

**City of Locust Grove  
Council Meeting Minutes  
Public Safety Building – Courtroom Chamber  
3640 Highway 42 S. – Locust Grove, GA 30248  
Monday, August 1, 2022  
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	Jennifer Adkins – Assistant City Clerk
Vincent Williams – Councilman	Daunte’ Gibbs – Community Development Director
Rod Shearouse – Councilman	Jack Rose – Public Works Director
Rudy Breedlove – Councilman	Derrick Austin - Police Chief
	Brooke White – SWWW Attorney
	<b>Staff not present:</b>
	Colleen Watts – 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 August 1, 2022, meeting agenda.

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

**PUBLIC COMMENTS** –

Mayor Price said we have one person signed in for public comment. Mayor Price asked Mr. Baxter Russell to step forward.

Mr. Baxter Russell: attorney with Dillard Sellers stepped forward. Mr. Russell said he is here on behalf of RangeWater and has worked through several issues with Locust Grove staff. Mr. Russell said they are on board with all conditions one through seven and our team is available for any questions.

**PUBLIC HEARING ITEMS** –

**1. Resolution to adopt updates to the Henry Joint County/Cities Comprehensive Transportation Plan** –

Assistant City Manager Bert Foster stepped forward and said this is the last step before proceeding to adoption of this plan.

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

Mayor Price opened to public comments for anyone in favor of the request. There were no comments. Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Shearouse clarified if this is a public hearing and an action item tonight and Mr. Foster replied yes. Nothing further.

**2. Resolution to adopt the Henry County Trails Plan –**

Mr. Foster said this is the final step before the adoption of the Trails Plan.

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

Mayor Price opened to public comments for anyone in favor of the request. There were no comments. Mayor Price closed the public hearing.

Mayor Price asked for comments from Council. There were no comments. Nothing further.

**APPROVAL OF THE MINUTES –**

**3. JULY 5, 2022 - REGULAR MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the July 5, 2022, regular meeting minutes.

RESULT	APPROVED JULY 5, 2022, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

**4. JULY 5, 2022 – EXECUTIVE SESSION MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Williams made the motion to approve the July 5, 2022, executive session meeting minutes.

RESULT	APPROVED JULY 5, 2022, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**5. JULY 18, 2022- WORKSHOP MEETING MINUTES –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the July 18, 2022, workshop meeting minutes.

RESULT	APPROVED JULY 18, 2022, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**ACCEPTANCE OF THE FINANCIAL STATEMENT –**

**6. JUNE 2022 FINANCIAL STATEMENT –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the June 2022, financial statement.

RESULT	APPROVED JUNE 2022, FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

**UNFINISHED BUSINESS/ACTION ITEMS –**

**7. Ordinance for rezoning 25 +/- acres (Parcel IDs: 129-01058004; 129-01058006) in LL 185 of the 2<sup>nd</sup> district located on Stanley K. Tanger Blvd. –**

Mr. Gibbs said staff has worked closely with the RangeWater team and together we came up with seven conditions that evolved from the last meeting. Mr. Gibbs said staff recommends approval with the following conditions (Exhibit D) as follows:

1. *The illustrative architectural renderings of elevations of the multifamily unit types shall form the basis of the future building permitting and reference in the ARB (Architectural Review Board) and shall only be deviated from in a material amount by the ARB.*
2. *Amenities shall be reviewed as part of the ARB review process to be consistent with the RM-1 ordinance, the attached site plan, and the goals and objectives of the LCI Plan.*
3. *A 40-foot right-of-way shall be set aside and dedicated to the City as part of the LCI plan’s long-term transportation project #16 (Tanger Drive Extension) along the entire frontage of the project where it abuts the Ingles Shopping Center.*
4. *Prior to the issuance of a certificate of occupancy for more than 50% of the buildings on the subject property, the owner/developer shall construct a paved connection to the existing asphalt driveway located north of Tax Parcel 129-01058 041 which provides access to Tanger Boulevard.*
5. *The pedestrian crossing on the north side of the entrance driveway located closest to the vehicular gate area, shall be a raised crosswalk.*
6. *A flock camera will be installed at the development.*
7. *Prior to the issuance of the final certificate of occupancy, an easement for public use of the multiuse path will be recorded in the public records.*

