

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, March 16, 2026
 6:00 PM**

Members Present:	Staff Present:
Rudy Breedlove – Councilman/Pro Tem	Tim Young – City Manager
Lester Clark - Councilman	Bert Foster – Assistant City Manager
E. Olivia McCornell - Councilwoman	Misty Spurling – City Clerk
Willie Taylor – Councilman	Daunte’ Gibbs – Community Development Director
Sherrin Henderson Duncan – Councilwoman	Colleen Cook – Main Street Manager
Rudy Breedlove – Councilman/Pro Tem	Casey Tapley – Public Works Manager
	Derrick Austin – Police Chief
Members Present via Teleconference:	Andy Welch – City Attorney
Carlos Greer - Mayor	

Mayor Pro Tem Rudy Breedlove called the meeting to order at 6:00 PM.

Invocation given by Chaplain Kenny Heath

Councilman Taylor led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Pro Tem Breedlove asked for a motion. Councilman Shearouse made the motion to amend to remove item four from new business and add to Community Development operations and add resolution for capital lease with United Bank as item twelve under city manager comments.

RESULT	APPROVED TO AMEND
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILWOMAN DUNCAN
VOTE	MOTION CARRIED - ALL IN FAVOR

PRESENTATIONS –

- **Recognition – Locust Grove Middle School Wrestling Team -**

Councilman Breedlove stepped forward and asked the members to the wrestling team to come forward. Breedlove read aloud a letter of recognition on behalf of the City of Locust Grove and recognized individuals who placed as winners. Photos were taken with the mayor, council, and team.

- **Henry County Schools –**

Mr. Kevin Van Tone, Assistant Superintendent, with Henry County school stepped forward to comment. Mr. Van Tone introduced principals from Locust Grove schools that were present tonight. Slides were reviewed on the overhead screen including strategic plan updates and 24-25 SY GMAS proficient + growth by school, security investments, and facilities upgrades (E-SPLOST) initiative. Mr. Van Tone thanked the mayor and council for the opportunity to speak and give an update to the public.

PUBLIC HEARING ITEMS –

- 1. Ordinance for a variance to allow a 50% reduction of the front and rear yard setbacks on 0.835 +/- acres located on Jackson Street (Tax ID – L08-04001000) from R-2 (single-family residential) for the purpose of a residential development -**

Daunté stepped forward and reviewed the request and said there is no assigned address yet. The staff recommend approval.

Pro Tem Breedlove said this is a public hearing and asked for any comments from anyone in favor of the request.

Mr. Ramesh, 391 Atlanta Street, McDonough, GA stepped forward to comment he is in favor.

Billy Dixon, area manager for Havenn Homes, LLC, stepped forward to comment on their behalf. Mr. Dixon provided a copy of the house plan to the council and said he can answer any questions.

Pro Tem Breedlove asked for comments from anyone opposed to the request.

Keith Boone, 1211 Jackson Street, stepped forward to comment. Mr. Boone said this property was originally sold as one piece and then subdivided and is not large enough to build a house on. The city council has never granted a 50 percent reduction on front or rear of a piece of property. Mr. Boone said the owner doesn't maintain the property and the owner knew when they requested to subdivide that it would not qualify for future build. Mr. Boone said he is opposed to this request.

Pro Tem Breedlove closed the public hearing and asked for comments from the council.

Councilman Shearouse asked about the property to the left of the subject property and Daunté said it is zoned R-2.

Councilwoman McCornell asked if the total square feet meet code requirement and Daunté said yes.

Councilman Taylor asked how this would affect (similar requests) if submitted. Daunté said if the criteria are met, a variance may be requested.

- 2. Ordinance to adopt a moratorium on accepting rezoning applications and development permit applications for industrial, commercial, multi-family developments, and subdivisions exceeding three lots for a period of 180 days –**

Daunté reviewed the request and said the staff recommends approval.

Pro Tem Breedlove said this is a public hearing and asked for any comments from anyone in favor of the request and there were no comments.

Pro Tem Breedlove asked for comments from anyone opposed to the request and there were no comments.

Pro Tem Breedlove closed the public hearing and asked for comments from the council. There were no comments.

