

## CITY COUNCIL WORK SESSION

Donna Pittman-Mayor

Robert J. Patrick-District 1  
Trudy Jones Dean – District 2  
Karen Pachuta – District 3

Pam Fleming – District 1  
Brian Bates – District 2  
Maria Alexander – District 3 Mayor Pro-Tem

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### AGENDA

**September 16, 2013. (following  
The 6:30PM meeting)**

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1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES:
4. APPROVAL OF MEETING AGENDA
5. PUBLIC COMMENT
6. REPORTS AND PRESENTATIONS
  - a) Zoning Review Status Update
7. UNFINISHED BUSINESS
  - a) Court Cost Addition
  - b) Architectural Standards
8. NEW BUSINESS
  - a) Stormwater Infrastructure Policy
  - b) Discussion of CMA Contract
9. OTHER BUSINESS
  - a) Executive Session
10. ADJOURNMENT



## AGENDA ITEM REQUEST SHEET

**Subject: Resolution to add Court Costs to the Citywide Fee Schedule**

**Date of Meeting:** August 19, 2013

**Budget Impact:** ☐ Yes ☐ N/A

**Budget Impact Amount:** \$ \_\_\_\_\_

**Funding Source:**

- ☐ Annual
- ☐ Capital
- ☐ Grant(s)/ Technical Assistance
- ☐ N/A

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

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**Department:** Finance

**Department Head:** Lisa Ferguson

**Background:**

The attached analysis shows the number of tickets processed between the fiscal years 2010 through 2012. Final figures for the most recently completed fiscal year are not yet available.

Based on the total number of tickets processed, the City spends between \$37 and \$38 per ticket to operate the Municipal Court. This includes personnel, utilities, legal fees, interpreters, supplies, etc., everything that the Municipal Court department spends during the fiscal year. It also includes the average cost of police officers assigned to court sessions.

Adding court costs to the fee schedule would allow the City to fully fund the Municipal Court budget using court costs.

**Recommendation:**

Approve the resolution to add a \$37.00 per ticket processing fee to offset Court Costs to the Citywide Fee Schedule.

**RESOLUTION TO AMEND A SCHEDULE OF FEES  
FOR THE CITY OF DORAVILLE TO ADD COURT COSTS**

- WHEREAS,** the Mayor and City Council previously adopted a schedule of fees for all fees assessed by the City; and
- WHEREAS,** the City currently spends between \$37 and \$38 per ticket to operated the Municipal Court, including personnel, utilities, legal fees, interpreters and supplies, as well as the average cost of police officers assigned to Court Sessions; and
- WHEREAS,** in order to defray the overhead costs of operating the City's Municipal Court, the Mayor and City Council find it necessary to adopt a "Court costs" processing fee per citation adjudicated by the Court.

**THEREFORE, BE IT RESOLVED,** that the MAYOR AND COUNCIL OF THE CITY OF DORAVILLE does hereby amend the schedule of fees, as attached hereto and incorporated herein, to add a \$37.00 per citation processing fee to offset the costs of Court, and hereby readopt the attached Fee Schedule as amended by this Resolution.

**BE IT FURTHER RESOLVED** by the Mayor and Council for the City of Doraville that the attached revised fee schedule, and as further amended in the future, shall be kept on file with the City Clerk and available upon request.

Approved:

\_\_\_\_\_  
Donna Pittman, Mayor

Attest:

\_\_\_\_\_  
Sandra Bryant, City Clerk  
(Seal)

Fiscal Year	Actual Expenditures - Court	Estimated cost of Police Officers at Court	Total Actual and Estimated Expenditures	# of Tickets Processed	Court overhead per Ticket
FYE 2010	577,183	8,857	586,040	15,347	38.19
FYE 2011	542,981	8,857	551,838	14,667	37.62
FYE 2012	432,696	8,857	441,553	11,619	38.00

## ***DRAFT For Public Comment*** REV. 10/29/2012

### **ARTICLE XVII - ARCHITECTURAL STANDARDS AND GUIDELINES FOR COMMERCIAL BUILDINGS AND PROJECTS**

Sec. 23-1701. - Intent and purpose.

Sec. 23-1702. - Applicability; scope.

Sec. 23-1703. - Definitions.

Sec. 23-1704. - Building orientation; primary and secondary facades.

Sec. 23-1705. - Building design.

Sec. 23-1706. - Roof treatments.

Sec. 23-1707. - Customer convenience treatments.

Sec. 23-1708. - Facade treatments.

Sec. 23-1709. - Curb stops; building perimeter crosswalks.

#### **Sec. 23-1701. - Intent and purpose.**

The intent and purpose of this article are as follows:

- (1) To maintain and enhance the attractiveness of the streetscape and the existing architecture in the community.
- (2) To create and maintain a strong community image and identity by providing for architectural treatments that enhances the visual experience of commercial development in the City of Doraville.
- (3) To require articulation that reduces the mass/scale and uniform monolithic appearance of large commercial and institutional buildings, and ensures that commercial and institutional buildings and projects incorporate architectural features that provide visual interest, while allowing design flexibility.

