

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, November 21, 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
Vincent Williams – Councilman	Jennifer Adkins – Assistant City Clerk
Willie Taylor – Councilman	Jack Rose – Public Works Director
Rudy Breedlove - Councilman	Colleen Watts – Main Street Manager
Carlos Greer – Councilman	Derrick Austin – Police Chief
	Averiel Jackson – SWWW Attorney (in lieu of Andy Welch – on vacation)
	Staff not Present:
	Daunte’ Gibbs – Community Development Director

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

Invocation given by Chief Derrick Austin

Councilman Shearouse led the Pledge of Allegiance

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Greer made the motion to amend the agenda to remove public hearing item three and New Business/Action Item six.

RESULT	APPROVED REMOVE ITEMS THREE AND SIX
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the agenda as amended.

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

PUBLIC COMMENTS –

- **Sherry Moon (Main Street, Inc.) – Christmas in the Grove -**

Ms. Sherry Moon stepped forward to comment. Ms. Moon said she is here tonight specifically asking for volunteers for Christmas in the Grove on December 3, 2022. The Locust Grove Main Street, Inc. will have a booth set up and will also be doing *Letters to Santa*, a raffle, and much more.

We have 60 vendors and 50 entries for the parade. The DDA will be selling hamburgers and hotdogs as well. Ms. Moon said anyone may contact her or Colleen to volunteer. Nothing further.

PUBLIC HEARING ITEMS –

1. FY 2023 Operation and Capital Improvements Budget Hearing (Second Hearing) -

Mr. Young said this is the second hearing (as part of procedure) for the FY 2023 budget. There were no changes from the first hearing, we are still 2% less than the current year's budget. The bulk of the spending is in Public Safety and Court. Utilities are trending upwards, and the overall General Fund budget decrease is due to capital projects moving out of General Fund and into special capital funds. We anticipate collecting \$1.2 million in Hotel/Motel revenue as well. We are scheduled to adopt the budget at the next meeting on December 5, 2022. We have a LOST meeting tomorrow to finalize the city's percentage which is why we removed item six (6) from the agenda.

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

Mr. Clayton Carte stepped forward to comment. Mr. Carte suggested for the city to invest in [smart traffic signals] for consideration as part of the FY 2023 budget. Specifically at the South Bethany Road location to start and other locations as needed. This technology would allow the traffic signal to turn green if (fire trucks/first responders) are in response to a call to avoid traffic issues. Mr. Carte said the costs would be \$250,000 for each of the twelve (12) traffic lights in the city limits. This would be a huge benefit to first responders and everyone in Locust Grove. Nothing further.

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 Boone referred to the scenario sheet that is part of item six for LOST distribution. Councilman Boone asked Mr. Young if Locust Grove should be in line with Hampton? Mr. Young said over time it works out to be two city groups (Hampton and Locust Grove) and (McDonough and Stockbridge). At the end, Hampton calculated to be the smallest of the cities [by Census] and the goal is maintaining a stable source of revenue over the life of the LOST. Mr. Young said hopefully we can finalize a distribution tomorrow at the meeting. There are more challenges with Locust Grove's continuous growth. Nothing further.

2. Ordinance to regulate short-term rental properties within the City of Locust Grove –

Assistant City Manager Bert Foster stepped forward to discuss for Mr. Gibbs who is on vacation. Mr. Foster said this is to give definitions and guidelines for short-term rentals as discussed at the retreat. Mr. Foster reviewed the definition of Short-Term Rentals and discussion took place. The owner's primary residence must be inside the city limits of Locust Grove to receive a permit to operate a short-term rental. Mr. Foster said this is the first step to codifying so that we can bring it back for approval at the December 5, 2022, regular meeting.

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 and Mayor Price closed the public hearing.

Mayor Price asked for comments from Council.

Councilman Greer referred to Page 2 of the ordinance [No. 4 – A hotel/residence hotel or motel] and ask if that is excluded. Mr. Foster said yes, that is in another zoning class. Councilman Greer asked if we have an ordinance for hotel/motel short-term rentals [extended stay] and Mr. Foster said not at this time. Councilman Greer said we discussed extended stay regulations at one time and asked the status of that discussion. Mr. Young said we are working on how to handle [extended stays] with displacement of people and other review with the new Fire Marshal.

