

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, August 15, 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	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
	Andy Welch – City Attorney

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

Invocation given by Assistant City Manager Bert Foster

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 15, 2022, meeting agenda.

RESULT	APPROVED AGENDA
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS –

PUBLIC HEARING ITEMS –

1. Amendment to the city’s Future Land Use Map designation from Office to Mixed historic Neighborhood for multiple tracts located on Martin Luther King Jr. Blvd -

Daunte’ Gibbs, Community Development Director, stepped forward. Mr. Gibbs said this is a request from LG Partners, LLC (Standard Properties) for an amendment to the FLUM for multiple properties (Parcels L06-05001002, L06-05001003, L06-05001004, and L06-05001005). This property is 4.355 +/- acres on Martin Luther King Jr. Blvd. Staff is recommending approval.

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

Mr. Kimble Thaxton, resident on Roberts Road, stepped forward. Mr. Thaxton said he has no objections; however, said he is concerned with the dead trees that are adjacent to the neighborhoods on Roberts Road. Mr. Thaxton asked if a buffer will be installed and if the (decayed) trees on the property line can be removed? Mr. Thaxton made a comment he has a signed petition from residents

on Roberts Road with request for city sewer extension [for residents] on Roberts Road. Attorney Andy Welch advised Mr. Thaxton to leave the petition with Mr. Young. Nothing further.

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 Boone asked how long the property has been zoned Office and did this meet the requirement of the FLUM at the time? Mr. Young said the property has been zoned Office since 2006/2007 and townhomes were discussed at the time but evolved into single-family residential.

Councilman Breedlove asked if (Mixed Historic Neighborhood) district supports this request and discussion took place. Nothing further.

2. Rezoning request from OI (Office/Institutional) to R-3 (single-family residential) for 4.355 +/- acres (Parcel IDs: L06-05001002, L06-05001003, L06-05001004, and L06-05001005) in LL 167 of the 2nd district located on Martin Luther King Jr. Blvd. -

Mr. Gibbs said this is a request from David Standard of Standard Properties for the purpose of developing six single-family homes. Staff recommends approval with one condition if the concurrent request for FLUM amendment is approved. Mr. Gibbs read the condition allowed:

- 1. The six single-family parcels must be accessed via shared driveways in substantial compliance with the site plan dated May 10, 2022.*

Mr. Gibbs said if the FLUM amendment request for the subject property be denied, staff recommends denial of the applicants rezoning request.

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 any comments from anyone opposed to the request. There were no comments.

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

Councilman Greer asked if the property surrounding is R-2 or C-2 and Mr. Gibbs said lower and medium density residential is the surrounding zoning. Councilman Greer asked why the requirement of shared driveways? Mr. Gibbs said to minimize the number of accent points on MLK Jr. Blvd.

Councilman Shearouse asked how many shared driveways for the proposed request? Mr. Gibbs said there will be three shared driveways.

Councilman Greer asked Mr. David Standard to confirm if he requested a rezoning for a different property a few years ago. Mr. Standard said yes; however, the increase in building materials prolonged development. It has been two-three years since the request for rezoning and will be sold to a developer who will build houses on the property.

Mr. Standard said the frontages make the subject property R-3, and the square footage meets requirements. Councilman Greer asked why not zone R-2 with the large square footage? Mr. Standard said the lots are not R-3 size lots. Councilman Shearouse asked Mr. Standard if he would proceed on R-2 if Council does not approve R-3? Mr. Standard said no.

Councilman Williams asked Mr. Standard if the request is approved; will he remove the (decayed) trees and add a buffer? Mr. Standard said he would do the buffer on the back of the property; however, will have to look at trees before deciding on removal.

Councilman Shearouse asked Mr. Gibbs if a condition can be added for preserving large trees and Mr. Gibbs said yes, he suggests adding as a condition. Mr. Gibbs said he will add the condition for approval at the next meeting.

Councilman Boone asked Mr. Gibbs whose idea was the condition for shared driveway and Mr. Gibbs said the decision was a collaboration between himself, Tim, and staff. Mr. Young said this is a major roadway, and we want to limit access points since it is so close to a major intersection.

Councilman Greer said he noticed this was submitted to staff in May 2022 and is just being presented before Council. Mr. Gibbs said some applications come to us as incomplete and we must wait until complete before presenting.

Councilman Breedlove made a comment the road frontage for R-3 is 80ft. range, and R-2 is 100ft. with sewer and asked what would happen if Council wanted to approve R-2 zoning versus R-3 zoning? Mr. Gibbs said that is at the discretion of Council and the applicant would have to revise the request. Each lot except for road frontage meets requirements. Councilman Breedlove said we would lose lots if R-3 is approved. Mr. Gibbs said R-2 would be consistent with what is there.