#### **Sec. 23-1702. - Applicability; scope.**

(a) Applicability.

- (1) The provisions of this article shall apply to buildings and projects in C-1 (Neighborhood Commercial), CT (Commercial Transitional) and C-2 (General Business), O-I (Office Institutional), and O-W (Office Warehouse) zoning districts. ~~However, places of worship, hotels, and motels within O-I, C-1, and C-2 districts are exempt from these regulations, except for the requirements of subsection 23-1705 (c)(1).~~
- (2) The landscape provisions (both primary and secondary) of section 23-1704 shall also apply to temporary sales offices and model centers.
- (3) The provisions of this article shall apply to new development, and redevelopment or renovation of an existing building that changes more than ~~fifty (50)~~ forty (40) percent of a primary or secondary facade. The ~~fifty (50)~~ forty (40) percent facade remodeling or renovation standard only applies to that building facade undergoing renovation or redevelopment. New development or building expansion greater than ~~fifty (50)~~ twenty (20) percent in gross floor area shall require full structure compliance. Redevelopment or renovation that changes more than twenty (20) percent of the

exterior of an existing building will require compliance with Sec. 23-1705(c)(2) Building color.

- (4) The provisions of this article shall also apply to all principal uses, whether on parent parcels or out-parcels, and to free standing ancillary or secondary uses, such as kiosks, ticket booths, car washes, etcetera.
- (5) The provisions of this article are not intended to prevent the use of alternative design solutions that meet the intent and purpose established in section 23-1701, as determined by the city's Director of Planning and Development after consultation.
- (6) Compliance with the standards set forth in this article shall be demonstrated by submittal of architectural drawings and elevations (of all sides), and a site development plan or site improvement plan in accordance with this and other sections of this code.
- (7) Any decision by the city's Director of Planning and Development in regards to this article may be appealed to the City Council.

#### **Sec. 23-1703. - Definitions.**

The following words and terms, when used in this division, shall have the meanings ascribed to them in this section:

*Awning or canopy.* A covering, hood or shelter (of cloth, plastic, metallic or similar material) suspended or projected over a window or door.

*Cornice.* An ornamental molding that finishes or crowns the top of a building, wall, arch, and etcetera.

*Ornamental and structural detail.* A raised or decorative feature, other than a corporate logo, and not including textures, color or materials. Examples are decorative tile, molding, niches, pilasters and columns.

*Primary facade.* A side of a building that faces a public or private right-of-way or roadway or has the primary customer entrance. (A building may have more than one primary facade.)

*Secondary facade.* A side of a building that is not a primary facade and either is visible from a public or private right-of-way or roadway or has a secondary or tertiary customer entrance. (A building may have more than one secondary facade.)

#### **Sec. 23-1704. - Building orientation; primary and secondary facades.**

- (a) The intent of this section is to orient commercial buildings toward the public right-of-way or roadway or to private internal collector type/roadways and to establish architectural standards for primary and secondary facades in the City of Doraville.
- (b) Primary and secondary facades shall satisfy the applicable facade standards set forth in this section.
- (c) Mid-block commercial buildings shall be oriented to face the right-of-way/roadway, unless it can be shown that compelling site conditions necessitate a different orientation. If compelling site conditions necessitate that the building not face the right-of-way/roadway, then the building is considered to have two (2) primary facades: the facade that faces the right-of-way/roadway and the facade that incorporates the primary customer entrance.
- (d) Corner lot commercial buildings shall be oriented to face a right-of-way/roadway, unless it can be shown that there are compelling site conditions that necessitate a different orientation. If compelling

site conditions necessitate that the building not face such right-of way/roadway, then the building is considered to have three (3) primary facades: the two facades that face the right-of-way/roadway and the facade that incorporates the primary customer entrance.