Councilman Greer referenced the business license requirements [Sec. 5.60.030] (2)(a) “up to two dwelling units” and asked if three different properties would require three different licenses? Mr. Foster said yes, each property would require a separate license and CO for businesses. Councilman Greer asked if the owner is allowed to use a building inspector of their choice or would we require each to use our building inspector? Mr. Foster said we would require the use of our building inspector. Nothing further.

Councilman Breedlove reference Page 2, (2)(a) and asked why we would allow a short-term rental business license to be applied for a property owner’s primary residence. Mr. Foster said this would allow rental of an extra room if the owner had the space available. Councilman Breedlove said his concern is that would open the opportunity up to be a complete rental of a primary residence [the owner could rent the entire house]. Mr. Foster said we would have to oversee or monitor. Councilman Breedlove asked how we would monitor those specifically. Mr. Young said there is a way to do that now through Airbnb and VRBO which would keep a list of the primary residences.

Councilman Greer asked if we have the staff to monitor such scenarios. Mr. Young said the Business License staff would review the listings of the property. Nothing further.

3. Preliminary concept plan review for 47.49 +/- acres (Parcel ID: 113-01021007) in LL 169 of the 2nd district located on Strong Rock Parkway –

Item withdrawn by the applicant and removed from the agenda.

4. Request for a stream buffer variance to allow grading into the required 75 ft. impervious buffer for a 903,200 +/- sq. ft. warehousing development on 109.4 +/- acres in LL 233 and 234 of the 2nd district on S.R. 42 and Pine Grove Road –

Mr. Foster (for Mr. Gibbs) said the applicant is seeking permission to allow grading and paving into the 75-foot. impervious surface buffer and there is no anticipated impact on the streams. The staff is recommending approval and Mr. William Greer is present tonight to answer any questions.

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

Mr. William Greer, with Stonemont Financial Group (2951 Flowers Rd. Suite 119, Atlanta, GA) stepped forward to comment. Mr. Greer said this property was rezoned earlier this year, and we are trying to ensure that the ingress and egress are properly done. The only permissible location by GDOT for their site drive is directly across from Pine Grove Road. Mr. Greer said they are working with GDOT to minimize impacts and replant everything in the area (for the good of traffic, etc.). Nothing further.

Mayor Price asked for any 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 Boone asked Mr. Greer if there is any current active land disturbing activity on this property. Mr. Greer said no, we just resubmitted the second round of land disturbance permits to Mr. Gibbs and have no active land disturbance on this site. We are anticipating breaking ground after the first of the year if all goes well.

Councilman Greer asked Mr. Greer if there was ever any thought that this would be an issue and Mr. Greer said they did not realize until after coming in for the rezoning request.

Councilman Breedlove said the turning lane for Bowery Farm will be in front of this proposed turning lane. Mr. Greer said this is part of the plan with GDOT, and the turning lane will be striped [will be the left and right turn lane]. Additional widening and striping of the road would occur as part of GDOT review and will reverse the direction from there left turn lane to our left turn lane.

Councilman Shearouse asked about encroachment and Mr. Greer said we will install shrubs where there is no retaining wall. Mr. Greer added that the area with impervious surfaces drains into a detention basin nearby and not directly into the disturbed locations. Discussion took place about the location of the retention pond. Nothing further.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

5. Memorandum of Agreement (MOA) between the City of Locust Grove and the Atlanta Regional Commission (ARC) on a Comprehensive Plan Update –

Mr. Young stepped forward. Mr. Young said this is a requirement by the DCA for updating, particularly the Short Term Work Program at every five years that is in addition to the annual CIE update. The ARC provides these updates as part of their contracted services with the City of Locust Grove and will give us a change to fine tune our land use map. Nothing further.

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

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

6. Resolution to establish the rates of distribution of Local Option Sales Tax between the County and Cities –

Item removed from the agenda as part of amendment due to a scheduled meeting on November 22, 2022, for finalizing distribution rates amongst the cities.

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN WATTS

Ms. Watts gave an update we had Black Rose Café’ ribbon cutting on November 4, 2022 and a ribbon cutting last Friday for the Art Mural downtown. We will have the *Lighting of the Tree* event on

Thanksgiving night and *Christmas in the Grove* the following Saturday, December 3, 2022. *Small Business Saturday* will be November 26, 2022, and we distributed swag bags to downtown businesses to promote their business. We will have a meeting in January with DDA and Main Street, Inc. for the 2023 work plan to discuss upcoming events and ideas. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in October 2022 was \$52,797.00. The department completed 247 training hours in October. We had 38 new cases for investigation and cleared 28 of those cases. Chief Austin reviewed the crime analysis report provided and said we still have shoplifting at Tanger Outlet and Wal-Mart. Chief Austin reviewed Officer commendations for Lt. Shoemaker, Officer Rodriguez, and Detective Crawford, and Detective Foster. Nothing further.

