

MINUTES

City of Carrollton Mayor and Council Special Called Meeting

June 30, 2016
6:00 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 special called meeting on Thursday, June 30, 2016, in the Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia. Mayor Hollingsworth called the meeting to order at 6:08 p.m. Members present: Mayor Walt Hollingsworth, Councilmember Gerald Byrd, Councilmember Met Lane, Councilmember Jim Watters, and Councilmember Rory Wojcik. Members absent: none.

II. APPROVAL OF AGENDA ITEMS FOR CONSIDERATION

Mayor Hollingsworth inquired as to whether there was an amendment to the Agenda.

Motion by Councilmember Wojcik, second by Councilmember Watters to suspend Roberts Rules of Order and amend the agenda to allow for public comments, with a time allotment of 10 minutes each, for both pros and cons, for Resolution 15-2016 – Moratorium Extension, (Motion passed 5-0).

1. Resolution 15-2016: Moratorium Extension

City Manager Tim Grizzard presented to the Mayor and Council Resolution 15-2016: Moratorium Extension which would extend the current multi-family housing moratorium for an additional six months under the same criteria as the previous moratorium.

At this time, Mayor Hollingsworth opened the public hearing to receive citizen comments.

Those speaking opposed:

Mr. Dwayne Hicks, a realtor for Metro West Realty, spoke opposed to extending the moratorium. Mr. Hicks stated that on January 5, 2016 the Mayor and Council voted to approve a multi-family moratorium. Mr. Hicks stated that the logic was to take a step back to see exactly where the City was on housing and how balanced the City was relative to housing. Mr. Hicks stated that the City commissioned with the Bleakly Group from Atlanta to conduct a study on housing. Mr. Hicks advised that Carrollton is growing and it has always been healthy and vibrant. Mr. Hicks noted that there will always be challenges with growth and that changes are sometimes uncomfortable at many levels. Mr. Hicks stated that we all need to be sitting at the same table when talking about smart growth. Mr. Hicks also noted that realtors are facing vacancy issues in Carrollton. Mr. Hicks went on to say that the topic of multi-family housing is getting all of the attention of our City government, while other parts of our economic engine are being neglected. Mr. Hicks emphasized that there is a severe shortage of homes for people who are accepting employment in the City. Mr. Hicks stated that the moratorium has halted almost all construction in the City. Mr. Hicks

stated that the senior adult living complex on North Park Street has a long waiting list. Mr. Hicks informed the Mayor and Council that developers have had interest in active senior adult living projects and they cannot get a hearing because of the moratorium. Mr. Hicks stated that the six-month moratorium has really hurt the economic growth of the City from his perspective, and he believes an additional six-month moratorium will cause irreparable harm to the economy that will be felt for years to come. Mr. Hicks stated that he feels there is no need for a moratorium because there are multiple layers of protection throughout this process that the Mayor and Council have at their disposal. Mr. Hicks stated that a moratorium takes away a private property owner's right to be heard by elected officials and that seems fundamentally wrong at many levels. Mr. Hicks urged the Mayor and Council to hear the City's petition to approve the moratorium or turn it down based on the merits or worthiness of the idea of the project. Mr. Hicks stated that an additional six-month moratorium would continue to tell everyone that the City of Carrollton, Georgia is closed for business.

Those speaking in favor:

Mr. Robbie Blackmon of 103 Briarwood Drive, Carrollton spoke in favor of extending the moratorium. Mr. Blackmon stated that he was speaking as a citizen who was a prior renter and now a homeowner. Mr. Blackmon stated that from what he understands from the recent housing study, it appears that vacancy rates are such that we don't need additional apartments and extension of the moratorium makes sense. Mr. Blackmon stated that the citizenship of Carrollton is better served with homeowners versus renters. Mr. Blackmon advised that there is more vested interest in the City as a homeowner from a tax base standpoint and that there is pride in home ownership.

Mayor Hollingsworth closed the public hearing and inquired to the wishes of the Council.

Councilmember Wojcik stated that he is a fan of growth and shift in a town. Councilmember Wojcik stated that planned and deliberate growth as well as smart growth are extremely important. Councilmember Wojcik advised that we need to make sure that we are building a community we really want for all members of the community and stagnating growth is not a good idea. Councilmember Wojcik stated that he feels that putting a pause on development sends a message that we are not welcoming growth. Councilmember Wojcik noted that if we are looking to extend the moratorium, we need to look at our master plan, our smart growth plan, and our comprehensive plan to make sure all areas of our town have the housing supplies needed.

Councilmember Watters stated that he seconded Councilmember Wojcik's comments regarding the moratorium. Councilmember Watters advised that he and Councilmember Wojcik had previous discussions regarding the matter and are in agreement that the City needs an updated comprehensive plan that addresses the issue. Councilmember Watters stated that the previous study was just a start, but that an additional study is needed that looks at all housing. Councilmember Watters apologized that it has taken as long as it has and that he was hoping the matter would be wrapped up within six months. Councilmember Watters stated that we are not there yet, but hopefully we will be soon.

City Manager Grizzard stated that the City wants to see more homes built and his door is always open to anyone. City Manager Grizzard emphasized that if anyone has a plan or a project they want to see, he will personally walk it through himself. City Manager Grizzard stated that regarding the comments concerning senior living developments, he had not heard anything about that, and neither had the City Engineer nor the City Planner.

Councilmember Byrd inquired as to whether the comments could have been made regarding the development on MLK Street. City Manager Grizzard stated that the City had no control over that project because it is a Housing Authority project. Councilmember Byrd stated that it is his prayer that we are diligently working on a rehabilitation plan where we are going to take pre-existing inventory and rehabilitate that housing.

Mayor Hollingsworth stated that he is in the construction business and makes his living selling concrete. Mayor Hollingsworth advised we are going to extend the moratorium for six months, but he did not think that it would be in place for the entire period. Mayor Hollingsworth stated that the numbers are staggering and he wants to see a comprehensive plan in place. Mayor Hollingsworth advised that we probably would not be in this situation if the Planning Commission had a quorum at their June meeting, but that due to the holiday weekend, they did not. Mayor Hollingsworth emphasized that we need to move forward in making a town where we can all be proud to live.

At this time, Mayor Hollingsworth asked if there was a motion on the matter. **Motion by Councilmember Watters, seconded by Councilmember Lane to approve Resolution 15-2016: Moratorium Extension. (Motion passed 3-2, Councilmembers Byrd and Wojcik opposed).**

III. ADJOURN

There being no additional business to discuss, the meeting was adjourned at 6:28 p.m.

The Agenda for each 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 five (5) business days prior to a Mayor and Council 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 at or the City's website, www.carrollton-ga.gov. The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at a 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.