- (e) All primary facades of a building shall have architectural style, detail, trim features, and roof treatments that are consistent with each other. Further, all primary facades shall have a similar level of treatment, detail and visual interest. This is inclusive of window, primary entrance, roof form (parapet, gable, hip, mansard or combination) and architectural elements (columns, pilasters, pediments, overhangs, balustrades, towers, dormers, cupolas and/or other projections of facade and fenestration). In lieu of actual windows and entrances, niches and alcoves with significant architectural delineation and definition to suggest window and entrance elements shall be used.
- (f) For parcels one half (½) acre or larger, building base perimeter landscaping shall be planted immediately adjacent to and along the full linear length of the primary facade, or between the walk immediately adjacent to the primary facade and the curb along the entire linear length of the primary facade. However, such perimeter landscaping shall allow for reasonable breaks for pedestrian access. The landscaped area shall be a minimum of five (5) feet in depth and shall include shrubs and groundcover with one understory tree planted for each twenty-five (25) feet or fraction thereof of the lineal length of the primary facade. (Understory trees are to be planted no closer than ten (10) feet on center.)
- (g) Office and institutional use primary facades shall have at least one (1) of the following components exclusive of (g)(1) below; and a primary facade subject to subsection (f) of this section shall have at least one (1) of the following components exclusive of (g)(2) below. A commercial use primary facades shall have at least two (2) of the following components, except that a primary facade with the primary customer entrance shall have at least one (1) of the following components exclusive of the component described in subsection (g)(1) and a primary facade subject to subsection (f) of this section shall have at least two (2) of the following components exclusive of the component described in subsection (g)(2).
  - (1) The primary customer entrance.
  - (2) For parcels less than one-half (½) acre, building base perimeter landscaping shall be planted adjacent to and along the full linear length of the primary facade. The landscaped area shall be a minimum of five (5) feet in depth and shall include shrubs and groundcover with one understory tree planted for each twenty-five (25) feet or fraction thereof of the lineal primary facade, or one palm tree planted for each fifteen (15) feet or fraction thereof of the lineal primary facade. (Understory trees are to be planted no closer than ten (10) feet on center.)
  - (3) Arcades or colonnades a minimum of six (6) feet in width, or other roof treatments that provide shade and break the vertical plane, shall be incorporated along at least fifty (50) percent of the linear length of the primary facade.
  - (4) Display windows a minimum of six (6) feet in height shall exist, along at least fifty (50) percent of the linear length of the primary facade.
  - (5) Awnings associated with windows and/or doors, installed in increments of ten (10) feet or less in length, along at least fifty (50) percent of the linear length of the primary facade.
  - (6) Windows that cover at least forty (40) percent of the area of the primary facade.
  - (7) Any other treatment that, in the opinion of the city's Planning and Development Director, and after consultation, meets the intent of this section.

- (h) A primary facade shall incorporate the screening of outdoor storage of customer shopping carts adjacent to the building. Shopping cart storage areas shall be screened by a wall a minimum of four (4) feet in height. The exterior facade of the screen wall shall be consistent with that of the primary facade.
- (i) Exterior building materials contribute significantly to the visual impact of a building on the community. Exterior building materials shall be restricted on primary facades as follows:
  - (1) Corrugated metal panels, used as a finish material, shall be prohibited. Architectural metal panels are acceptable, subject to consultation and a determination by the city's Planning and Development Director that the treatment meets the intent of this section.
  - (2) Highly reflective or mirror-like materials shall be prohibited.
  - (3) Blacked out or darkened windows and window treatments or uses that obscure clear visibility into and out-of the building shall be prohibited.
  - (4) Smooth-faced concrete shall have stucco or other decorative finish.
  - (5) Backlit awnings and backlit canopies including service station and convenience store backlit awnings and canopies, shall be prohibited, except for those portions of awnings or canopies which may have approved backlit sign copy area.
  - (6) The use of full-depth brick, natural stone, cast stone, terra cotta, pre-cast concrete resembling brick or stone or hard coat stucco as major component of the primary façade with accents of ceramic tile, galvanized steel, glass block, wood, stone or stucco are strongly encouraged
- (j) Secondary facade standards may be deemed wholly or partially inapplicable by the city's Planning and Development Director due to the narrowness and low visibility of the area between the side of the building and the side of the adjacent building, provided this determination may be made only where the side yard is less than ten (10) feet in width, and such determination does not modify applicable landscape and related requirements.
- (k) All secondary facades of a building shall have architectural style, detail, trim features, and roof treatments that are consistent with those for the primary facade.
- (l) Any side of an office, commercial or industrial building visible from and adjacent to residential areas shall be treated in the same manner as a secondary facade.
- (m) For parcels one-half (½) acre or larger, perimeter landscaping planted adjacent to and along fifty (50) percent of the linear length of the secondary facade shall be required. The landscaped area shall be a minimum of five (5) feet in depth and shall include shrubs and groundcover with one understory tree planted for each twenty-five (25) feet or fraction thereof of the fifty (50) percent lineal secondary facade. (Understory trees are to be planted no closer than ten (10) feet on center.)
- (n) A secondary facade shall have at least one (1) of the following components:
  - (1) For parcels less than one-half (½) acre, perimeter landscaping planted adjacent to and along fifty (50) percent of the linear length of the secondary facade shall be required. The landscaped area shall be a minimum of five (5) feet in depth and shall include shrubs and groundcover with one understory tree planted for each twenty-five (25) feet or fraction thereof of the fifty (50) percent lineal secondary façade. (Understory trees are to be planted no closer than ten (10) feet on center.)



