

MINUTES

City of Carrollton Mayor and Council Meeting

December 5, 2022

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 regularly scheduled meeting on Monday, December 5, 2022 in the Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia. Mayor Betty Cason called the meeting to order at 6:00 p.m. Members present: Mayor Betty Cason, Mayor Pro Tem Brett Ledbetter, Councilmember Jim Watters, Councilmember Jacqueline Bridges, and Councilmember Bob Uglum. Members Absent: None.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Cason.

III. INVOCATION

The invocation was offered by Councilmember Watters.

IV. CITIZEN COMMENTS

None.

V. MINUTES

Motion by Mayor Pro Tem Ledbetter, seconded by Councilmember Bridges to approve the minutes of all November 2022 meetings as presented. (Motion passed 4-0, Mayor Cason abstaining).

VI. MAYOR & COUNCIL ANNOUNCEMENTS - COMMENTS

Councilmember Bridges:

- Expressed congratulations to the Carrollton High School Football Team and the Bowdon High School Football Team for both making it to the State Championship games.
- Gave appreciation for the current holiday events going on in the city.

Councilmember Uglum:

- Also gave congratulations to the football teams making it to the State Championship games.
- Welcomed the Youth Council and former Councilmember Henry Dickerson to the meeting.

Mayor Pro Tem Ledbetter:

- Expressed appreciation for the many holiday events going on in the city and stated that he was very impressed with this years Christmas Parade.

Councilmember Watters:

- Gave appreciation to Marketing Director April Saunders and her staff for the excellent holiday events and décor downtown.

Mayor Cason:

- Also expressed congratulations to the football teams and appreciation for the downtown events.

VII. CITY MANAGER ANNOUNCEMENTS - COMMENTS

City Manager Brooks:

- Wished everyone a Merry Christmas and reiterated the Mayors & Councilmember's sentiments regarding the local football teams and downtown events.

VIII. APPROVAL OF AGENDA ITEMS FOR CONSIDERATION

Motion by Councilmember Bridges, seconded by Councilmember Uglum approve the agenda as presented (Motion passed 4-0, Mayor Cason abstaining).

1. Proclamation: Mayor's Reading Club

Mayor Cason detailed a proclamation identifying December 5, 2022, as Mayor's Reading Club Day in Carrollton and stated that the club aims to improve literacy skills and overall success with reading among children and youth in Georgia cities.

2. Resolution 14-2022 : Carrollton City Schools Land Acquisition Assistance

City Manager David Brooks stated that the Carrollton City School's Board of Education has reached out to the City of Carrollton for assistance in acquiring remaining land south of Cottage Hill Road for future expansion of education and athletic facilities. Brooks detailed Resolution 14-2022 stating that should the resolution be approved; it would authorize the transference of funds and property to the City of Carrollton Independent School System to assist in their future development.

Motion by Mayor Pro Tem Ledbetter, seconded by Councilmember Watters approve the transferring of up to \$5 million dollars and the transferring of the following properties – 124, 153, 158, 202 Nizzear Lane & 109 Brixton Circle to the Board of Education of the Carrollton Independent School System (Motion passed 4-0, with Mayor Cason abstaining.)

**3. Annexation & Rezoning Request: 2032 W Hwy 166 / Maple St (2.43 combined acres)
From County Agriculture to City C-3 (Neighborhood Commercial)**

Applicant: Benchmark Brokers

City Manager Brooks stated that the annexation & rezoning request at 2032 W Hwy 166 / Maple Street was originally requested by the applicant to be annexed into the city under the C-3 zoning district but has since then requested to be annexed into the city under the O-I (Office Institutional) zoning district. Notification was made to Carroll County regarding the change in requested zoning. Mayor Cason asked for those speaking in favor of the request to step forward, no one did. Mayor Cason asked for those speaking in opposition of the request to step forward, no one did.

Motion by Mayor Pro Tem Ledbetter seconded by Councilmember Bridges to approve the annexation and rezoning request at 2032 W Hwy 166 / Maple Street (Parcels 077 0456 & 077 0760) into the City of Carrollton with a zoning designation of O-I (Office Institutional) (Motion passed 3-1, with Councilmember Watters in opposition and Mayor Cason abstaining.)

4. Project Rezoning Request – 416 Old Newnan Road

From: R-20 (Single Family Residential 20,000 sf lot min) to R-8 (Single Family Residential 8,000 sf lot min)

Applicant: Johnny Blankenship II of Buildsouth Ltd

City Manager Brooks detailed the rezoning request at 416 Old Newnan Road, stating that the developer is asking for R-8 (Single Family Residential 8,000 sf lots) zoning in order to construct a 47-lot single family residential subdivision. Brooks stated that access to the subdivision would be from Old Newnan Road and from Burns Road. Brooks added that the Planning Commission reviewed the request at their meeting and recommended approval. Mayor Cason asked for anyone in favor of the request to step forward. The applicant Johnny Blankenship II came forward and spoke in favor of the request. Mayor Cason asked for anyone in opposition to step forward. An adjacent property owner G.W. Petty spoke in opposition of the request stating the density was too high and he was concerned about traffic.

Motion by Councilmember Watters, seconded by Mayor Pro Tem Ledbetter to approve the rezoning request at 416 Old Newnan Road with the following conditions:

- 1. The developer shall comply with the R-8 zoning landscape requirements for the entire project, including streetscape trees.**
- 2. A landscape buffer of 20 feet shall be installed adjacent to the Carrollton GreenBelt so as to shield the Carroll County Public Works facility.**
- 3. A spur to the Carrollton GreenBelt (similar to the one provided on the concept plan) shall be installed.**
- 4. The developer shall establish a mandatory Home Owners Association (HOA) and shall record an enforceable declaration of covenants and restrictions for the community. Such covenants shall be recorded prior to the recording of a final plat. These covenants shall specifically and clearly incorporate all of the zoning conditions and restrictions. The HOA shall be charged with the right and obligation to enforce such covenants and restrictions prior to and after the issuance of building permits.**
- 5. The covenants shall specify that no more than 20 percent of the homes may be leased at any time and that they may be occupied only by a residential family unit with no more than two (2) unrelated individuals.**
- 6. Front and side yards shall be landscaped and sodded.**
- 7. Vehicles may only be parked on paved areas designed for that purpose. No inoperable vehicles shall be maintained on any lot for more than 72 hours.**
- 8. Garages shall not occupy more than 40-percent of the total building frontage. This measurement does not apply to garages facing an alley, should alleyways be incorporated into the final design.**

(Motion passed 4-0, with Mayor Cason abstaining.)

