

WORK SESSION SUMMARY

City of Carrollton Mayor and Council

October 6, 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, October 6, 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 Met Lane and Councilmember Rory Wojcik. Members absent: Mayor Pro-Tem Gerald Byrd and Councilmember Jim Watters.

PURPOSE

The purpose of the Work Session was to discuss issues regarding the housing market and have open discussion with relators in regards to the moratorium and potential Unified Development Ordinance (UDO) changes. 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.*

INVOCATION

The invocation was given by City Manager Tim Grizzard.

I. ITEMS OF DISCUSSION

1. Housing Market Update Presented by John Hunt, founder of ViaSearch.

Mr. Hunt led a presentation where he discussed the housing market trends over the last three decades and where the housing market is headed. Mr. Hunt discussed how the United States has entered into a period of "new normal" where the average number of building permits are significantly lower than pre-recession numbers. This trend isn't just nationally, but also has been seen on a local level as well. In conjunction with the "new normal" is a period of moderation, where numbers of new construction have settled into consistent numbers each year instead of a steady increase or decrease. In correlation with these facts are the limited number of cheap lots available and the cost increase of labor and building materials. Millennials are also choosing to purchase houses later in life, which affects new construction as well.

City Attorney Chuck Conerly asked how this information could correlate to addressing the City of Carrollton's housing market. Mr. Hunt replied that he would have to do a more in depth study of Carrollton before he felt comfortable giving specific advice.

2. Discussion of Housing Issues and UDO Changes

Dwayne Hicks of Metro West Board of Realtors spoke about the Smart Growth seminar that took place the last week of September. Mr. Hicks stated that the West Metro Board of Realtors have contracted with Robinson+Cole law firm to review the City's Unified Development Ordinance and offer insight on how to handle development in Carrollton.

Brad Mock of the Georgia Association of Realtors stated that at the end of the contract, the law firm will have developed resolutions that could be voted on by the Planning Commission and then

the Mayor and Council. They would not just supply data and statistics about housing in Carrollton but would give tangible solutions based off of the 10 smart growth references that would benefit Carrollton.

Mr. Hicks also stated that he felt the perception in the public eye is that the city won't let them do anything and is restrictive when it comes to development. He also stated that if the City decreases the density from 10 units to 6 units then the City would be halting development even more.

City Attorney Conerly stated that the only things voted on this past year in relation to development was the moratorium, tap fees and fire codes updates. The decrease in density would allow the City to regulate new development to make sure that what is produced is a good product and an asset to the City and is not intended to hinder new development.

Community Development Director Erica Studdard asked if Robinson+Cole were going to get constituent input when developing their potential Unified Development Ordinance changes and stated that the constituents deserve to have their say acknowledged as well.

City Manager Tim Grizzard thanked the realtors for coming and giving their input.

John Denney, owner of GRC Stonewater, offered a different perspective from a developer's point of view. Mr. Denney began by expressing his thanks to all the elected officials for all they do. Mr. Denney then correlated building environment to underlying culture. The building environment of a jurisdiction reflects the people in charge such as elected officials, industrial CEO's, developer's etc. more than the culture. But the building environment can also shape the culture as well. He expressed examples that bad choices encourage bad choices and the same with good choices encouraging good choices. If a person lives in a well-designed and maintained community then they are more likely to keep their property nice due to peer influence. Mr. Denney also stated that developers will go to City Staff to understand what they can do and what the standards are, even though the City is in a moratorium. He also stated that the market was there a year ago and it will still be there when the moratorium is lifted.

3. General Discussion

Community Development Director Studdard explained that the Request for Proposal (RFP) was designed for proposals from firms and/or individuals with community branding, design and development experience in developing a brand for the City and community stakeholders to utilize. There will be an opportunity to review the consultant's proposals at the December Mayor and Council Meeting. The consultant selected could possibly begin in January which would give a potential early spring completion date.

City Manager Grizzard stated that the contractor the City was going to use for the Railroad crossing backed out and they will hire a local company soon. City Manager Grizzard also stated that the Maple Street/Barnes Avenue/Presbyterian Avenue intersection project has been moved to spring due to funding. City Manager Grizzard reported that the library plans are progressing and moving forward. In conclusion, City Manager Grizzard stated that it was Sherry Bilbo's last night after 29 years of service to the City and expressed his gratitude for all that she has done and that she will be missed.

Councilmember Met Lane stated that he would like to have a Christmas Party for all the Commission members and the Mayor and Council so everyone could be introduced to each other. Councilmember Lane also stated that he would like to reach out and have a joint work session with the School Board next year to express each other's desires for the future of the City.

II. ADJOURN

There being no additional items to discuss, the Work Session adjourned at 8:30 p.m.