

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Tuesday, January 17, 2023
 6:00 PM**

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

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

Invocation given by City Manager Tim Young

Councilman Boone led the Pledge of Allegiance

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the agenda.

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

PUBLIC COMMENTS –

PUBLIC HEARING ITEMS –

- 1. Future Land Use Map amendment request from Mixed Historic Neighborhood to Central Business district for 0.91 +/- acres (Parcel ID L02-02011000) in LL 186 of the 2nd district located on Carter Lane -**

Community Development Director Daunté Gibbs stepped forward. Mr. Gibbs said this is concurrent with the rezoning request to follow for a business incubator/microbrewery. Staff recommends approval of the request.

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

Mr. Nathan McGarity stepped forward to comment. Mr. McGarity said he is here tonight to answer any questions and to ask the Mayor and Council to take consideration of this request. Nothing further.

Mayor Price asked for public comments from anyone opposed to the request to come forward. There were no comments.

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

Councilman Boone asked if this is a shipping container. Mr. Gibbs said yes, the downtown district, the overlay does not encompass this design. Mr. Young said this would be adjacent to, not in the HPDO [protected district].

Councilman Greer asked if we have any feedback from residents in this area about the request. Mr. Gibbs said that would be a question for the applicant. Discussion took place about the Church in proximity to this property.

Ms. Sherry Moon stepped forward to comment. Ms. Moon said she lives in downtown Locust Grove, and said she loves the idea of this type of business. Ms. Moon said she thinks it would be a great addition to the area. Further, Ms. Moon said there are several businesses in the downtown area already who serve alcohol that are in proximity to the Church [referenced previously].

Mr. Billy Ethridge, a resident of Smith Street stepped forward to comment. Mr. Ethridge said he is opposed to this request and does not agree with the idea of the potential [open containers and music]. He likes the quiet atmosphere and feels like this type of business will eliminate the quiet. Nothing further.

Discussion took place about the location in Oconee County. Councilman Boone asked if this is designed to have an onsite brewery. Mr. McGarity said yes and will be using a new shipping container that will allow a full menu option. Councilman Boone asked about the brewery who had interest a few years ago in Locust Grove. Mr. Young said we amended the alcohol ordinance to allow the brewery and use of growlers for sale [who expressed interest] to do so; however, they didn't proceed. Then discussion took place about the process of making the beer. Mr. Young said the initial process would be in Oconee County and the fermentation would be in Locust Grove for production. Mr. McGarity said we adapted this model to do a smaller scale brewery [in a smaller market] with less costs. Nothing further.

2. Rezoning request from OI (Office/Institutional) to C-2 (General Commercial) for 0.91 +/- acres (Parcel ID L02-02011000) in LL 186 of 2nd district –

Mr. Gibbs said this is for the same property as in the previous request that is currently undeveloped. Mr. Gibbs said if the previous request is approved, staff recommends approval of this request with conditions (read aloud).

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

Mr. Gabe Comstock, architect of Athens, GA, stepped forward to comment. Mr. Comstock said the idea of this brewery is to make the brewing process more affordable and allow for a restaurant with an outdoor space. This location is accommodating to the downtown area and will also preserve the mature trees surrounding it.

Ms. Aggie Combs, Chair of the Downtown Development Authority, stepped forward to comment. Ms. Combs said she supports this request completely. Ms. Combs said the housing authority donated the property to Locust Grove ten years ago and sees this as a great opportunity to increase

the economy of the community. This is a unique project and business, and we need to welcome businesses like this to Locust Grove. Nothing further.

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

Mr. Ethridge said the aerial photo provided does not show the houses that surround this property. Mr. Ethridge said he does not agree with this request and the potential of people walking around with open containers. Nothing further.

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

Councilman Greer said he is thrown off by the microbrewery concept because he didn't see in the paperwork about this being a restaurant and asked if music will be allowed. Mr. McGarity said the idea is to have atmospheric music [typical to a restaurant]. Councilman Greer asked Mr. Gibbs if the zoning had to be changed to approve this. Mr. Gibbs said no, there is a restriction and the zoning needed is C-2 (general commercial) and will support the use. The (mixed-historic) does not support the use but the C-2 will. The use cannot go with the current zoning.