- (2) Arcades or colonnades a minimum of eight (8) feet in width, or other roof treatments that provide shade and a break in the vertical plane shall be incorporated along at least fifty (50) percent of the horizontal length of the secondary facade.
  - (3) Display windows a minimum of six (6) feet in height shall exist along at least fifty (50) percent of the horizontal length of the secondary facade.
  - (4) Awnings associated with windows and/or doors, installed in increments of ten (10) feet or less in length, along at least fifty (50) percent of the horizontal length of the secondary facade.
  - (5) Windows that cover at least forty (40) percent of the secondary facade.
  - (6) Any other treatment that, in the opinion of the city's Planning and Development Director, and after consultation, meets the intent of this section.
- (o) A secondary facade shall incorporate the screening of outdoor storage for customer shopping carts adjacent to the building. Shopping cart storage areas shall be screened by a wall a minimum of four (4) feet in height. The exterior facade of the screen wall shall be consistent with that of the secondary facade.
  - (p) Exterior building materials contribute significantly to the visual impact of a building on the community. Exterior building materials shall be restricted on secondary facades as follows:
    - (1) Corrugated metal panels, used as a finish material, shall not cover more than thirty (30) percent of a secondary facade. The same type of architectural metal panels applied to the primary facade are acceptable for a secondary facade, subject to consultation and a determination by the city's Planning and Development Director that the treatment meets the intent of this section.
    - (2) Smooth-faced concrete shall not cover more than thirty (30) percent of a secondary facade.
    - (3) Backlit awnings and backlit canopies including service station and convenience store backlit awnings and canopies shall be prohibited except for those portions of awnings or canopies which may have approved backlit sign copy area.
  - (q) Exterior ground level mechanical equipment, mechanical equipment package units, or related attachments (food freezers, air handling units, and etcetera) adjacent to a residential area or visible from a public right-of-way shall be concealed, hidden by a wall with caps as an extension of the building. When such units abut commercial or industrial uses and are not visible from a public right-of-way (i.e., they are not a primary or secondary facade), they shall be painted to match the color of the building.

**Sec. 23-1705. - Building design.**

- (a) The intent of this section is to promote better architectural design and to create visual interest by requiring minimum design treatments for commercial buildings and projects.
- (b) Both single and multiple-tenant buildings are required to provide a minimum of three (3) of the following building design treatments:
  - (1) An arched, gabled, stepped or decorative parapet with cornice over the primary customer entrance that is integrated with the building's mass and style.
  - (2) Canopies or porticos integrated with the building's massing and style.

- (3) Peaked roof forms.
  - (4) Overhangs a minimum of three (3) feet in depth.
  - (5) Arcades a minimum of six (6) feet in depth wide.
  - (6) Arches or arched forms.
  - (7) Display windows, a minimum of six (6) feet in height.
  - (8) Ornamental and structural details that are integrated into the building structure.
  - (9) Clock tower or bell tower.
  - (10) Sculptured artwork (excluding corporate logos or advertising).
  - (11) Any other treatment that, in the opinion of the city's Planning and Development Director, meets the intent of this section.
- (c) Exterior building colors have a significant visual impact. Accordingly, colors are restricted as follows:
- (1) Building color schemes that use colors that are electric, fluorescent or neon shall not be permitted on the exterior of any building.
  - (2) Building color schemes shall be consistent with the "Commercial/Institutional Color Chart" maintained by the City Planning and Development Department.
  - (3) A maximum of three (3) colors may be used on the exterior of any building, plus one additional color for trim or cornice work. Where a clear break exists giving the appearance of a separate building, such color scheme may be repeated. These limitations exclude unpainted natural stone or roof material.
  - (4) Graphics, color schemes, or murals shall not be permitted on a building except as may be permitted as a part of allowable signage consistent with chapter 14 of the City of Doraville's code of ordinances.
- (d) Separate ancillary structures (carwash, cashier booths, canopies over gas pumps, etc.) shall have comparable pitch or parapets for roofs and shall otherwise have the same architectural detail, design elements and roof design as the primary structure, including the same cornice treatment, the same materials and colors, etcetera.

**Sec. 23-1706. - Roof treatments.**

- (a) The intent of this section is to add visual interest, and to reduce massing and screen rooftop equipment, by requiring minimum roof treatments. This section shall apply to all principal uses and to free standing ancillary or secondary uses, such as kiosks, ticket booths, car washes, etcetera.
- (b) Both single and multiple-tenant buildings are required to have variations in the rooflines, and roof features that are consistent with the building's mass and scale. In addition, roofs shall meet at least two (2) of the following requirements:
  - (1) Decorative parapets that are a minimum of three (3) feet in height above the finished roof or that are high enough to block the view of any mechanical equipment or fixtures that are situated on the roof.

- (2) A three-dimensional cornice treatment, a minimum of twelve (12) inches in height, having a minimum of three (3) vertical (not diagonal) changes in plane (no two (2) on the same plane), and a variety of thickness in relief ranging from the greatest at the top to the least at the bottom.
- (3) Overhanging eaves that extend at least three (3) feet beyond the supporting walls, with a minimum fascia depth of six (6) inches.
- (4) Three (3) or more roof planes per primary facade.
- (5) A sloping roof height (measured from the top of the supporting wall vertically to the peak of the sloping roof) shall not exceed the average height of the supporting walls. The sloping roof height shall not be less than a pitch of 4:12. However, a pitch of 3:12 may be acceptable depending on the mass and scale and elevations and renderings showing the appropriateness and compatibility of the design.
- (6) Any other treatment that, in the opinion of the city's Planning and Development Director meets the intent of this section.
- (c) Backlit awnings used as a mansard or canopy roof shall be prohibited in both single and multiple-tenant buildings.
- (d) Exterior rooftop equipment including any HVAC roof refrigeration equipment or other mechanical rooftop equipment, fixtures or structure (such as hill house, penthouse, or trailer type) shall be concealed from eye-level view from any public right-of-way and from any adjacent properties by a roof or parapet wall extension with caps as an extension of the building.