Councilman Breedlove said he provided a copy of additional conditions to staff and Council that he is requesting be added to the current conditions recommended by staff. The additional conditions being requested and read aloud by Councilman Breedlove are as follows:

- 3.*(Revised) – Prior to the issuance of a certificate of occupancy for more than 50% of the buildings on the subject property, at its own expense, the owner or developer shall construct a paved extension of the existing asphalt drive, which provides access to Tanger Boulevard, to the eastern boundary of the subject property along the northernmost property boundary of the subject*

*property with tax parcel identification number 129-01058 041 (not dissimilar to the depiction of the Tanger Drive Extension shown in Exhibit “1” to these conditions). Owner shall dedicate the existing drive and said constructed extension to the City with no less than 50 feet of right-of-way. The purpose of this condition is to accomplish the goals of the LCI Plan’s long-term transportation project #16 (Tanger Drive Extension) as well as off-set or eliminate the impacts of the development on increasing the public’s use of the private drives in front of and behind the Ingles shopping center at eh peril of customers and employees.*

**4.(Revised) – All access points to the subject property shall be gated.**

**8.(Add) – The property’s residential unit mixture shall be:**

- a) A maximum of 10% three-bedroom units**
- b) No units with more than three-bedrooms permitted**

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request with all conditions recommended by staff plus adding conditions requested by (Councilman Breedlove) as specified in Exhibit “D” by approving ordinance **#22-08-047.**

RESULT	APPROVED ORDINANCE #22-08-047
MADE MOTION	COUNCILMAN BREEDLOVE
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – FOUR IN FAVOR (BREEDLOVE, WILLIAMS, TAYLOR, SHEAROUSE) AND TWO OPPOSED (GREER, BOONE)

Councilman Boone asked Councilman Breedlove if the conditions he wants are proposing the community be gated? Councilman Breedlove said yes. Councilman Boone asked if this condition (number four) would affect the current request and Mr. Young said yes, this will affect the current plan. Councilman Boone asked would the developer/owner be responsible for paving if the community is gated? Mr. Young said the developer was not going to donate an internal drive, and yes, they would be responsible for upkeep and maintenance. Councilman Boone asked why the developer would agree to condition #7? Mr. Young said this gives the public access to use that property.

Councilman Williams asked if the public trail is part of our plan? Mr. Young said this only gives public access but is not a public road. Mr. Young said the developer will be responsible for upkeep regardless of if gated or not.

Councilman Williams asked Mr. Russell to clarify his definition of “gated” in this proposal. Mr. Russell and Mr. Rob Sucher stepped forward to answer questions. Mr. Russell said the building would be gated and confirmed a key access card would be scanned to allow entry into each building gate. Councilman Williams asked Mr. Russell if a study has been done on this concept [gated building access]? Mr. Russell said this has become a very popular system with new communities and proves to be well received and safe. Councilman Williams asked if this system will “time stamp” each entry? Mr. Russell said yes and that feature also increases safety and security.

Councilman Greer said there is so much development/growth right now and commuting in Locust Grove is terrible for anyone. Councilman Greer said he is not opposed; however, this may not be the right time.

Mr. Russell said the traffic study details reflect there would be 54% less traffic with the development we are proposing versus a commercial development building. The city wants to see job growth and with that, people will need a nice place to live. Councilman Greer said he agrees, but there is still lots of work to do.

Councilman Shearouse asked if the development would have a fence on the perimeter of the property? Mr. Sucher said their concern is to make sure the residential parking is gated. The intention is to put a public driveway from Tanger to eliminate people from going to the traffic signal. The clubhouse [building] and parking lot will be gated, but the leasing office and one building with parking will not be gated. Mr. Sucher said there will be a fence on the back side of the multiuse trail but no fence on the perimeter of the property. Councilman Shearouse asked if the multiuse trail could be accessed [by walking] and parking outside the gate? Mr. Sucher said yes.

Councilman Breedlove asked how will a gate across the roadway block access for pedestrian access to the trail? Mr. Russell said this is their first time seeing the additional requested conditions and there is some confusion as well. Councilman Breedlove said all access points need to be gated and his concern is people using as a cut through to access other areas to avoid traffic. Mr. Sucher said they can work with that; however, some parking must stay public for prospective residents. Councilman Breedlove said just for clarity these conditions are being put in place for the property not the developer.

