

RESOLUTION 21-2016

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
CARROLLTON, STATE OF GEORGIA, TO AMEND SECTION 2.01.02
("RESIDENTIAL ZONING DISTRICTS") AND SECTION 4.02.03 ("DESIGN
STANDARDS FOR MULTIFAMILY DEVELOPMENTS") OF THE UNIFIED
DEVELOPMENT ORDINANCE OF THE CITY OF CARROLLTON WITH RESPECT
TO THE DENSITY OF MULTI-FAMILY PROJECTS**

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, which moratorium was extended for an additional six-month period by action of the Mayor and City Council on June 30, 2016; 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 Mayor and City Council of Carrollton, Georgia find it in the public interest not to eliminate the development of future multi-family housing altogether, but rather to limit the density of such developments; and

WHEREAS, the Mayor and City Council wish to impose the density limit for a one-year period and then consider whether to continue with the density limit.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of Carrollton do hereby amend Section 2.01.02 (“Residential Zoning Districts”) and Section 4.02.03 (“Design Standards for Multifamily Developments”) of the City of Carrollton Unified Development Ordinance as follows:

2.01.02 Residential Zoning Districts

The following residential zoning districts are established:

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- G. 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.

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4.02.03 Design Standards for Multifamily Developments

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- E. 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.
- F. “Unit” defined. For purposes of multifamily development, each unit shall have a kitchen and no unit shall exceed four (4) bedrooms.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Mayor and City Council of Carrollton do hereby direct the City Manager to place the density limit on the agenda for the November, 2017 regular meeting of the Mayor and City Council for further review and discussion.

ADOPTED this 7th day of November, 2016.

MAYOR AND CITY COUNCIL OF CARROLLTON



Mayor, City of Carrollton



Clerk, City of Carrollton