Councilman Williams asked what type of food will be served. Mr. McGarity said they have not settled on an established menu; however, looking for something innovative. Nothing further.

Councilman Breedlove asked if this only accommodate handicap parking. Mr. Comstock said we planned for a limited amount of on-site parking. The idea is to attract more people walking versus driving and parking to move people around downtown for shopping and other activities. Councilman Greer said there needs to be parking space available for people to park.

Councilman Boone asked if there is a requirement of food sales to have alcohol. Mr. Gibbs said yes, there is a balance. Councilman Boone said the ordinance for a restaurant specifies a certain amount of parking spaces required per the seating capacity in a restaurant. Mr. Foster said most businesses don't comply with parking requirements downtown, instead is offset with the train platform parking [and the nearby parking lot]. Discussion took place about the homes in proximity to this property and Mr. Young pulled up an aerial view of the property on the overhead screen. According to the aerial view, the business would be 200-300 ft. away from the nearest residence. Nothing further.

3. A city-initiated ordinance amendment to the Locust Grove Municipal Code Section 5.28.065, certain areas exempt from distance restrictions for sale or consumption on premises –

Mr. Gibbs said this is a proposed city-initiated ordinance to allow for further expansion to include areas of potential development.

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 Breedlove asked what is being added in the amendment. Mr. Gibbs said Ridge Street and Carter Lane, the Parham Lot, and a portion of Warren Holder lot. Mr. Gibbs said this will not be considered a liquor store. Mr. Young said this will be a place to drink, eat, and enjoy the music and atmosphere of downtown on premise. Mr. McGarity said there will not be any onsite packaging [no package sales]. Nothing further.

4. Request for modification to zoning conditions for 31.43 +/- acres (Parcel IDs 111-01007000) (portion), 111-01007001, 111-01006051, and 111-01006052) in LL 233 of the 2nd district located on Highway 42 –

Mr. Gibbs said this is a request from HFG Development for an amendment of two zoning conditions. The properties were rezoned to M-1 in January 2022. The applicant is requesting an amendment to condition No. 1 regarding façade materials and the removal of condition No. 5 restricting the land use solely to warehousing and/or distribution. Mr. Gibbs said staff recommends denial of modification to condition No. 1 regarding façade materials. Staff recommends approval of the request for the removal of condition No. 5, with the understanding that the proposed land use must comply with the permitted uses listed in the city's Land Use Table under the M-1 zoning designation. Nothing further.

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

Mr. Al Hosford stepped forward to comment. Mr. Hosford said his team had additional studies completed of the property and their intended use was not feasible; however, the new proposed plan is, and we are asking the council to consider the modification request. 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 and no comments.

Councilman Williams asked if the applicant agrees with staff recommendations. Mr. Gibbs said yes, the applicant agrees.

Councilman Breedlove asked if condition number 5 was added to other properties. Mr. Gibbs said yes other properties had similar type conditions. Councilman Breedlove said Mr. Hosford asked what the intention of use will be if approved. Mr. Hosford said a small building (outside storage, truck/trailer parking) like what is surrounding. Discussion took place. Nothing further.

OLD BUSINESS/ACTION ITEMS - NONE

NEW BUSINESS/ACTION ITEMS –

5. Resolution to award the bid for services associated with the relocation of a city waterline in conjunction with the State –

Assistant City Manager Bert Foster stepped forward to comment. Mr. Foster said we had five sealed bids submitted on December 20, 2022. The lowest bid was \$164,655.00 from Roberts Hauling and Pipeline Construction, Inc. of Jackson, Georgia. The staff recommends awarding the bid to Roberts Hauling and Pipeline.

Councilman Taylor asked if this company had ever worked for the city prior. Mr. Foster said no, but they have done work for the surrounding cities. Discussion took place about their bid being drastically lower than the other bids received. Mr. Foster said it is likely because they are out of Jackson and within closer proximity to Locust Grove than the other bidders.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#23-01-011**.

RESULT	APPROVED RESOLUTION # 23-01-011
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

6. Request for a Special Event permit for the 516th American Legion to hold a fundraiser at the intersection of Bill Gardner Parkway and Tanger Blvd on January 20, 2023 –

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

RESULT	APPROVED SPECIAL EVENT
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 COOK

Ms. Cook gave an update Black Rose Café’ has decided to close their business. We have postponed the scheduled façade grant; however, the owner has interest from someone to possibly continue the business. The Events Committee meeting is tomorrow, and we will have the Main Street Program workshop supper meeting next Tuesday [6:00 PM - 8:00 PM]. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in December 2022 was \$60,394. The department completed 51 training hours in December. We had 61 new cases for investigation and cleared 47 of those cases.

