THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: Halpern Park Stream Restoration Bid Opening

Date of Meeting: April 25, 2011

Budget Impact: Yes

Budget Impact Amount: $ TBD by bids

Funding Source: Stormwater
( )Annual
( )Capital
( )N/A

Regular Meeting ( )
Work Session ( )
Recommendation ( )
Policy/Discussion ( )
Report ( )
Other ( )

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Action Requested: City Council to open sealed bids

History, Facts, Issues: Halpern Park Stream - construction

Options: _____

Recommended Action: Open bids and record total bid amount

Department: Stormwater

Department Head: S Strickland

Administrative Comments and Recommendation: _____

Action Taken By Board: _____

THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: CSTTOM as Conditional Use in C-2

Date of Meeting: 4-25-11

Budget Impact: ☐ Yes ☒ No

Budget Impact Amount: $ n/a

Funding Source:

- ☐ Annual
- ☐ Capital
- ☒ N/A

- Regular Meeting ☒
- Work Session ☐
- Recommendation ☐
- Policy/Discussion ☐
- Report ☐
- Other ☐

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Action Requested: Include CSTTOM as a conditional use under C-2. Required in order for zoning to address the recently-adopted CSTTOM ordinance.

History, Facts, Issues: The CSTTOM ordinance was adopted by Council, however there is no provision for CSTTOM use in the zoning ordinance. The proposal is to include CSTTOM only in C-2 and to require CUP. The Planning Commission approved of this proposed zoning text amendment on 4/21/2011with a 3-0 vote.

Options: Adopt the ordinance or do not adopt it.

Recommended Action: Adopt the ordinance..

Department: Planning & Zoning **Department Head:** Zoning Administrator

Administrative Comments and Recommendation: In public hearing discussion associated with Planning Commission review, a citizen concern was stated that the CSTTOM ordinance is unique in the State of Georgia and has not been tested.

Action Taken By Board:

THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: Final version M-1

Date of Meeting: April 25, 2011

Budget Impact: ☐ Yes ☒ No

Budget Impact Amount: $ n/a

Funding Source:

- ☐ Annual
- ☐ Capital
- ☒ N/A

- Regular Meeting ☒
- Work Session ☐
- Recommendation ☐
- Policy/Discussion ☐
- Report ☐
- Other ☐

CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE

Action Requested: On December 8, 2010 Council and the Planning Commission sent a revision of M-1. The ordinance revised permitted and conditional uses relating to automotive businesses. The Planning commission approved the revision on December 9, 2010. Mayor and Council adopted the ordinance on December 13, 2010 and made changes to it at the meeting. The ordinance here includes those changes. Sec. 209 provides that final versions of ordinances must be approved by Council at a meeting.

History, Facts, Issues:

Options: Adopt the final M-1 version or not.

Recommended Action: Adopt the final M-1 version.

Department: Planning & Zoning **Department Head:** Lee Walton

Administrative Comments and Recommendation:

Action Taken By Board:

THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: Modify CUP Zoning Ordinance

Date of Meeting: 4-25-11

Budget Impact: ☐ Yes ☒ No

Budget Impact Amount: $ n/a

Funding Source:

- ☐ Annual
- ☐ Capital
- ☒ N/A

- Regular Meeting ☒
- Work Session ☐
- Recommendation ☐
- Policy/Discussion ☐
- Report ☐
- Other ☐

CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE

Action Requested: Sec. 1501 of the Zoning Ordinance requires an automatic review after 12 months of a CUP and could be read to mean a CUP expires after 12 months.

History, Facts, Issues: Staff and Council recommend deletion of the automatic 12 month review and expiration of the CUP.

Options: Adopt the zoning ordinance or do not.

Recommended Action: Adopt the zoning ordinance.

Department: Planning & Zoning **Department Head:** Lee Walton

Administrative Comments and Recommendation:

Action Taken By Board:

THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: Re-adoption of Official Zoning Map

Date of Meeting: 4-25-11

Budget Impact: ☐ Yes ☒ No

Budget Impact Amount: $ n/a

Funding Source:

- ☐ Annual
- ☐ Capital
- ☒ N/A

- Regular Meeting ☒
- Work Session ☐
- Recommendation ☐
- Policy/Discussion ☐
- Report ☐
- Other ☐

CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE

Action Requested: Re-adopt the official zoning map, inclusive of adopted zoning map changes that are not reflected on the map dated May, 2010.

History, Facts, Issues: This action was recommended by the City Attorney for purposes of establishing a current and accurate official zoning map. At the 3/28/2011 Council meeting, this item was postponed to date certain 4/25/2011 with request that the map be prepared and the Planning Commission provide review and recommendation. The Planning Commission was provided the opportunity to review the list of map changes being executed by the City's GIS consultant, and the Planning Commission approved on 4/21/2011with a 3-0 vote following review and discussion.

