

# MINUTES

## City of Carrollton Mayor and Council Meeting

### October 5, 2015

### 4:30 p.m.

Public Safety Complex, Court/Council Chambers, 115 West Center Street,  
Carrollton, Georgia

#### I. CALL TO ORDER

The Mayor and Council met in a regular session on Monday, October 5, 2015, in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Wayne Garner called the meeting to order at 4:32 p.m. Members present: Mayor Wane Garner, Councilmember Gerald Byrd, Councilmember Mandy Maierhofer and Councilmember Jim Watters. Members absent: None. (Councilmember Ward II seat vacant)

#### II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Garner.

#### III. INVOCATION

Ms. Annie Boykin offered the invocation.

#### IV. MINUTES

**Motion by Councilmember Byrd, seconded by Councilmember Watters to approve the Minutes of the September 14, 2015 meeting. (Motion passed 4-0, Councilmember Ward II Seat vacant.)**

#### IV. CITIZEN COMMENTS

Ms. Jacqueline Dost, 120 Shady Lane, expressed appreciation to the Mayor and Council for allowing Keep Carroll Beautiful to host a paper shredding event in the parking lot across from City Hall. Ms. Dost noted that despite the inclement weather, the event was well attended.

Mayor Garner recognized one of his former teachers in attendance, Coach Ronnie Burchfield.

At this time Mayor Garner requested the Council to consider adding Agenda item number 5 to honor the Neva Lomason Library with a Proclamation. Mayor Garner announced that if approved, the item would be addressed after Item 1. **Motion by Councilmember Byrd, seconded by Councilmember Maierhofer to amend the Agenda to allow for the reading of a Proclamation for the Neva Lomason Library.**

#### VI. ITEMS OF DISCUSSION

##### 1. Certificate of Recognition: West Georgia Warriors 12 and Under

A Certificate of Recognition was read honoring the West Georgia Warriors 12 and Under 2015 USSSA Global Major World Series Champions.

**Clerks Note: The following Agenda item was added to the Agenda at the beginning of the Mayor and Council meeting. The item number is out of sequence. However, items on the Agenda were addressed in the order as reflected in these minutes.**

**5. Proclamation: National Friends of the Library Week**

A Proclamation was read declaring October 18-24, 2015, as Friends of Libraries week in Carrollton.

**2. Rezoning Request: (Resubmittal)  
Rezone 1.04 acres from C-1 (Central Business District) to RM-PD  
(Residential Multi-Family-Mixed Use)  
Property Location: 501 Rome Street  
Petitioners: Richard Diment, Jay Davis and Ronald Conners**

City Planner Lynne Miller presented a rezoning request from applicants Richard Diment, Jay Davis and Ronald Conners to rezone 1.04 acres at 501 Rome Street from C-1 (Central Business District) to RM-PD (Residential Multi-Family-Mixed Use Plan Development). The owners/developers of the property intend to construct a multi-family development with eight (8) upscale homes. City Planner Miller reminded the Mayor and Council that the matter had been tabled at the last Mayor and Council meeting to allow the developer to make modifications to the proposed development based on neighborhood concerns.

City Planner Miller advised that Mr. Diment had met with members of the Rome Street neighborhood and had made some changes to the proposed development.

At this time Mayor Garner requested Mr. Diment to discuss the modifications to the development. Mr. Diment reported the modifications he agreed upon that were discussed in the meeting with the neighbors, which included the following:

1. Relocating the original Lot 4 home to Lot 7.
2. Discarding the original Lot 3 home and replacing it with a new home labeled as Lot 3.
3. Discarding the original Lot 4 home and replacing it with a new home labeled as Lot 4.
4. Discarding the original Lot 8 home and replacing it with a new home labeled as Lot 8.

Mr. Diment noted that changes made to the proposed development were in response to the neighborhood representative's requests to increase the historical nature of the proposed project and to create more homes with enlarged front porches. Mr. Diment stated that another concern raised by those in the neighborhood was the lack of trees. Mr. Diment stated the development would have trees, shrubs and lots of vegetation on each lot.

At this time, Mayor Garner opened the Public Hearing for citizens input. Those speaking in favor: Mr. Chris Huff, 118 Rhudy Street, spoke in favor of the proposed development and complimented the Mayor and Council and City Staff on making arrangements for the neighbors to meet with the developers to discuss their concerns. Mr. Huff reported the meeting was productive and recommended meetings of the same be a prerequisite for all planned unit developments. Mr. Huff noted that this meeting would allow neighbors to help not control developments.

Mr. Huff stated he was satisfied with the changes and felt that the developer would be placing adequate greenspace in the development, as well as a variety of sidewalk paths (concrete, brick pavers, stone) leading to the homes.

Those speaking opposed:

Ms. Tara Huff, 118 Rhudy Street, spoke opposed to the rezoning. Ms. Huff expressed appreciation to the developers for meeting with members of the neighborhood, but continued to be concerned about setbacks from Rome Street, citing there appeared to be no room for trees. Ms. Huff reported that visually it was not consistent with the neighborhood. Ms. Huff also noted that the square footage of the homes in the development are not consistent with neighboring homes when compared in regards to density. Ms.