Chief Austin said there were two robberies in Grove Park, and one suspect has been arrested. Discussion took place about other crimes in the area with catalytic converters being stolen from vehicles and Chief Austin said the hotel staff does not want to hire security; however, Tanger added cameras and has a new manager. Nothing further.

- **Consideration of “Handle with Care” Memorandum of Understanding –**

Chief Austin said this is with the Henry County Board of Education and Locust Grove Police Department for helping children achieve academic success. In the case of a traumatic event involving a child, the child’s name and three words “Handle with Care”, is forwarded to the school system as a “heads up” before the school bell rings the next day.

- **Ordinance to amend Chapter 2.24 Police SOP Section I-037 Unmanned Aircraft System –**

This is to adopt the new section I-037 unmanned aircraft system. We will have three pilots for operating the equipment and each will be taking the test over the next couple of weeks. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said we have had issues with the blowers at the Wastewater Plant. We had one sewer spill that had to be reported. The Strong Rock Well repairs are almost complete with the new pump. We had lots of damage and [trees down] from the recent tornadoes and a lot of overtime hours worked. Nothing further.

ADMINISTRATION –BERT FOSTER

Mr. Foster gave an update on ongoing projects including the Peeksville Road Extension and Bill Gardner Parkway. Mr. Foster said the consultant is in the final evaluation of the five options for the downtown corridor study. We had a mandatory Prebid last Thursday for the City Hall repairs and bids are due January 31, 2023. Mr. Foster said the estimated cost has been identified for the MMIP (Commercial Vehicle Lane) project. We have forwarded it to GDOT, and the county commissioned a traffic analysis for the project. Mr. Young said the utilities will be moved at no cost to the city; they will be part of the CVL project.

- **Georgia Safe Sidewalks – trip hazard removal specialists –**

Mr. Foster said it was briefly discussed at the retreat in October for the city’s sidewalks to be assessed to determine recommendations for replacement/repairs where needed. Their services would bring broken/damaged sidewalks back into ADA compliance using proprietary equipment and processes. Mr. Foster said he can ask representatives from the company to attend the February workshop meeting to discuss with the council if needed.

Councilman Greer asked if we have contacted anyone local to provide information/pricing? Mr. Foster said there may be contractors locally and he said he can research.

- **City Council Salary –**

Mr. Foster said this was also a discussion at the October retreat and the council instructed staff to research salaries paid to City Councilman in other jurisdictions. Mr. Foster reviewed the findings (provided) and said there are some state requirements the city attorney would need to review as well.

Councilman Williams asked for details on the legal steps that must take place. Attorney Andy Welch said the general assembly requires the city charter be changed and will also have to advertise for two public hearings. Councilman Greer asked a question on whether the Council is considered as “employees” of the city.

Councilman Williams asked the costs to add council to the city’s insurance plan. Mr. Young said we amended that for the council to be a part of the pool; however, the city does not subsidize the premium. Attorney Andy Welch said the option is that the council could pay for insurance out of pocket. Discussion took place about the council paying the employee rates and Mr. Young said he could check into it. Attorney Andy Welch says the general assembly can elect insurance coverage after a certain time of service at the same rate as the employees. We already allow the option; however, it is not at the same rate as the employee. But Tim will bring what the cost could be if allowed at the same premium as employees. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS –DAUNTÉ GIBBS

Mr. Gibbs gave an update that the department has issued a total of eight (8) permits (including one new house permit) for 2023. We have issued nine (9) COs [all residential] and no update on business licenses issued so far for 2023 because our business license clerk is recuperating from surgery.