Options: Re-adopt the zoning map or do not re-adopt it.

Recommended Action: Re-adopt the zoning map.

Department: Planning & Zoning **Department Head:** Zoning Administrator

Administrative Comments and Recommendation: Due to the transition in the Planning Department, research was required to clarify the required map updates based on prior Council action. MACTEC has completed this research, prepared a list of map updates, and transmitted the list to Keck & Wood. The revised map was not available at the time of the Planning Commission meeting, but the list was reviewed and compared with the existing map. Keck & Wood has indicated that the revised map will be available before the 4/25/2011 Council meeting. It is staff's understanding that this action does not constitute any substantive modifications to the zoning ordinance, but is procedural in manner.

Action Taken By Board: _____

THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: Re-adoption of Official Zoning Code

Date of Meeting: 4-25-11

Budget Impact: ☐ Yes ☒ No

Budget Impact Amount: $ n/a

Funding Source:

- ☐ Annual
- ☐ Capital
- ☒ N/A

- Regular Meeting ☒
- Work Session ☐
- Recommendation ☐
- Policy/Discussion ☐
- Report ☐
- Other ☐

CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE

Action Requested: Re-adopt the official zoning code, inclusive of Section 23 of the City Code of Ordinances as codified on May 17, 2010 and subsequent zoning text amendment ordinances.

History, Facts, Issues: This action was recommended by the City Attorney for purposes of preparation for updated codification and clarification. At the 3/28/2011 Council meeting, this item was postponed to date certain 4/25/2011 with request that the Planning Commission provide review and recommendation. The Planning Commission approved of this recommendation on 4/21/2011with a 3-0 vote.

Options: Re-adopt the ordinance or do not re-adopt it.

Recommended Action: Re-adopt the ordinance..

Department: Planning & Zoning **Department Head:** Zoning Administrator

Administrative Comments and Recommendation: Due to the transition in the Planning Department, any actions that can serve to add clarity are considered helpful by current staff. Additionally, it is staff's understanding that this action does not constitute any substantive modifications to the zoning ordinance, but is procedural in manner.

Action Taken By Board:

THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: Re-zoning 5141 Buford Hwy. from C2 CUP to C2

Date of Meeting: 4-25-11

Budget Impact: ☐ Yes ☒ No

Budget Impact Amount: $ n/a

Funding Source:

- ☐ Annual
- ☐ Capital
- ☒ N/A

- Regular Meeting ☒
- Work Session ☐
- Recommendation ☐
- Policy/Discussion ☐
- Report ☐
- Other ☐

CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE CITYOFDORAVILLE

Action Requested: Rezone the property located at 5141 Buford Hwy. from C2 CUP to C2, effectively removing the Conditional Use permission previously granted.

History, Facts, Issues: This item was placed on Council Agenda for 3/28/2011 by former staff. On 3/28/2011, this item was postponed due to lack of information/clarity.

Options: Approve the rezoning, disapprove the rezoning or table the item

Recommended Action: Table the item.

Department: Planning & Zoning **Department Head:** Zoning Administrator

Administrative Comments and Recommendation: Staff has not been able to clarify/ determine that the city-initiated rezoning notice was properly posted. Out of abundance of caution to comply with local requirements and Zoning Procedures Act, staff recommends re-starting the process of city-initiated rezoning.

Action Taken By Board:

THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: Modify Zoning C-1 District

Date of Meeting: 4-25-11

Budget Impact: ☐ Yes ☒ No

Budget Impact Amount: $ n/a

Funding Source:

- ☐ Annual
- ☐ Capital
- ☒ N/A

- Regular Meeting ☒
- Work Session ☐
- Recommendation ☐
- Policy/Discussion ☐
- Report ☐
- Other ☐

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Action Requested: Some Council members have asked that the Council delete the pitched roof requirement for auto service station buildings in C-1. This modification will apply citywide to C-1 and C-2 properties.

History, Facts, Issues: The Planning Commission reviewed this proposed ordinance on 4/21/2011 and voted 3-0 to recommend its adoption.

Options: Adopt the ordinance or do not adopt it.

Recommended Action: Adopt the ordinance.

Department: Planning & Zoning **Department Head:** Zoning Administrator

Administrative Comments and Recommendation: Requirement for all auto service station buildings to be designed to include a pitched roof is incompatible with the architectural trends for newer, higher quality auto service stations. The pitched roof is an appropriate architectural feature on many types of buildings, including some examples of auto service stations in some places. However, forced requirement of pitched roof design on modern commercial architecture can result in modifications that compromise architectural integrity.

Action Taken By Board: _____