**Sec. 23-1707. - Customer convenience treatments.**

- (a) The intent of this section is to provide protection from the sun and adverse weather conditions for customers and employees of commercial businesses. These requirements are not applicable to single-tenant buildings with a gross floor area of ten thousand (10,000) square feet or less, or multiple-tenant buildings and projects with a gross floor area of less than twenty thousand (20,000) square feet.
- (b) Except as provided under subsection (a) of this section, the following customer convenience treatments shall be required:
  - (1) Single-tenant buildings, with a gross floor area of over ten thousand (10,000) square feet or less than twenty thousand (20,000) square feet, shall have a highly visible primary customer entrance.
  - (2) Single-tenant buildings with a gross floor area of twenty thousand (20,000) square feet or more shall have a highly visible primary customer entrance incorporating decorative landscape planters or wing walls that incorporate landscaped areas.
  - (3) Multiple-tenant buildings and projects with a gross floor area of twenty thousand (20,000) square feet or more shall have the following:
    - a. Anchor tenants shall provide highly visible primary customer entrances.
    - b. Decorative landscape planters or wing walls and intermittent shaded outdoor community space shall be provided. Such area shall be located adjacent to the primary customer entrance, or circulation path of the complex.

**Sec. 23-1708. - Facade treatments.**

- (a) The intent of this section is to provide visual interest to all facades by requiring a minimum level of detail features on facades. These detail features shall not consist solely of applied graphics or paint.
- (b) All facades of buildings with a gross floor area of twenty thousand (20,000) square feet or more shall be required to incorporate at least three (3) of the following facade treatments. At least one of these treatments shall repeat horizontally. All such design elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. All facades of buildings with a gross floor area of less than twenty thousand (20,000) square feet shall be required to incorporate at least two (2) of the following facade treatments. At least one (1) of these treatments shall repeat horizontally. All such design elements shall repeat at intervals of no more than twenty-five (25) feet, either horizontally or vertically.
  - (1) Expression of a vertical architectural treatment with a minimum width of twelve (12) inches.
  - (2) Building setbacks, offsets or projections, a minimum of three (3) feet in depth.
  - (3) Color change.
  - (4) Texture and/or material change.
  - (5) Architectural banding.
  - (6) Pattern change.
  - (7) Any other treatment that, in the opinion of the city's Planning and Development Director, meets the intent of this section.
- (c) Blank wall areas on any facade shall not exceed ten (10) feet in vertical direction or twenty (20) feet in horizontal direction. Control and expansion joints constitute a detail feature only if incorporated as a decorative pattern and spaced apart at intervals of six (6) feet or less. Relief and reveal work depth must be a minimum of one-half (½) inch.
- (d) Big Box Development: By encouraging the visual appearance of numerous smaller storefronts, in lieu of one (1) large big box storefront, this subsection is intended to reduce the large visual mass and monotonous exterior appearance typically associated with big box development (defined in section 38-1 of this Code). The standards in this subsection call for individually-peaked, forward-projecting, and vertically-oriented exterior architectural forms and features on street-facing facades and rooflines. Such forms will assist owners in architecturally expressing, on the exterior of their stores, the individual components (e.g., garden, grocery, pharmacy) within their stores. As such, the vertically-oriented, forward-projecting, and peaked components shall incorporate vertical components which serve to interrupt the pronounced horizontal roofline of big box structures and to reinforce the appearance of smaller, individual storefronts.
  - (1) Building entry finish materials. Owners shall maximize the amount of pedestrian-scaled windows (avoiding extensive opaque surfaces) along the street-facing facade which contains the primary customer entrance. Furthermore, owners shall utilize smaller-scaled, and darker colored, exterior finish materials (e.g., individual bricks or stone veneer in lieu of light-colored stucco on masonry or pre-cast concrete panels) on the lower portions (the "water table") of big box exterior walls which are adjacent to customer entrance(s), and which flank the exterior pedestrian sidewalk system on street-facing facades. Such darker, smaller-scaled finish materials shall be featured from the sidewalk grade, to no less than four (4) feet above sidewalk grade.

