

The Mayor and Council met for a Called Council Meeting and Planning & Code Retreat.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Charles Boyce	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Rosalind Parks	Planning Commission Member
	Mike Eckles	Planning Commission Member
	Randy Camp	Planning Commission Member
 Absent:	 Nathan Little	 Council Member
 Staff Present:	 Chris Bailey, Brad Callender, Sara Shropshire, Katie Butler, Les Russell	
 Visitors:	 Marilyn Hall, Bobby Sills	

I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

Mayor Howard noted that all Council Members were present, except Council Member Nathan Little. There was a quorum.

2. Approval of Agenda

To approve the agenda.

*Motion by Bradley, seconded by Parks.
Passed Unanimously*

II. NEW BUSINESS

1. SmartCode Presentation

Ms. Marilyn Hall and Mr. Bobby Sills with Hall Consulting gave a presentation on Form Based Codes 101 that has the potential to transform Monroe. Ms. Hall explained that Form Based Codes (FBCs) places more emphasis on the design and form of buildings than a traditional zoning code does, and less emphasis on uses inside the buildings. They discussed the various case studies they had done on FBCs in various communities and locations to find out if these codes worked and how they were implemented. She discussed traditional zoning versus conventional zoning and the five things that contribute to sprawl which are pattern, dimension, homogeneity, separation, and enclosure. Sprawl is defined as disconnected, automobile-dependent, land-consumptive, environmentally degrading, single-use, homogeneous, inaccessible development, with a low quality, poorly conceived public realm. The opposite of sprawl is defined as compact urban form that encourages pedestrian activity and minimizes environmental degradation; encourages social, economic, and land use diversity as opposed to homogeneity; connects uses and functions; has a high-quality public realm that provides opportunities for interaction and exchange; offers equitable access to goods, services, and facilities; and protects environmental and human health.

Form and placemaking examples of frontages, landscaping, and use examples were presented.

From their cases studies, the common themes obtained to consider are walkability, don't do it all at once—phased in approach, flexibility, works best during strong economic times or in conjunction with an economic development plan, and don't use the term transects or form-based code.

Their recommendations were to implement over time, start with the North Subarea Plan area and downtown; always refer to the SmartCode instead of "Form Based Code"; save time-based

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incentives for economic downturns or specific areas in need of redevelopment; have a flexible code, train your staff, and provide education materials for developers, such as cheat sheets and facts.

FBCs are developed with broad based public input. The requirements are spelled out in a clear, concise, and easy to follow manner. The discretionary review is minimized or eliminated, and the outcome becomes predictable.

City Administrator Logan Propes asked what seemed to be the biggest issue in implementation or where Council would like to see the most changes. Lee Malcom and Larry Bradley both discussed the transitions into R1 Zoning areas primarily around the edges of the City. Mr. Propes discussed the implementation of Council setting the transect or transitions zones would be critical to define how the smart codes would be applied. In further discussion, it was also mentioned that rather than an amendment to R1 Zoning that perhaps all major subdivisions should be treated as PRDs to ensure more Council discretion on each project that comes forth rather than everything reverting to a baseline by-right condition.

2. Planning & Code Update

Mr. Brad Callender reviewed and discussed a list of zoning ordinance policy amendments, technical-housekeeping amendments, and development regulation policy amendments.

Consensus was to continue to explore SmartCode which will involve a series of meetings and workshops to get the community involved.

3. Other Business


City Administrator explained that the City has been working on finalizing plans and easements for the 24-inch raw water line. Just recently, the GDOT let us know that the Westbound on ramps at Highway 138 to U.S. Highway 78 below Charlotte Rowell Boulevard has been moved up for construction and just last week notified Rodney Middlebrooks that a section of the water mains would be in conflict with a portion of construction if the City did not hurry up and install it now. If we waited, it may be 12 months until we could install the portion of our water mains, thus likely increasing costs, and delaying further water sales to Loganville and running another year plus without a redundant raw water feed. The City will continue to pursue grants to help offset any construction costs. The funding for this project is on hand which was already in the Bonds to do this project. Bids were solicited by our engineer, Wiedeman & Singleton, and Rodney Middlebrooks. One was a no bid due to volume of work, another hasn't responded, and Mid-South Builders, Inc., was the lowest responsive bidder in the amount of \$1,385,430.00. Mid-South Builders still has crews nearby which they can mobilize and start work almost immediately.

To approve Mid-South Builders, Inc., in the amount of \$1,385,430.00.

*Motion by Bradley, seconded by Garrett.
Passed Unanimously.*

III. ADJOURN

*Motion by Malcom, seconded by Dickinson.
Passed Unanimously.*



MAYOR



CITY CLERK