OLD BUSINESS/ACTION ITEMS –

- 3. Resolution to adopt the annual update of the Capital Improvement Element (CIE) for the City of Locust Grove –**

Pro Tem Breedlove asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution **#26-03-033**.

RESULT	APPROVED RESOLUTION #26-03-033
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILWOMAN MCCORNELL
VOTE	MOTION CARRIED - ALL IN FAVOR

NEW BUSINESS/ACTION ITEMS –

4. Special Event permit request for the DDA/Mainstreet *Farmers Market* at the train viewing platform on April 11th, May 9th, June 11th, August 8th, September 12th, and October 10th –

Pro Tem Breedlove asked for a motion. Councilman Shearouse made the motion to approve the request.

RESULT	APPROVED REQUEST
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILWOMAN MCCORNELL
VOTE	MOTION CARRIED - ALL IN FAVOR

5. Special Event permit request for a *Car and Bike Show* at city hall front lawn, May 2, 2026 –

Daunté reviewed the request and said the staff recommend approval with three conditions [read aloud].

Pro Tem Breedlove asked for a motion. Councilman Shearouse made the motion to approve the request and seconded by Councilman Clark.

Councilman Breedlove said his concern is this is a fundraising event and suggested it be relocated to Claude Gray Park or it not be a fundraiser event.

Andy said historically the city hasn't allowed fundraising events on the front lawn. The concern is viable and if the council approves, it may become a litigation risk. Andy said The American Legion Post is dear to his heart; however, the council decision could put him in a position to defend the city which will be difficult. Andy said this will have an impact on the lawn as well and suggested the council consider how many times per year front lawn activities are allowed.

Mayor Greer suggested tabling the request to allow for further discussion.

Councilman Shearouse made the motion to rescind his original motion and seconded by Councilman Clark.

Pro Tem Breedlove asked for a motion. Councilwoman Duncan made the motion to table the request.

RESULT	REQUEST TABLED
MADE MOTION	COUNCILWOMAN DUNCAN
2 ND MOTION	COUNCILWOMAN MCCORNELL
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK

Main Street Director Colleen Cook stepped forward to give her update. The DDA met for regular meeting last month. Kiosks have been installed at the train platform and city park. Downtown will begin doing the Farmer's Market to expose downtown. The HPC did cemetery clean up on March 7th with help from Strong Rock School, the mayor and staff. Main Street, Inc., met last week and Sarah attended on her behalf. No new businesses opened or closed in the month of February. The 2025 impact report will be available on the city website for public view and mentioned we had [498 volunteer hours] last year. The Easter Egg hunt will be March 28, 2026, Praise in the Park April 11, 2026, Rumble in the Grove on April 17, 2026, and Locust Grove Day will be April 18, 2026. Colleen said she has enjoyed working for Locust Grove in the last four years and said it's the best job she's had but is looking forward to what happens next.

The mayor and council thanked Colleen for her service to the city and said she would be missed.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Derrick Austin reviewed the monthly report and gave an update total collected in February 2026 was \$100,054.00. The department completed 411 training hours in February. We had 70 new cases for investigation and cleared 61 of those cases for 2026. The chief reviewed the crime analysis report and gave an update on the county line BP lottery machine scam.

PUBLIC WORKS – CASEY TAPLEY

Casey stepped forward with an update and review of the status report. We are getting mowers ready for grass cutting beginning tomorrow. Water production is good and soil erosion complies.

ADMINISTRATION –BERT FOSTER

Bert gave an update of capital projects and reviewed the report provided in the packets. We will have updates on the Heart of Locust Grove project at the upcoming retreat. Nothing further.

6. Ordinance to authorize the acceptance of a sanitary sewer lift station in the Havenwood Grove development on Indian Creek Road -

Bert reviewed and said the ordinance does not allow privately owned lift stations. The staff recommend approval. Andy said the regulations are replicated by HCWSA and we are using that.

7. Ordinance to authorize the execution of the agreement with Whitley Engineering, Inc. for professional engineering services associated with the Peeksville Connector –

Bert reviewed the request and said the staff recommend approval. Andy said we anticipate this to be a seven-month project. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

8. Ordinance to approve a final plat for Bunn Farms, Phase 4 – Bert Foster

Bert said he and Daunté worked together on this item. Bert reviewed the request and said these lots were removed from Phase 3 and now the six lots are ready for approval. Mayor Greer asked Bert to make sure all details are accurate to avoid any issues.