- (2) Required transparent windows. Such primary customer entrance facades shall incorporate a minimum of twenty-five (25) percent transparency (windows). The transparency calculation may include the glass surfaces of the customer entrance window system itself. The area of required transparency shall be calculated by multiplying the structure's linear frontage by a height (above adjacent finished pavement grade) of twelve (12) feet. In addition, street-facing primary customer entrance facades shall incorporate an overhead projecting portico, arcade, or colonnade, as described below. Such customer entrance overhead forms shall, at a minimum, extend over the same twenty-five (25) percent transparency area.
- (3) Transparency alternative; architectural projections. As an alternative to meeting the twenty-five (25) percent transparency and entranceway overhead form requirements, street-facing facades containing the primary customer entrance shall include covered porticos, arcades, colonnades, or a combination thereof, along a minimum of sixty (60) percent of the horizontal length of the subject facade.
- (4) The roof plane of such porticos, arcades, or colonnades shall not extend horizontally for more than fifty (50) linear feet without the substantially and proportionately-sized, interrupting vertical architectural forms referenced above. The face (fascia) of such vertical forms shall project upward a minimum of fifteen (15) feet above the horizontal fascia of the portico, arcade, or colonnade lying below. The highest point of the fascia, or gable, of such vertical projections shall extend upward to a point at least as high as the horizontal roof line (parapet edge) of the big box development's principal structure. Furthermore, such vertical forms shall be no less than twenty (20) feet wide, as measured at the face (fascia) or base of the gable.
- (5) The covered porticos, arcades, or colonnades shall incorporate the customer sidewalk below with a minimum pedestrian clearance (clear width), between the structure and the supporting columns, of twelve (12) feet. Such porticos, arcades, or colonnades, and twelve-foot wide sidewalks, shall not replace any required building foundation area landscape planter requirements for primary and secondary facades.
- (6) Facades which face an adjacent street, but which do not possess the primary customer entrance (i.e., a side street facade), shall provide the above-referenced porticos, arcades, or colonnades, and associated individual roofline vertical projections, along at least forty (40) percent of the street-facing (side) facade. Such forty (40) percent requirement shall only apply to any segment of a side facade which does not incorporate a garden center decorative perimeter wall system as described in this subsection.
- (7) Garden center walls. When a garden center is placed along a street-facing facade, a garden center decorative perimeter wall system may be substituted for the porticos, colonnades, arcades, and vertical form required above. Such garden center decorative wall systems shall be constructed of columns (posts) at least thirty-six (36) inches wide (or thirty-six (36) inches in diameter), and spaced no more than twenty-five (25) feet on-center along the perimeter of the garden center.
  - a. The columns shall be horizontally interconnected across each of their top portions with a substantial cross member. The columns or column cap component may extend above the horizontal cross members up to twenty-four (24) inches. Such upper horizontal cross member shall feature colors, finish, dimensions, proportions, and trim details which are architecturally consistent with the adjacent supporting columns and with the big box principal structure. The upper cross members shall be the highest visual component of the wall system, and no other fencing materials, or store merchandise, may protrude above the horizontal cross members. Disproportionate, undersized, or otherwise architecturally incompatible columns or horizontal cross member designs are prohibited. Alternative designs for garden center decorative perimeter wall systems may be approved by Orange County on a case by case basis.

- b. Chain link fencing material, including vinyl-clad or other coated fencing, is prohibited on such garden center walls. Instead, garden center decorative walls systems may infill the gaps between the columns and the upper horizontal connecting cross members, with decorative metal fencing materials (e.g., wrought iron-styled aluminum fencing).
- c. In addition, black fabric mesh, or similarly opaque and approved materials, shall be installed on the interior side of the decorative metal fencing in order to visually screen any materials which may be stacked or stored on the inside of the garden center decorative wall system.
- d. Garden center wall exterior foundations shall adhere to primary and secondary building facade landscaping requirements.

**Sec. 23-1709. - Curb stops; building perimeter crosswalks.**

- (a) Curb stops shall be required whenever parking facilities directly abut pedestrian walkways.
- (b) Building perimeter crosswalks shall be designed and coordinated to move people safely to and from buildings and parking areas by identifying pedestrian crossings with signage and variations in pavement materials or markings.
- (c) Pedestrian walkways shall be a minimum of five (5) feet wide. Materials may include concrete, brick, or other material as approved by the city's Building and Development Director. Pedestrian walkways through a parking lot or drive area shall be designated or identified by not only painted stripes but also other material or treatment sufficiently to clearly designate or identify them as such. Pedestrian walkways shall be curbed wherever possible. Textured pedestrian walkways surfaces shall be sufficiently smooth not to hinder walking or the movement of shopping carts or strollers.

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**ADDITIONAL ACTIONS FOR COUNCIL**

**Add to section 23-definitions:**

*Big box development* shall mean an individual retail and/or wholesale commercial establishment (store) with more than seventy-five thousand (75,000) square feet of gross floor area, which may include a home improvement center or a membership warehouse club. The "gross floor area" of such a store includes outdoor storage areas and any outdoor area providing services, such as, but not limited to, outdoor merchandise display, garden supplies, plant display, snack bars, etc. "Gross floor area," however, does not include loading areas. For the purpose of determining the applicability of the seventy-five thousand (75,000) square foot threshold, the aggregate square footage of all adjacent stores which may share either a series of checkout stands, management areas, storage areas, common entrances, or a controlling ownership interest, shall be considered a single commercial establishment (for example, a plant nursery associated with a general merchandise store or home improvement store, or a discount department store associated with a grocery store). The term "big box development" does not include an individual commercial establishment integrated within an indoor mall regional shopping facility.

