

**BOARD OF MAYOR AND COMMISSIONERS
SPECIAL CALLED WORK SESSION**

**April 25, 2018
5:30 p.m. to 7:30 p.m.**

MINUTES

Members Present: Jonathan Elmore, Mayor
Brian Fisher, Mayor Pro Tem
Lisa Shortell, Commissioner
Lionel Laratte, Commissioner
Adela Yelton, Commissioner

Staff Present: Gina Hill, City Clerk

Item No. 1 Meeting Called to Order

Item No. 2 Adoption of Agenda
Commissioner Shortell moves to adopt. Commissioner Laratte seconds. All ayes.

Item No. 3 **Downtown 3-Dimensional Map Proposal**
A proposal will be discussed to generate a 3D map/database of the central business district to facilitate envisioning, zoning discussions and business development.

Resident and architect Bill Clark introduces Bob Hughes of Brilliance Photography. They do a presentation about the ways 3-dimensional photography can be used by the City. Drones could do scans of the downtown area and the resulting photography can be used by the City, consultants, and developers. The information can provide measurements, elevations, and more. It can also be used as a marketing tool. The information is not proprietary so can be used with other software programs. It also does not veer from actual surveys done on the ground. The drone scans can typically be done in one day with the photography delivered within a couple of weeks, Hughes said. The Chair of the DDA, Dave Deiters, asked about how easily the City could use parts of the resulting photography. Would it require special software or training? Mr. Clark said he doesn't foresee City staff having to deal with that. The Chair of the Planning and Zoning Board, Martha Teall, said this would be a real asset to the City. A resident suggested adding extra consulting fees into the proposal.

Next Steps: A proposal will be prepared for the BOMC's review.

Hiring Firm Regarding the Downtown Street Grid

Discussion of hiring an architecture/urban design firm to analyze the City's grid and zoning and make suggestions regarding the placement of new streets to better fulfill the goals outlined in the Downtown Master Plan.

Mayor Elmore explains it's important for the City to determine its street grid and that may involve condemnation and borrowing money. Commissioner Shortell started researching this by talking to Katherine Moore of the Georgia Conservancy. Ms. Moore recommends using a third party consultant for the process and suggested two firms for Commissioner Shortell to speak to. One firm would act in an advisory role. Commissioner Shortell hasn't spoken with the other recommended firm yet. She also spoke to two other firms and found they each specialize in certain areas such as zoning, connectivity, design, etc. The solution, she said, is that these firms tend to work together. Mayor Pro Tem Fisher says big projects like this tend to work best when there is a process map for what the steps are when they'll be taken. He feels that, right now, the City just needs a third party to help them with the process. Commissioner Yelton discusses the need for involving stake holders in this process, including business and property owners. She also mentioned that the Urban Land Institute could be of assistance. Commissioner Laratte requests more information on the financing aspects of the various steps in the process. He does agree that a third party does need to be engaged. Mayor Elmore would like to know how the Urban Land Institute could help. DDA Chair, Dave Deiters, supports using a third party. He adds this should be referred to as an implementation plan. He suggests having representatives, such as DDA Consultant David Burt and Katherine Moore, develop a document outlining what the City wants and then letting the various firms determine how to make it happen. Mr. Burt says he's worked with all the firms mentioned and gives a brief description of each. DDA member Jennifer Joyner thanks those involved and supports the effort. Mayor Elmore says development will also bring in more tax revenue which the City needs. A new resident says he's confused about the priorities and long-term goals where downtown development is concerned. He encourages the BOMC to look at the discrepancies. Commissioner Shortell says updating the zoning code will alleviate many of those issues. Another resident feels the City leadership and residents are at the point of needing to decide how big it wants to be. Mayor Elmore discusses the Downtown Master Plan and the need to understand the logic behind it and the density it recommends.

Next Steps: Commissioner Shortell and David Burt will work together on a draft document of goals. Afterwards, a scope of work will be outlined likely with the help of Katherine Moore. City Clerk Gina Hill will facilitate the process of scheduling more special called work sessions for downtown development for the next few months.

Item No. 5

Policy Regarding Golf Carts Crossing US 278

Discussion of allowing golf carts to cross US 278 into the business district and neighborhoods north of the City's main thoroughfare.

Mayor Elmore wonders why this wasn't allowed when golf carts were initially approved. He adds it should be confirmed with City Planner Keri Stevens and the Georgia Department of Transportation (GDOT) that crossing US 278 would be allowed. Resident David Maddox, who initially requested the topic be discussed, says that federal law allows this. He says the residents living north of US 278 should allow have the privilege of owning a golf cart and being able to cross south of the street. He adds it would also alleviate parking. Many suggested just allowing one spot for crossing. Commissioner Laratte says his only concern is the potential for kids driving golf carts across the road. Mr. Maddox says that should be a parental issue. Commissioner Shortell says there would need to be rules about how and where golf carts can park. Commissioner Yelton touts the environmental benefits of golf carts. The Board is supportive of allowing golf carts to cross US 278 as long as it's legal. One resident says other drivers may not be looking for golf carts driving deeper in the business district. Another resident said at one point there was a discussion about the possibility of having a cart path all the way to Your DeKalb Farmers Market.

Next Steps: The BOMC will instruct City staff to research the issue.

Item No. 6 Public Comment

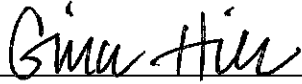
Item No. 7 Adjournment
Mayor Pro Tem Fisher moves to adjourn. Commissioner Shortell seconds. All ayes.

APPROVED THIS 23rd DAY OF MAY 2018



Jonathan Elmore, Mayor

ATTEST:



Gina Hill, City Clerk