Councilman Shearouse said we have reviewed the land use data to determine a healthy balance for the city and asked will this add to the current imbalance if R-3 approved? Mr. Foster said if the land use changes, R-3 would be appropriate zoning inside that designation and those numbers would reflect that change.

Councilman Boone said R-2 would only allow five houses, and Councilman Boone asked Mr. Standard if he would redesign accordingly? Mr. Standard said if he has no other choice, then yes, but he would prefer R-3 approval. Nothing further.

3. Rezoning request from RA (residential agricultural) to M-1 (light industrial) for 156.82 +/- acres (Parcel ID: 110-01023000) in LL 246, 250, and 251 of the 2nd district, located on Highway 42 –

Mr. Gibbs said this is a request from Majestic Realty Co. for the purpose of developing a 1,845,000 square-foot light industrial warehouse. This tract was annexed into the city one year ago and staff recommends approval with conditions. Mr. Gibbs read aloud the following seven conditions:

- 1. Plain painted, baked, or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials, and design to break up large expanses of wall space.*
- 2. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.*
- 3. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting.*
- 4. As many mature trees as possible located will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.*

5. *The only permitted industrial uses on the site shall be those permissible M-1 (light-manufacturing) uses listed in the City of Locust Grove Principal Uses allowed in each zoning district Section 17.04.041.*
6. *All recommended improvements per DRI #3497 and the GRTA Notice of Decision (dated February 10, 2022) shall be the responsibility of the owner/developer, except for those capital improvement projects actively underway that are determined by the Community Development Director of the City of Locust Grove to overlap.*
7. *The owner/developer shall construct the “King Mill Court Extension,” providing an alternate route alleviating future additional truck traffic from SR 42 from the southern property boundary of Norfolk Southern at Bethlehem Road to the northern property boundary of Norfolk Southern that concludes at King Mill Road, as determined by the City Manager or their designee, built to the City of Locust Grove’s industrial roadway standards.*

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

Mr. Woody Galloway with Galloway Law Group, on behalf of Majestic Realty, stepped forward. Mr. Galloway said a DRI was completed last year, and ARC and GRTA (notice of decision) came back favorable. Mr. Galloway said the applicant is agreeable with conditions as recommended by staff with exception of the ones he noted in Numbers 6 and 7.

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 referred to condition number seven and asked if the developer will build and pave the road? Mr. Gibbs said yes, this will connect Bethlehem Road; however, not improving any area other than what this will connect to.

Councilman Taylor asked when will the project begin? Mr. Galloway said the first phase is ongoing and will proceed upon receipt of permits. The request tonight will follow in sequence in absorption with the current phase.

Mr. Galloway said there are dilemmas to work out regarding [condition (7) seven] because there is a private road that extends through that property and is currently [rail served development]. Mr. Galloway said they will work with city staff to clarify. Norfolk Southern has a distinct concern protecting the issues on the railroad. Nothing further.

Attorney Andy Welch said the site plan does not show extension of road to the northern boundaries. It would have to connect to King Mill Drive and does not show that as specified in condition seven or the letter. The site plan needs to reflect that it connects to King Mill property. Mr. Welch said there is flexibility in the condition but not showing a road does not implicate good business. Mr. Welch said condition (6) needs to be changed from “all recommended improvements” to “all required improvements.” Mr. Welch said the Notice of Decision has three conditions (Attachments A, B, and C) and Mr. Welch said it is important for Council and staff to know what sections will be enforced. Mr. Galloway said [Attachment C] is divided into Sections 1 and 2, and discussion took place. Mr. Welch suggested Mr. Galloway to look at to what extent the developer would be helpful in the Section 2 improvements. Mr. Galloway said Majestic Realty has been successful with working with GDOT on improvements and could be a cooperative effort from all parties involved. Mr. Galloway said they are willing to cooperate on system improvements.

Councilman Boone asked how many warehouses are being proposed for this request? Mr. Galloway said the property being presented tonight is proposed for two buildings but a total of four buildings with the current property.

Attorney Andy Welch asked what the private nature of the road is, and Mr. Galloway said the roads are rail served.

Councilman Breedlove said the letter from Norfolk Southern dated (July 12, 2022) as part of the annexation says, “public roadway”. Mr. Galloway said the letter says, “private roadway” and Mr. Gibbs confirmed the letter says private. (Letter attached as part of minutes).

Attorney Andy Welch said the intent is to have trucks funnel down this road to Bethlehem Road and turn right and access the interchange and remove trucks from Highway 42 out of King Mill Road. If the road is private there could be no permission for trucks to use that roadway.

Mr. Galloway said the conditions were received on their behalf today, and the letter represented the agreement that Norfolk Southern committed to as part of the annexation. Mr. Galloway suggested staff and his team collaborate and if more time is needed, he is willing to defer until an agreement is reached.