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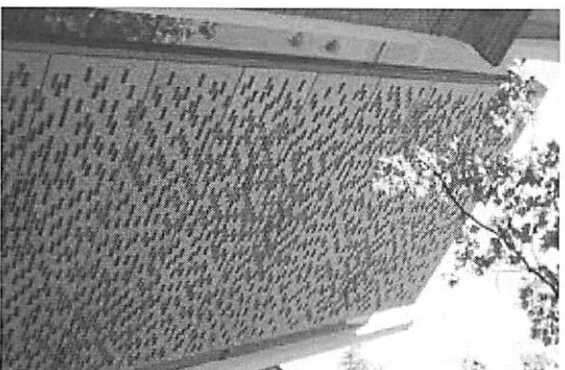
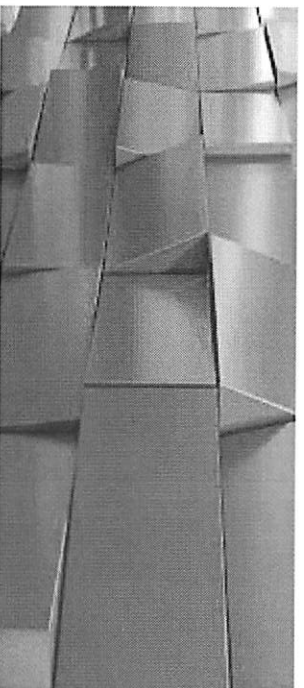
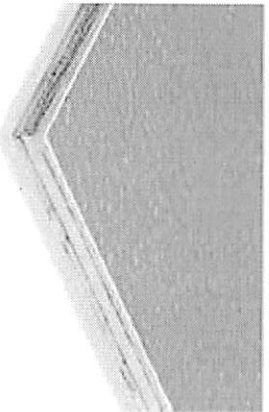
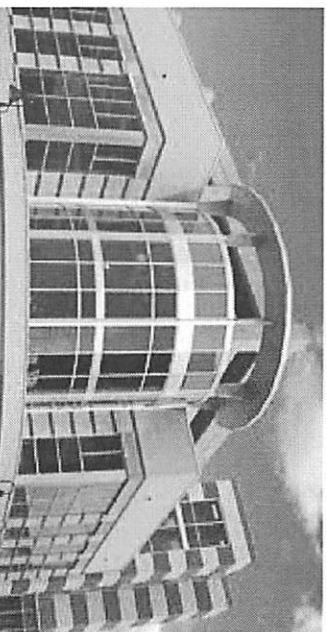
**Delete Article XII – Design Guidelines, Sections 5-321, 5-322, and 5-323 in their entirety.**

*Please see the Commercial Design Standards Handbook for additional information.*

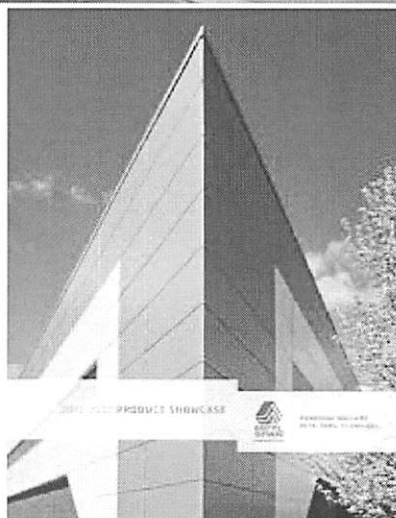
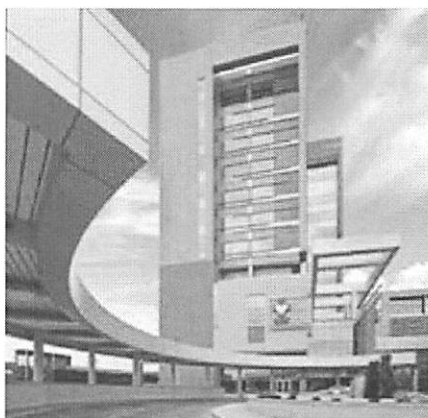
## Examples of Applications and Use of Metal Architectural Panels

