

RESOLUTION 15-2016

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
CARROLLTON, STATE OF GEORGIA, TO EXTEND THE MORATORIUM ON THE
ACCEPTANCE OF APPLICATIONS FOR APARTMENT DEVELOPMENTS FOR AN
ADDITIONAL SIX MONTHS**

WHEREAS, on January 4, 2016, the Mayor and City Council of Carrollton, Georgia adopted Resolution 05-2016, which resolution imposed a six-month moratorium on the acceptance of plans and applications for apartments and the issuance of land disturbance and building permits for apartments; and

WHEREAS, the purpose of the moratorium was to allow the City of Carrollton an opportunity to study the current mix of housing stock within the City, projections as to the future mix of housing stock within the City, and the impacts of same, and to make recommendations as to the zoning and regulation of multi-family housing within the City; and

WHEREAS, the City retained a consultant to make such a study, and the study has been completed; and

WHEREAS, the consultant has determined that the City has a far greater percentage of multi-family housing – in relation to single-family housing – than other cities of comparable size and characteristics, including other such cities with college campuses; and

WHEREAS, the consultant has also determined that – at its current rate of growth – the percentage of multi-family housing – in relation to single-family housing – will continue to increase and could even approach or exceed fifty percent of the City's housing stock, placing the City at or near the highest such percentage when compared to other cities of comparable size and characteristics; and

WHEREAS, the consultant has also determined that multi-family housing has a disproportionate impact on City resources and services, and that the cost of providing City services to multi-family housing exceeds the corresponding ad valorem tax revenue produced by multi-family housing; and

WHEREAS, the consultant has recommended that the City consider (1) promoting a greater single-family to multi-family housing ratio, (2) reforming its zoning and land use ordinances to achieve the desired balance between single-family and multi-family housing, (3) imposing an impact fee and higher tap and plan review fees to cover the additional costs associated with multi-family housing, (4) partnering with the University of West Georgia to improve the quality of life in off-campus housing, and (5) encouraging the redevelopment of existing multi-family projects; and

WHEREAS, the Mayor and City Council of Carrollton, Georgia find it in the public interest to extend the current moratorium by an additional six months, so that each of these recommendations can be explored and implemented, as appropriate.

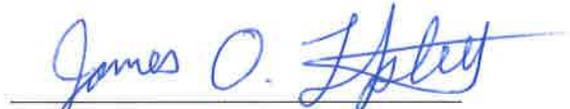
NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of Carrollton do hereby extend the existing moratorium on the acceptance of plans for development for apartment projects within the City, as follows:

1. No plans or applications for apartments shall be accepted by City Staff for projects within the City from this date until January 4, 2017.
2. No land disturbance or building permits for apartments shall be issued by City Staff for projects within the City from this date until January 4, 2017.
3. During this additional six-month period, City staff is hereby directed to consider the recommendations made by the consultant who recently finished the study of multi-family housing within the City, and the impacts of same, and to propose to the Mayor and City Council actions for the implementation of these recommendations.
4. This moratorium shall not apply to any project for which construction, grading, and/or soil and erosion control plans have been submitted and/or an application for a land disturbance permit has been submitted to City staff for review and approval prior to January 4, 2016.

ADOPTED this 30th day of June, 2016.

MAYOR AND CITY COUNCIL OF CARROLLTON



Mayor, City of Carrollton

Clerk, City of Carrollton