Councilman Boone asked about the upkeep of the road and who would be responsible. Attorney Andy Welch said there will be rail crossings and building a public railroad crossing is (expensive) as opposed to the private roadway and the question is what extent that will be helpful to capture truck traffic on a new public roadway versus going down Highway 42.

Councilman Greer said Mr. Standard said the property for rezoning at MLK would be connected to sewer, and asked if the city has sewer lines there? Mr. Young said the sewer line runs from State Farm [on the back of the property]. Roberts Road has a sewer line, but it is a force main and cannot tie into that property; however, we are researching.

4. Resolution to transmit an annual update of the (CIE) Capital Improvement Element for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan to the ARC –

Mr. Gibbs said this is an annual report and will be submitted to the ARC and DCA and will allow the City of Locust Grove to retain its qualified local government status keeping the city eligible for State and Federal funds.

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. There were no comments.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

5. Resolution to transmit an annual update of the (CIE) Capital Improvement Element for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan to the ARC –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#22-08-053**

RESULT	APPROVED RESOLUTION #22-08-053
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN WATTS

Ms. Watts gave an update there are no new businesses expected to open or close. Next week, members from DDA and Main Street Board will attend training conference in Macon. Also, thanks to Public Works for freshening downtown as we prepare for upcoming events. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in July 2022 was \$67,958.00. The department completed 96 training hours in July. We had 46 new cases for investigation and cleared 31 of those cases. Nothing further.

- **Resolution to approve an Intergovernmental Agreement between Henry County and the City for use of Tyler New World Public Safety Software –**

Chief Austin said this would enable our officers to information more quickly and to respond to calls better. This will come out of Henry County 911 system through Tyler Tech and surrounding cities as well. The costs will be based on calls received and pay percentage based on our department calls only. Last year, Locust Grove had 15,000 calls that came through Henry County 911 averaging 6.5% based on last year which would be about \$24,000 annual.

Councilman Boone said costs would increase as calls increase, correct? Chief Austin said yes, and we will budget based on known numbers.

Councilman Williams asked if Stockbridge has already implemented? Chief Austin said yes, currently Stockbridge, McDonough, and Locust Grove [if approved]. Councilman Shearouse asked if this system would eliminate any record keeping on that of staff? Chief Austin said no, this would maintain data for us.

Councilman Breedlove asked what our current expense is, and Chief Austin said Misty and Bernadette are researching with Tyler for total costs. Councilman Breedlove asked what is the plan if this fails? Mr. Young said we are in the process of transitioning to cloud backup, with backup servers.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose gave an update the new meter reading system is operating well. The new logo on the water tower is still in process and we are continuing with regular maintenance, upkeep, and grass cutting. Nothing further.

ADMINISTRATION – BERT FOSTER

Mr. Foster gave an update the extra lane on Highway 42 has been LET to C.W. Matthews and GDOT is committing to fund the entire project. GDOT will also put \$300,000 towards the Bill Gardner Parkway

modifications and agreed to purchase poles and signal equipment. The signal at Market Place and Highway 42 utilities are being located and relocated. The city-wide repaving [T-SPLOST project] has been issued to C.W. Matthews and crews will be here mid-October to begin work. We should have the final review in October for the Scatter Garden/Veteran's Memorial. A meeting is scheduled next week with GDOT for the downtown corridor study. 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. The engineers who did the preliminary assessment on City Hall quit the company and new engineers came out this past Friday for another review of the building.

Attorney Andy Welch made a comment he has notice other cities/jurisdictions that have decorative designs on bridges in their communities. Mr. Welch suggested to Council for consideration to have a decorative design of Locust Trees on the Bethlehem Road bridge to add more appeal to the area. Council agreed this is something to think about.

- **Resolution to award the bid for services associated with the Bill Gardner Parkway – Road Improvements –**

Mr. Foster said we received one (1) bid for this project from Piedmont Paving, Inc. in the amount of \$3,448,400.56. On August 3, 2022, the city received notice from GDOT that they will commit \$300,000 in funding assistance to this project to offset cost increases caused by our current economic situation. Final details and costs will be provided prior to the September 6, 2022, regular meeting. Staff recommends awarding the bid to Piedmont Paving, Inc.

Mr. Young said the final costs will be less than \$3,448,400. Discussion took place and Mr. Young said GDOT canceled twelve projects because they were 80% over budget. Nothing further.

Councilman Breedlove asked for an update on the sewer project on Carter Lane. Mr. Young said the surveyors were out last Friday and we are working on the obtaining easements.

