joining Highway 42 at Peeksville and Cleveland Street) construction will begin early next year. Mr. Foster also gave an update we received one bid for the Bill Gardner Parkway modifications totaling \$3.5 million dollars. The MMIP (commercial vehicle lanes) remains at a standstill for the next couple of years. The development plans for the Scatter Garden/Veteran's Memorial were reviewed and will present the final design on the Veteran's Memorial options at the August 1, 2022, meeting. The downtown corridor study was awarded to WSP – a multinational engineering firm. Mr. Foster said the turning lane for the signal at Bethlehem Road and Hwy 42 is almost complete. A Public Information open house is scheduled for Fall 2022 on the Bethlehem Road Interchange, and we are waiting on the damage assessment from the consultants for City Hall repairs. The front lawn sign is operating and will complete training tomorrow for use.

Councilman Boone asked what we estimated the bid to be for the modifications to Bill Gardner Parkway? Mr. Young said originally \$1.5 million, and then we increased to \$2.5 million. They will be working night shift versus daytime which increased the bid as well. Councilman Boone asked if there is only one designer for the Scatter Garden/Veteran's Memorial and how long has this process taken? Mr. Foster said yes one designer and two years. Nothing further.

Councilman Shearouse asked the status of the T-SPLOST paving project and Mr. Foster said we are collecting signatures now.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update his department has issued a total of 1,041 permits including 152 new house permits for 2022. We have issued 186 COs [129 residential / 57 commercial] with 398 business licenses issued so far for 2022. Mr. Gibbs said he will give new development updates at the next meeting. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER’S COMMENTS –TIM YOUNG

Mr. Young said we are wrapping up the mid-year budget amendment. He and the Mayor have a meeting tomorrow with Henry County for LOST discussion. We will have the FY 2021 audited Financial Statement presentation in August, and we had several employees in Public Safety with Covid as well as in Administration. We are reviewing ideas for the next retreat (maybe Columbus) and Mr. Young asked Council to look at schedules for coordination on dates. 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 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:22 PM.

Notes taken by:

Misty Spurling, City Clerk