Mr. Gibbs said he sent an email to the council on January 11, 2023 about the Comprehensive Plan meeting. The DCA now requires an update every five years and we will be giving updates to staff and council in hopes of having full participation from citizens and staff. Mr. Young said we have always done this with the other cities and county; however, we will be on our own going forward. Councilman Williams asked why we are separating from the county on this. Discussion took place about the warehouses in the county that abut to the city. Mr. Gibbs said we don’t foresee the industrial hub shifting more into the city as we are

nearly complete in the development of those designated areas. We are directing more mixed-use developments and shifting away from high density. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

7. Resolution approving the architectural plans submitted for a proposed C-store building to be located on Tanger Blvd. –

Mr. Gibbs said this is a request from GM Architect of Warner Robins and reviewed the information. Staff recommends approval.

Councilman Boone asked if this would have a canopy over the gas pumps. Mr. Gibbs said that information is not part of an ARB; however, there will be a standard canopy over the pumps. Nothing further.

8. Resolution approving the architectural plans submitted for the proposed RangeWater Real Estate Multifamily Development located on Tanger Boulevard –

Mr. Gibbs said this is a request on behalf of RangeWater Real Estate for a multifamily development on Tanger Blvd. Staff recommends approval with three conditions which have already been satisfied by the applicant. Mr. Gibbs read the conditions aloud:

- 1. Prior to the City of Locust Grove City Council regular meeting, February 6, 2023, the applicant shall submit to the Community Development Department Director or their designee, architectural renderings illustrating ALL proposed structures on the site, including the peripheral two-story residential above garage units, the one-story clubhouse and leasing offices, the three-story residential and three-story residential with garage structures consistent with the elevations included in the August 1, 2022 rezoning approval.*
- 2. Detail all structures with materials choices as well as colors/tones.*
- 3. Any narrative related to the overall design and requests for variation of design or materials choice.*

Ms. Julie Sellers stepped forward to comment on behalf of RangeWater Real Estate. Ms. Sellers said they are happy to be in Locust Grove. This has been a collaborative effort and their team has worked to satisfy all conditions. This is a great location and a very good quality product. Ms. Sellers reviewed the updated site plan.

Councilman Breedlove asked if the number of units have been increased in the new plan. Ms. Sellers said no, the design is different but no additional units. We eliminated three bedrooms and shifted the buildings. Attorney Andy Welch said we didn't condition them on the site plan which they modified with the nature of the zoning. Councilman Breedlove said he was clarifying the number of units didn't increase. Mr. Welch said the ordinance already has a built-in cap, but those numbers can be provided at the next meeting. Mr. Young said we need a rendering for the pool clubhouse.

Mr. David Young, architect with Dynamic Design stepped forward. Mr. Young said the front leasing office is the main focus of the project and the other building is the amenity building at the pool. Mr. Tim Young asked if the rendering for that building be provided to staff.

Councilman Boone asked the applicant if they will develop the commercial portion of the project and the applicant replied "no".

CITY MANAGER'S COMMENTS –TIM YOUNG

FY 2022 Budget Update – 4th Quarter –

City Manager Tim Young stepped forward to comment. Mr. Young said most funds will increase slightly, and some fund budgets are decreasing in terms of projects. Mr. Young reviewed the funds [increases and decreases] and discussion took place about grease control which is most of the expense.

Mr. Young expressed thanks to all our public works employees and first responders for their dedication in helping during the two tornadoes. We are focusing on getting streets cleaned up [cutting limbs and trees, and removal of debris] and transferring to the specified site. FEMA measures by cubic yards and we are keeping track of all expenses storm related so that we can be reimbursed by FEMA.

COUNCIL COMMENTS –

Councilman Greer asked Mr. Gibbs if the county was issuing a moratorium on multifamily. Mr. Gibbs said yes, there is a level of control and said he is not sure why the county has done so. The city hasn't had any new interests. Councilman Greer said he is concerned if the county put a hold, their requests may roll over into the city. Mr. Gibbs said Council can consider but said he suggests holding off until the Comprehensive Land Use update is finished. Attorney Andy Welch said it is legitimate to hold off with a moratorium since you are doing the Comprehensive Plan Update. Nothing further.

MAYOR'S COMMENTS – NONE

EXECUTIVE SESSION – LITIGATION

Motion to go into executive session to discuss pending and/or threatened litigation by Councilman Boone and seconded by Greer for litigation. Motion Carried All in favor 8:37 PM.

At 8:50 PM, motion to come back into regular session made by Councilman Boone and seconded by Councilman Breedlove.

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 8:50PM.

Notes taken by:

Misty Spurling, City Clerk