Mr. Russell said we can agree to this; however, need further explanation on condition number four as drafted. Mr. Young said the intention for condition four is gate requirement. Attorney Brooke White asked staff to clarify additional [conditions] when and if action taken.

Mr. Russell said the bigger issue for them is condition number three. The revised condition says, “the owner shall dedicate the existing drive and said construction extension to the city with no less than 50ft. right-of-way”. Mr. Russell said this request will increase the costs substantially on this project and said he does not have authority to agree specifically to this condition this evening. Councilman Breedlove said he does not agree with the estimated daily trip numbers from the traffic study. This says 330 trips would generate per day; however, a multi-family development will generate 900 trips per day and 277 trips per day for retail. Mr. Russell said this is specifically peak hours and said the study says (1,300) daily trips. Councilman Breedlove said he misread the numbers, but even with 1,300 trips per day the impact on this road will be substantial.

Mr. Young said there is a portion of the road already developed with only 40 feet [maximum] in width, and we have no idea where this project will go until it is sent to engineers for design. Mr. Sucher said the section between KFC and Hampton Inn is only 30 feet in width, and protected by a utility easement. Mr. Sucher said they would be happy to provide the additional 10 feet. right-of-way [towards that future road connection].

Mayor Price said this is for rezoning the property and the conditions are set for whoever develops on the property.

Councilman Boone said three of four sides of the property is zoned commercial and said he is not sure this will be a good fit. Mr. Young said the applicant is willing to donate this driveway that already has a considerable amount of traffic, and they are willing to donate 40ft. right-of-way. They do not own either side of those properties and staff only requested the 40 feet. for purposes of being consistent with the other portion of the road. This project will not be fully funded by the city. Hopefully will be an LCI project with federal funding. Nothing further.

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

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance **#22-08-048.**

RESULT	APPROVED ORDINANCE #22-08-048
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MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**9. Ordinance to repeal the PR-5 (Urban Infill/Active Adult Planned Residential District) zoning district in its entirety –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance **#22-08-049.**

RESULT	APPROVED ORDINANCE #22-08-049
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**10. Resolution to adopt updates to the Henry Joint County/Cities Comprehensive Transportation Plan –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#22-08-050.**

RESULT	APPROVED RESOLUTION #22-08-050
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

**11. Resolution to adopt the Henry County Trails Plan –**

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#22-08-051**

RESULT	APPROVED RESOLUTION #22-08-051
MADE MOTION	COUNCILMAN GREER
2 <sup>ND</sup> MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

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

**12. Resolution to create a streetlight district in Madison Acres subdivision located on Lester Mill Road –**

Councilman Williams recused himself from vote on this request because he is a property owner in the subdivision and an HOA Board member. Councilman Williams exited the meeting.

Assistant City Manager Bert Foster reviewed the request for a streetlight district in Madison Acres with a total of 84 lots, and 24 lights proposed totaling \$63.41 per lot. Staff recommends approval. Nothing further.

Councilman Greer said there are two individuals on the petition who did not want to participate, why? Mr. Foster said one individual did not like that the light will be somewhat situated in her yard and not sure the other reason.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution **##22-08-052.**

RESULT	APPROVED RESOLUTIO #22-08-052
MADE MOTION	COUNCILMAN SHEAROUSE
2 <sup>ND</sup> MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

Councilman Williams returned to the meeting.

**CITY MANAGER’S COMMENTS –**

Mr. Young said the utility department printed 4,037 water bills this past billing cycle and we used the base station at the MLK tank to read the bills. We were able to read about 99%; however, will be looking at the possibility of adding an additional reading station at the water plant to avoid failed reads. We had one contractor present for the bid on the Bill Gardner Parkway Interchange and we made you aware it was overbid. We have reached out to GDOT for assistance with receiving help on the overage. We will have the LOST negotiation meeting with the city managers and attorneys at city hall and will provide updates soon. Nothing further.

**MAYOR’S COMMENTS – NONE**

**EXECUTIVE SESSION – NONE**

**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 BREEDLOVE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 7:06 PM.

Notes taken by:

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Misty Spurling, City Clerk