MEMORANDUM

TO: Mayor and City Council
City Clerk

FR: Brian Bates

DT: January 28, 2010

RE: Sequoyah Middle School – Civics Class Field Trip

Last year city council passed a motion to partner with the local schools and have a city council meeting for the civics class, allowing them to participate in local government.

It has taken some time, but the new principal at Sequoyah, Brittany Cunningham, and their Social Studies Chairperson have agreed that this would be a great thing for their 8th grade class.

They have two classes that they would like to bring to a city council meeting.

I have suggested the following:

1. We would have two special called council meetings during the day (same day), with very short agendas, but actual city business.
2. Have each class brainstorm several pieces of legislation or resolutions that they would like to see passed. (We would approve the school the resolution or legislation in advance to avoid something controversial and ensure it did pass)
3. Just like any other non-city sponsored piece of legislation, the students would have a spokesperson (limited to 5 minutes) to explain why it was important, the benefits of it, etc. We would have discussion, allow students to speak on behalf of the legislation/resolution, ask them questions and then vote yes or no.
4. Adjourn the meeting and then answer questions from the students.

They have suggested the following Wednesdays:

March 17th
March 24th
March 31st

I would like City Council to review their calendars and advise if there is a Wednesday that is better and schedule the special called meetings for this civics class lesson.

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City Clerk

FR: Brian Bates

DT: January 28, 2010

RE: High School Attendance Districts

As you know, in October and November both I had a chance to visit Cross Keys for two different items. It surprised me as to how far Cross Keys was from Doraville, especially knowing how close Chamblee High School was to our city. So I researched the attendance distance from Sequoyah Middle School to various High Schools.

I used Googlemaps to calculate the driving distance from Sequoyah to the following schools:

Distance From:	To: Sequoyah MS
Cross Keys HS	6.2 miles
Dunwoody HS	5.3 miles
Tucker HS	5.3 miles
Lakeside HS	4.1 miles
Chamblee HS	3.3 miles
Oakcliff	2.8 miles
Cary Reynolds	0.4 miles

So as you can see, there are 4 high schools that are closer to Sequoyah than Cross Keys. Remember, this is from Sequoyah. So children who go to Oakcliff, you can add an additional 2.8 miles meaning that those students from the Oakcliff area need to drive or be bussed 9 miles to get to high school.

To make matters worse, according to the district attendance map, students that live in parts of Brookhaven, **less than 10 blocks from Cross Keys** will go to Chamblee High School.

Furthermore, according to the High School District Attendance map, the City of Doraville is divided into three (3) high school districts.

Students in Northwoods, Oakcliff, and the apartments on both sides of Shallowford Road (including the apartments in Chamblee) go to Sequoyah Middle School and then on to Cross Keys High School.

Students in the Winters Chapel/Tilly Mill area go to Peachtree Middle School and then on to Dunwoody High School.

Future students in the yet-to-be-developed GM plant will go to Chamblee Middle School and then on to Chamblee High School.

It is time that Doraville takes a stand and fights for our children and our community.

This is Attorney Client Privilege
MEMORANDUM

TO: Mayor Jenkins
Mayor Pro Tem Pittman
Councilmember Alexander
Councilmember Fleming
Councilmember Pachuta
Councilmember Roche
Attorney Weed
City Planner Haeberlin
City Clerk Blackmon

FR: Brian Bates
DT: February 3, 2010
RE: Zoning Classifications

I have spent considerable time in reviewing the 1986/2006 Revised Zoning Ordinances (here-after called "old") for C1,C2, OI, M1, M2 and comparing them to the zoning ordinances that were passed in 2008/2009.

Let's start with an observation. In the old zoning there was a phrase, "Other uses as may be determined by the City Council to be similar and compatible with the above listed permitted uses."

I want to reiterate that it says "City Council" and not staff. So I read it to mean that if it was not listed as permitted, then in order for it to be allowed, City Council needed to approve it and do so through a proper zoning meeting.

That being said, I have found the following from my comparisons:

Old C1, there were 30 permitted uses.
Old C1, there were 0 conditional uses.
New C1, there are 64 permitted uses. Increase of 34 specific uses.
New C1, there are 10 conditional uses. Increase of 10 specific uses.

The following uses were permitted under the Old C1, but no longer listed in C1:

- Boarding and Rooming Houses - NOT LISTED IN ANY CLASSIFICATION
- Neighborhood Shopping Centers - NOT LISTED IN ANY CLASSIFICATION

The following uses were permitted under the Old C1 and moved to Conditional Use under the new C1:

- Day care center
- Laundromats
- Newsstands and tobacco shops

Old C2, there were 56 permitted uses.
Old C2, there were 9 conditional uses.
New C2, there are 120 permitted uses. Increase of 64 specific uses.
New C2, there are 65 conditional uses. Increase of 56 specific uses.