Daunté gave an update that his department has issued a total of 329 permits for 2026 and 49 new housing permits. We have issued 56 COs [40 residential / 16 commercial] with 130 business licenses issued [15

new businesses] so far for 2026. Daunté reviewed the new updates including Fire Marshal, Building Inspector, Development Inspector, and Code Enforcement for 2026.

9. Ordinance to amend the Code of Ordinances for the purpose of establishing an “Adopt-A-Road” program –

Daunté reviewed the request and said the staff are recommending approval.

Councilman Breedlove said he has several concerns [as written]. Breedlove said we pay public works to keep the trash cleaned up and they do a good job. He then asked if there are limitations on who can sign up.

Councilman Clark said the City of Jackson has a similar program that he was part of. Clark said it’s about the community coming together to help clean-up. Breedlove said his only concern is with how the ordinance is written.

Councilwoman McCornell said we shouldn’t tell anyone that we don’t want their help. This is a national program, and other municipalities participate. We do community service because it is what our organization stands for and said she proposed the idea to Daunté and Bert. Breedlove said he is not opposed to community service; however, the age requirement to join a sorority is 18 years old. It is written incorrectly, it says, “as a cost to the city” and parameters on age need to be addressed.

Andy asked Councilman Clark if the City of Jackson provides vests for their program and Clark said yes, and trash bags. Andy said changes can be made and wants to ensure those who represent doing the work commit to the work. Also, we suggest notifying the police department and public works ahead of time of the scheduled cleaning. The language in Section 5 should say the city shall remove signs if “clean-up” is not completed four times per year. Discussion took place and Andy said there is value in entities giving and participating back to the community.

McCornell asked if the organizations that apply must be non-profit and Tim reviewed what his experiences have been in seeing signs most common (businesses, churches, HOA groups, even families). McCornell also suggested we identify the roads that can be adopted. Andy also said the entity must bag and dispose of trash. Tim said the age restriction can suggest youth be accompanied by adults for supervision is a good one to keep.

Mayor Greer asked McCornell about the organization she is with and said it’s through a scholarship program. Andy thanked the mayor and council for reviewing the ordinances thoroughly and referenced a case law in 2012 regarding written language in an ordinance. The mayor asked Andy to review the case law so that Daunté can draft the ordinance correctly to avoid lawsuit.

CITY MANAGER’S COMMENTS –TIM YOUNG

10. Ordinance to review the revised agreement with Waste Management –

Tim said Andy will review this prior to April 6 meeting. Mayor Greer asked if the adjustments would decrease if the economy declined. Tim said the language is included but there is no allowance for increase in CPI. It says the rates can be adjusted per CPI. Tim confirmed with Andy this is similar contract as previously. Nothing further.

11. Ordinance to amend certain water/sewer fees-

Tim said there has been discussion from Misty’s department about increasing fees for water taps, replacement of broken meters, meter boxes and MXU’s and other fees pertaining to the use of hydrant meters. These fees haven’t been adjusted since 2003-2004 and the costs for meters have increased. Our fees currently don’t cover half the cost of [new devices].

ADD ITEM –

12. Resolution for Capital Lease with United Bank –

Tim said we reviewed some needs at a previous retreat and have now decided on the truck of choice. The cost is \$522,735 and would be an amendment to the master lease agreement with a seven-year term. The monthly payment would be \$182,255.62, and we have money budgeted. We are expecting to save on costs we accrue from using Lee Septic for their services on an annual basis. We may continue using Lee Septic for some services but cut costs drastically.

Further, Tim said the upcoming retreat is scheduled for March 23-25, 2026, in Alpharetta. Tim reviewed the items that will be discussed and nothing further.

PUBLIC COMMENTS – NONE

COUNCIL COMMENTS – NONE

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT-

Pro Tem Breedlove asked for a motion to adjourn. Councilwoman McCornell made the motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILWOMAN MCCORNELL
2 ND MOTION	COUNCILMAN CLARK
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED 8:29PM.

Notes taken by:

Misty Spurling, City Clerk