Councilman Williams acknowledged that an officer assisted an elderly person at the County Line C Store, and a resident commented about Locust Grove's outstanding community policing. Chief Austin said that was Officer Holcomb and thanked the Council for the feedback. Nothing further.

Councilman Greer asked Chief Austin if he had a plan in place for the Thanksgiving "shopping/traveling" traffic. Chief Austin said they are working with Tanger as much as possible and Tanger is paying an off-duty officer as well. Councilman Greer suggested staff and Council have a collaborative meeting before next holiday season to discuss ideas for traffic. Chief Austin said all the traffic revolves around I-75 traffic issues with a volume overload and Locust Grove can't hold it. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said the new bar screen for the Wastewater Plant is installed and operating. We are continuing with regular maintenance, and we completed some repairs on the Strong Rock Well (filter). We are getting the Christmas lights done, and the paving project is going as scheduled. Nothing further.

ADMINISTRATION –BERT FOSTER

Mr. Foster gave an update on ongoing projects including the Peeksville Road Extension, staking has occurred and staging of equipment for the extra lane on Highway 42. We are hoping to have the signal at Market Place and Highway 42 operating [soon] with a seven-day test phase. We have the repaving project with [C.W. Matthews] throughout various subdivisions. We are trying to finalize a date for a PIOH on the Bethlehem Road Interchange. Mr. Young said the PIOH meeting is scheduled now for the first quarter of next year. The Scatter Garden/Veteran's Memorial is ready for bid. Staff met with the [PI 0017770] SR 42 consultant on four alternatives for the downtown corridor study, and the city attorney came up with a fifth alternative currently [being reviewed]. The City Hall (façade) repairs report has been reviewed and we are preparing an RFQ for a construction manager to oversee the project. We are working with utility contractors to determine if our utilities will be impacted on the MMIP (Commercial Vehicle Lane) project. Review of costs for relocation and identifying a contractor to handle the work for the city is still being finalized. The RFQ for the Development Impact Fee is final and will be back to us on December 1, 2022. Mr. Foster said he provided a handout about [Commercial Vehicles] for review prior to having discussion at the December 5, 2022, meeting. Nothing further.

Councilman Greer referenced Page 2 (10.08.040) (C) about religious facilities [Commercial Vehicles Ordinance]. If a Church has a tour bus this would not allow them to park the vehicle on property. Mr. Young said we need to revisit the language. Discussion took place about cab-on-chassis trucks and mowers. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – TIM YOUNG for DAUNTÉ GIBBS (VACATION)

Mr. Young gave an update the department has issued a total of 1,441 permits for 2022. We have issued 333 COs [243 residential / 90 commercial] with 426 business licenses issued so far for 2022. Added that there is an expected drop off in permitting, but consistent with national trends due to the interest rate increase. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) – CITY MANAGER’S COMMENTS –TIM YOUNG

7. FY 2023 Council Meeting Calendar -

Mr. Young said this is a review of the FY 2023 meeting calendar. This is not an action item and Mr. Young reviewed the Tuesday dates that would be scheduled due to a holiday falling on the prior Monday. The noted date was the January 2, 2023 organizational meeting with a December 30, 2022 observance of the New Year’s Day Holiday. Nothing further.

Mr. Young said the LOST meeting is tomorrow with the cities (mayors/managers) to review and finalize a distribution of the 34%. Mr. Young reviewed the current distributions and said if the annexation with Stockbridge is approved, Hampton and Locust Grove would be 5.1 percent by the end of 2026 [by statute – disbursed by the 2020 census]. The percentage changes if there is an annexation according to State Law that would affect Stockbridge with that recent annexation. Nothing further.

Councilman Boone asked if we know a costs yet for the City Hall repairs. Mr. Foster said we don’t know anything yet.

Discussion took place about the speed humps on Jackson Street and Chief Austin and Mr. Rose said the best option would be to add four speed humps.

Mr. Young reminded everyone of our employee lunch on Wednesday at 11:30AM at the pavilion at Claude Gray Park and we wish everyone a Happy Thanksgiving.

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 WILLIAMS
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:30PM.

Notes taken by:

Misty Spurling, City Clerk