

WORK SESSION SUMMARY

City of Carrollton Mayor and Council

**August 18, 2016
5:30 p.m.**

City Hall, Third Floor Meeting Room, 315 Bradley Street, Carrollton, GA

ATTENDANCE

The Mayor and City Council held a Work Session on Thursday, August 18, 2016 at 5:30 p.m. at City Hall in the Third Floor Meeting Room, 315 Bradley Street, Carrollton, Georgia. Members present: Mayor Walt Hollingsworth, Councilmember Jim Watters and Councilmember Rory Wojcik. Members absent: Councilmember Gerald Byrd and Councilmember Met Lane.

PURPOSE

The purpose of the Work Session was to discuss issues regarding the 2016 Millage Rate, development issues, and other City related business. No action was taken. Minutes to a Work Session are not required by law. However, a brief summary of the general discussion is noted, along with any handouts distributed and presentation slides shared are inserted by the Clerk for reference purposes, as well as to provide information to the public.

I. ITEMS OF DISCUSSION

1. 2016 Millage Rate

Finance Director Jim Triplett recapped the advertising requirements for setting the 2016 Millage Rate as follows:

Advertising Requirements

- Advertise 5-year digest summary at least 14 days prior to millage rate adoption date.
- Advertise on City's website and local newspaper.
- Issue press release to media if intending to adopt a millage rate greater than calculated "rollback rate".
- Advertise each public hearing at least one week prior to each hearing.
- Advertise on City website and local newspaper.

Finance Director Triplett stated that the millage rate adoption calendar is as follows:

2016 Millage Rate Adoption Calendar

9-7-16 Advertise 1st and 2nd Public Hearings
 Advertise 5 Year History
 Issue Press Release

9/14/16 Advertise 3rd Public Hearing
Hold 1st Public Hearing at 11:30 A.M.
Hold 2nd Public Hearing at 6:15 P.M.

9/21/16 Hold 3rd Public Hearing at 5:00 P.M.
Hold Meeting to Set Millage at 6:00 P.M.

Mayor Hollingsworth inquired as to who was required to attend the public hearings. Finance Director Triplett stated that only staff members are required because there would be no votes made at a public hearing, but he preferred that members of the Mayor and Council be present at the hearings and that it would be necessary for the Mayor and Council to attend the Special Called meeting on September 21, 2016 at 6:00 p.m. because adoption of the millage rate would require a vote.

Finance Director Triplett stated that if the millage rate continues at the current rate, the City would basically be catching up. Finance Director Triplett emphasized that any millage rate that is adopted would still go through the public hearing process.

Finance Director Triplett stated that the 2.17 increase as presented would amount to a \$300,000 increase.

After no additional discussion, it was the consensus of Mayor Hollingsworth, Councilmember Watters, and Councilmember Wojcik to remain at the current millage rate (4.62) and allow Finance Director Triplett to move forward with the required public hearing and advertisement process.

2. Proposed UDO Change for RM Zoning

Community Development Director Erica Studdard discussed a proposed change to the Unified Development Ordinance, including Special Uses. City Attorney Conerly discussed details of the proposed change. Community Development Director Studdard stated that proposed changes to the Unified Development Ordinance include the following: **Section 2.01.02 - Residential Zoning Districts**. R-M, Residential Multifamily (Maximum 6 units per acre, unless a special use permit is obtained allowing a greater density). This district is intended to provide an area for moderate and high-density residential development. The regulations for this district are designed to provide areas for apartment complexes and other high-density residential development. In addition, Community Development Director Studdard advised that proposed changes to **Section 4.02.03 Design Standards for Multifamily Developments** include the following: **Density** - The density of any multifamily development shall not exceed six (6) units per acre, unless a special use permit pursuant to Section 2.04.24(B) is obtained from the Mayor and City Council allowing a greater density. City Manager Grizzard stated that if the plans are for under 10 units, the Mayor and Council will not see the development in advance. Councilmember Wojcik stated that a density of six (6) is not a long-term solution. City Attorney Conerly explained that we could take a suggestion from the multifamily housing study done by the Bleakly Advisory Group and develop a new zoning for student housing, since it is better for citizens to know what the standards are.

3. Carrollton Corridor Development Beautification Committee

Community Development Director Erica Studdard provided an update on the recent creation of a Beautification Committee. Community Development Director Studdard stated that she had recently met with Councilmember Rory Wojcik, Councilmember Met Lane, City Attorney Chuck Conerly, City Manager Tim Grizzard, and other staff members to discuss the committee's potential development. CDD Studdard stated that the committee was born out of the fact that we all recognize that we have

some corridors within the community that we need to take a look at and see what needs to be done. Discussions included the areas of Bankhead Highway, Maple Street, and Alabama Street. Community Development Director Studdard stated that streetscapes are nice to make the areas more attractive, but ideas need to be considered for potential economic impact on the City. Community Development Director Studdard inquired as to how the City could incentivize for property owners and developers to concentrate on the issue and when the City will move forward with a potential streetscape project. CDD Studdard stated that the City does not want to do something that they will not have the financing to complete. A resolution will be presented to the Mayor and Council regarding this matter at the September 12, 2016 meeting. Councilmember Wojcik stated that on almost every door he knocked on during his campaign, the main question was, "What can you do to fix Bankhead?"

4. Planning Commission Composition Change

Community Development Director Erica Studdard stated that there have been issues in the past with getting a quorum for the Planning Commission meetings; and therefore, one proposed change to the Planning Commission membership includes that the Planning Commission shall consist of ten (10) members instead of nine (9) members. An additional change includes that the Mayor and Council shall appoint members that live in the City of Carrollton with the exception of currently serving nonresident members who shall have the opportunity for reappointment. The final proposed change is that the Mayor and Council may have the authority to remove any member who misses more than three (3) consecutive meetings within his or her three-year term or for other cause, or written charges, after a public hearing. City Attorney Chuck Conerly stated that the City of Griffin requires that their Planning Commission members sign an attendance policy. It was also stated that all members serve on the Planning Commission without any compensation. Community Development Director Studdard advised that the Planning Commission had voted to deny allowing modular structures in C-2 and C-3 zoning districts. In addition, Community Development Director Studdard stated the items discussed have already been voted on by the Planning Commission and will be presented to the Mayor and Council for consideration at their Special Called Meeting on Monday, September 12, 2016 at 6:00 p.m.

5. General Discussion

City Manager Tim Grizzard announced that the City has been rewarded a FEMA grant in the amount of \$500,000 and thanked Fire Chief Jimmy Bearden, Fire Marshall Tracy Smith, and Operations Manager Tony Richardson for their work in obtaining the grant.

II. ADJOURN

There being no additional items to discuss, the Work Session adjourned at 6:38 p.m.