Councilman Boone asked if the Bill Gardner project includes relocation of utilities. Mr. Young said no utility relocations are included.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update his department has issued a total of 1,200 permits including 152 new house permits for 2022. We have issued 215 COs [148 residential / 67 commercial] with 403 business licenses issued so far for 2022. Mr. Gibbs said new developments are ongoing throughout the city. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

- **Resolution approving architectural plans submitted for IPILG2 retail building, located at 680 Marketplace Blvd. –**

Mr. Gibbs said Jacob Lang has submitted architectural plans for a retail building for four retail suites. Staff recommends approval with conditions read aloud by Mr. Gibbs.

Councilman Williams asked why are we requesting the drive through be removed? Mr. Gibbs said they have no intentions of using the drive through.

Councilman Greer asked if all the retail spaces on the opposite side occupied. Mr. Gibbs said yes, and all spaces are occupied in the older building [with Little Caesars] also. Councilman Greer said a developer came before Council a while back with difficulty on lease-up in another building, and asked is this still a concern? Mr. Young said the same person who raised that comment is the same person developing this building.

Mayor Price said he wants a condition to be added to require more brick versus stucco [exterior]. Mr. Gibbs said he can add as a condition. Nothing further.

- **Resolution approving the architectural plans submitted for Tanger Self Storage building, located at 620 Tanger Blvd. –**

Mr. Gibbs said this is from Starlight Equities, LLC for architectural plans for Tanger Self Storage building. Staff recommends approval and will also add condition to include more brick [exterior].

Councilman Boone asked if this is a floodplain area and are there pest control requirements. Mr. Gibbs said the proposed area is outside the floodplain area and there are pest control regulations that would be enforced by building or by health department regulations.

Councilman Shearouse asked if this development would have office suites and conference rooms. Mr. Gibbs said yes, that is part of the development. Nothing further.

CITY MANAGER'S COMMENTS –TIM YOUNG

- **FY 2022 Budget Update and pre-planning for FY 2023 –**

Mr. Young said this is a new budget worksheet and took longer than anticipated due to some issues with Incode software and debt figures for utilities. We will finish cleaning this report as we prepare the budget revision ordinance and prepare the draft for FY 2023. We are also hoping to plan and schedule a retreat soon.

- **Update on LOST between Cities and Henry County**

Mr. Young said the county will present their point of view on LOST distributions August 25 with the cities tentatively scheduled for August 31. Negotiations might begin at that point with follow up on September 15, 2022 before we enter into mediation/arbitration.

- **Sanitation Contract – request for increase by Advanced Disposal – Waste Management due to economic conditions –**

Mr. Young said this is a request to increase collection rates from the current rate of \$10.35/month/cart to \$13.33/month/cart, or an increase of 28.78%. We prefer to continue in a contract with them and realize this is a substantial increase; however, we can negotiate this down some and stage increases over time while allowing us to increase our collection rate fee to compensate. The contract is a two-year term with automatic renewal. Mr. Steve Edwards, with Advanced Disposal, is here tonight to answer any questions.

Councilman Williams asked when this will be implemented. Mr. Young said Mr. Edwards is willing to work with us. Attorney Andy Welch said the last time we decided to do RFP's and had four to five companies submit; however, we elected to keep with the current company. Some of this is planning for an unknown market going forward and working with the current company specifically for quality of service and rates.

Mr. Young said we were already looking at increasing sanitation rates because we have been losing money in the budget for a few years now. This will be a direct negotiation with Advanced Disposal/Waste Management and will continue as is but will discuss bulk pick-up further.

Councilman Breedlove said this is a 29% increase and asked how our rate will be affected when [fuel, materials, etc.] decrease. Mr. Young said all of that will be considered in negotiation. We haven't increased sanitation since 2012, so we are due for an increase overall.

Mr. Young said we are being transitioned to Incode (Cloud) and in the testing process now. We have also added GPS systems on all vehicle fleet and getting ready to rollout Tyler payments for merchant services.

The general election is approaching, and we may want to host an open house for citizens questions/answers on the Homestead Exemption Question. We will also host a public meeting that is required by the Environmental Protection Division on the sewer plant expansion on September 19, 2022. Further, please submit suggestions for retreat dates as soon as possible so that we can begin planning. Nothing further.

MAYOR'S COMMENTS – NONE

EXECUTIVE SESSION –

Motion to go into executive session by Councilman Greer and seconded by Councilman Shearouse for litigation. Motion Carried All in favor 8:17 PM.

At 8:26 PM, Motion to come back into regular session made by Councilman Greer and seconded by Councilman Williams.

ADJOURNMENT-

Councilman Williams said Council and staff has been invited to be part of a kickball tournament. The total is \$1,200 that will benefit a clinic founded in 2004. Councilman Williams asked for a motion for the city to sponsor the tournament and seconded by Councilman Greer. Nothing further.

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:31 PM.

Notes taken by:

Misty Spurling, City Clerk