The following uses were permitted under the Old C2, but not longer allowed under the new C2:

- Ambulance Service- MOVED TO ZONE M1 CONDITIONAL
- Auction gallery, including automotive - NOT LISTED IN ANY CLASSIFICATION
- Auto fuel station, automotive repair shops, body and fender work, or automotive vehicle painting, provided that all used and waste materials are kept inside and out of sight from streets and adjacent properties.- REPAIR ITEMS MOVED TO ZONE M1
- Campground for travel trailers and motor homes. - NOT LISTED IN ANY CLASSIFICATION
- Combination display store, office warehouse and fabrication shop for electrical, plumbing, heating or refrigeration contractors, and automobile supply house with minor overhaul and machining or parts- MOVED TO ZONE M1
- Community Shopping Centers - NOT LISTED IN ANY CLASSIFICATION
- Dry cleaning, laundry and dye plants employing not over twenty (20) persons exclusive of drivers.- DYE MOVED TO ZONE M1
- Groups Homes- MOVED TO ZONE OI CONDITIONAL
- Mobile home sales lots provided all homes are in structurally sound condition at all times. - MOVED TO ZONE M2 CONDITIONAL
- Mortuaries- MOVED TO ZONE M1
- Rooming or Boarding Houses - NOT LISTED IN ANY CLASSIFICATION
- Specialty Retail Centers - NOT LISTED IN ANY CLASSIFICATION
- Telegraph and telephone exchanges and utility structures, including storage and parking facilities for equipment and supplies, including power sub-stations, transmission towers and similar uses.- MOVED TO ZONE M1
- Wholesaling and warehousing and those businesses which are incidental thereto, excluding the handling or storage o any material of an inflammable or explosive nature. - MOVED TO ZONE M1

The following uses were permitted under the Old C2 and moved to Conditional Use under the new C2:

- Bus or rail stations.
- Bus or rail terminals.
- Day care center
- Funeral homes without crematorium
- Hotels (but excluding motels and extended stay facilities)
- Transit terminals

Old OI, there were 8 permitted uses.
Old OI, there were 0 conditional uses.
New OI, there are 48 permitted uses. Increase of 40 specific uses.
New OI, there are 45 conditional uses. Increase of 45 specific uses

The following uses were permitted under the Old OI and moved to a new classification in the New zoning:

- Community assembly including civic, social fraternal, and philanthropic associations; private (non-profit) clubs, lodges, and meeting halls - MOVED TO C1
- Cultural and recreational services including art galleries, libraries, museums, parks, playgrounds, and playfields. - MOVED TO C1
- Intermediate medical care facility (out-patient services only). - MOVED TO C2 CONDITIONAL

The following uses were permitted under the Old OI and moved to Conditional Use under the new OI:

- Colleges and universities, business colleges, vocational-technical schools, GED instruction, and performing arts schools, but excluding Commercial Driver's License (CDL) training, barber and beauty schools, pre-schools, kindergartens, riding schools, day care facilities, and any use requiring outside activities, display, or storage.
- Group or congregate personal care centers, assisted living, and nursing homes for the elderly, disabled, or infirmed.

Old M1, there were 19 permitted uses.
Old M1, there were 4 conditional uses.
New M1, there are 63 permitted uses. Increase of 44 specific uses.
New M1, there are 55 conditional uses. Increase of 51 specific uses.

The following uses were permitted under the Old M1, but not longer allowed under the new M1:

- Airport and landing area - NOT LISTED IN ANY CLASSIFICATION
- Theatre (outdoor) - NOT LISTED IN ANY CLASSIFICATION

The following uses were permitted under the Old M1 and moved to Conditional Use under the new M1:

- Tire recapping and re-treading shops without retail sales.
- Mini-Warehouses

Old M2, there were 25 permitted uses.
Old M2, there were 2 conditional uses.
New M2, there are 70 permitted uses. Increase of 45 specific uses.
New M2, there are 51 conditional uses. Increase of 49 specific uses.

The following uses were permitted under the Old M2, but not longer allowed under the new M2:

- Grain elevators or commercial feed mills - NOT LISTED IN ANY CLASSIFICATION
- Natural production uses - the excavation and sale of topsoil, gravel, sand, shale, or other material of natural mineral deposit, or quarrying of any of rock formation, subject to conditions. - NOT LISTED IN ANY CLASSIFICATION

It seems to me that in re-writing our zoning, we made a significant expansion of allowable uses, eliminating general and ill-defined classifications.

The reason that I did this study was to gain an understanding of the types of businesses that have been "removed" from C1 and C2 and causing the hardships. What I can safely say is that the only viable business that was moved from C2 to another zoning classification was Wholesaling. And in its place, we added 64 specific new permitted uses and 56 new conditional uses.

That being said, the office/warehouse space in our city is a different story and I believe some type of relief should be granted to properties with specific characteristics.

I hope this helps give everyone a clearer picture of the changes that took place when the zoning ordinance was changed in 2008.