Huff stated she also understood that only three lots would be developed at a time, and she felt the neighbors should be made aware of those lots. Ms. Huff inquired to the “back-up” plan if the development failed. Mayor Garner responded that any other proposed development to the property other than what was approved would require the re-zoning process again.

Ms. Huff inquired to accountability of the development in the event there were ever vacant houses on the lots. Specifically, who would keep up the homes and keep the grass cut? Mayor Garner responded that he has seen Richard Diment’s work in previous developments, noting that it is his belief that past behavior is a great indicator of future behavior. Mayor Garner remarked on the successful developments of other projects of Mr. Diment and noted he was very confident in the success of this project. .

Ms. Cyle Bohannon, 112 Spring Street, spoke opposed to the rezoning. Ms. Bohannon reported she attended the meeting with the developers and was glad to see some changes making the development more street friendly. Ms. Bohannon stated that she would also like to see that the original covenant include that the development be owner/occupied. Ms. Bohannon stated the current setbacks in the development continue to be concern, as they are not consistent with the neighborhood. Ms. Bohannon reported she had researched and visited other cities with developments in historic areas similar in design, and found that the Rome Street proposal’s density was high in comparison. Ms. Bohannon suggested an R-10 rezoning with 4 houses in the development. Ms. Bohannon cited she was concerned of future planning and future development in the neighborhood, using the Rome Street project as a precedence, when an R-10 or R-15 zoning designation would work for the development.

At this time Mayor Garner closed the Public Hearing and inquired to the wishes of the Council. **Motion by Councilmember Watters, seconded by Councilmember Byrd to approve the resubmitted rezoning request of 1.04 acres at 501 Rome Street from C-1 (Central Business District) to RM-PD (Residential Multi-Family-Mixed Use Plan Development) with the modifications to the original proposal to include: 1. Relocating the original Lot 4 home to Lot 7. 2. Discarding the original Lot 3 home and replacing it with a new home labeled as Lot 3. 3. Discarding the original Lot 4 home and replacing it with a new home labeled as Lot 4. 4. Discarding the original Lot 8 home and replacing it with a new home labeled as Lot 8. (Motion passed 4-0, Councilmember Ward II Seat vacant.)**

### **3. Employee Holiday Gift**

City Manager Coleman noted that every year City employees work hard to stay under budget and continue to provide the level of service that everyone has come to expect. City Manager Coleman reported that the 2015-2016 FY Budget is “on track” and the economy appears to be stabilizing. City Manager Coleman noted that a great portion of this City’s success can be attributed to the diligent work of our employees. City Manager Coleman pointed that it had been the custom for many years to give each employee a holiday gift in the form of cash during November of each year. City Manager Coleman proposed that each fulltime employee with satisfactory performance be granted a holiday gift of \$1,000 and that employees with less than six months that have performed satisfactory receive \$500.00. **Motion by Mayor Garner, seconded by Councilmember Watters to give a holiday gift to each fulltime employee with satisfactory performance - \$1,000 and to fulltime employees with less than six months of satisfactory performance - \$500.00. (Motion passed 4-0, Councilmember Ward II Seat vacant.)**

**4. Appointments: Carrollton Parks, Recreation, and Cultural Arts Commission (2) Motion by Councilmember Byrd, seconded by Councilmember Watters to re-appoint Jaine Hutcheson (new term expiring October 1, 2018) and Megan Sullivan (new term expiring October 1, 2018) to the Carrollton Parks, Recreation, and Cultural Arts Commission. (Motion passed 4-0, Councilmember Ward II Seat vacant.)**

## **VII. MAYOR AND COUNCIL ANNOUNCEMENTS**

Councilmember Byrd thanked CPRCAD Director Peter Maierhofer and Carrollton Housing Authority Executive Director Charles Griffin for their assistance in meeting with West Carrollton residents recently. Councilmember Byrd expressed appreciation to Assistant City Manager Tim Grizzard and Public Works Director Mike Green for their efforts in removing dilapidated housing. Councilmember Byrd also announced he had left employment with the Carrollton City School System and he may be reached via email at [gbyrd@carrollton-ga.gov](mailto:gbyrd@carrollton-ga.gov).

Councilmember Maierhofer expressed gratitude to the Police and Fire Departments for their roles in the "Active Shooter Drill" held recently at the Carrollton City Schools.

## **VIII. CITY MANAGER ANNOUNCEMENTS**

There were none.

## **IX. ADJOURN**

There being no additional business to discuss, the meeting was adjourned by the West Georgia Warriors 12 and Under 2015 USSSA Global Major World Series Champions at 5:15 p.m.

The Agenda for Mayor and Council Meetings is available for review in the City Manager's Office, 315 Bradley Street, Carrollton, Georgia and the City's website, [www.carrollton-ga.gov](http://www.carrollton-ga.gov) after 4:00 p.m. on the Friday prior to Council Meeting. The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at this meeting, the City will try to accommodate you in every reasonable manner. Please call (770) 830-2000 from 8:30 a.m. to 5:00 p.m. Monday through Friday at least 48 hours prior to the meeting. A summary of Agenda items acted upon is available within 48 hours of the meeting at the address and website listed above. Minutes to any previous meeting (once adopted) are available upon request or available at the website listed above.