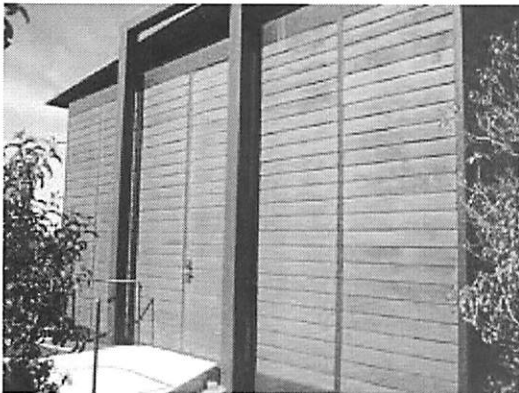
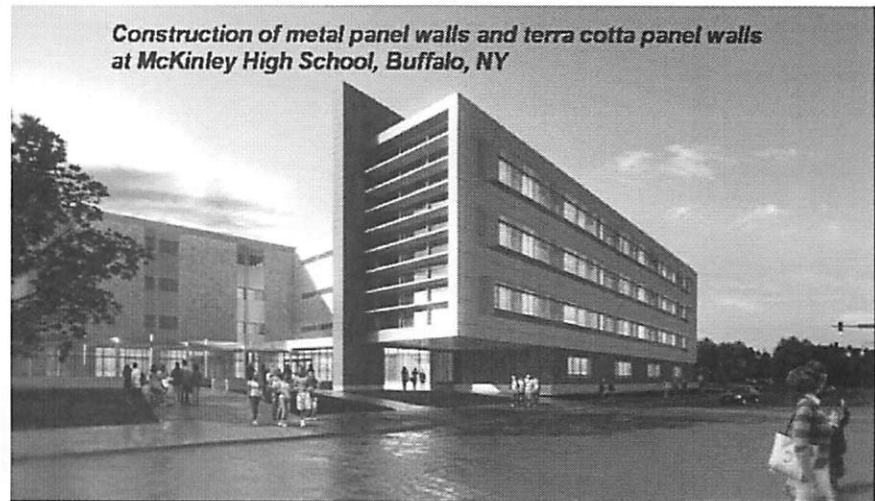
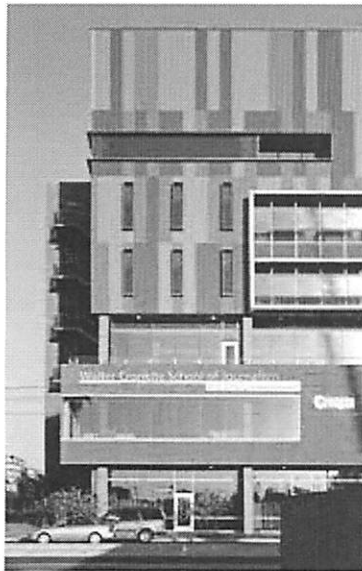
Images from the following link:

<https://www.google.com/search?q=metal+architectural+panels&hl=en&prmd=imvns&ltm=isch&lbo=u&source=univ&sa=X&ei=0-IPULDVJIP69gTtooGoAAQ&sqi=2&ved=0CDAQsAAQ&biw=1920&bih=879>



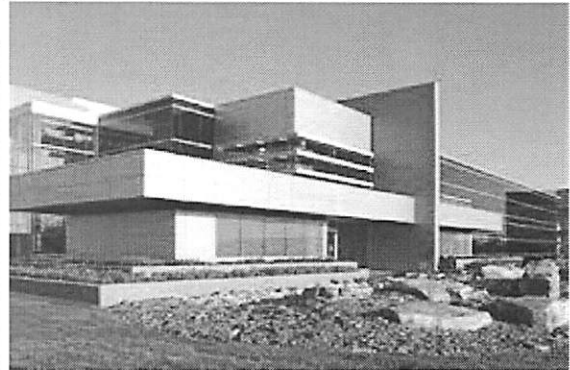
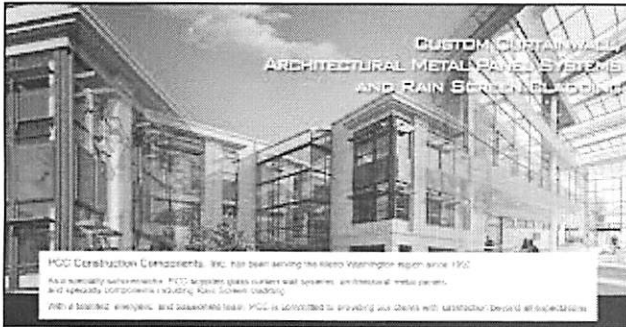
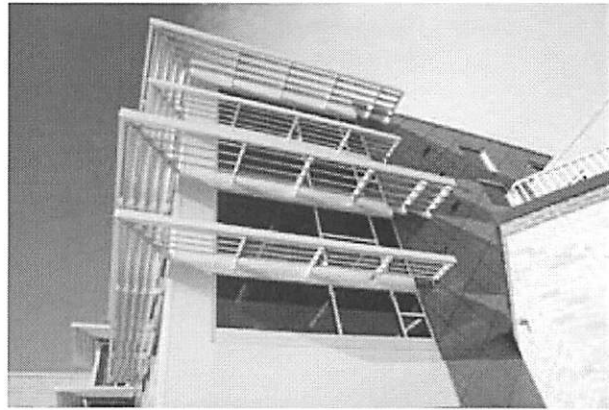
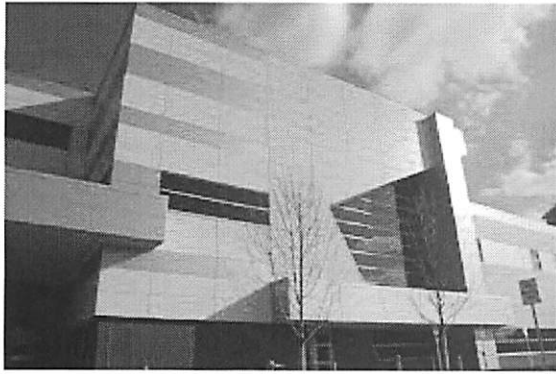


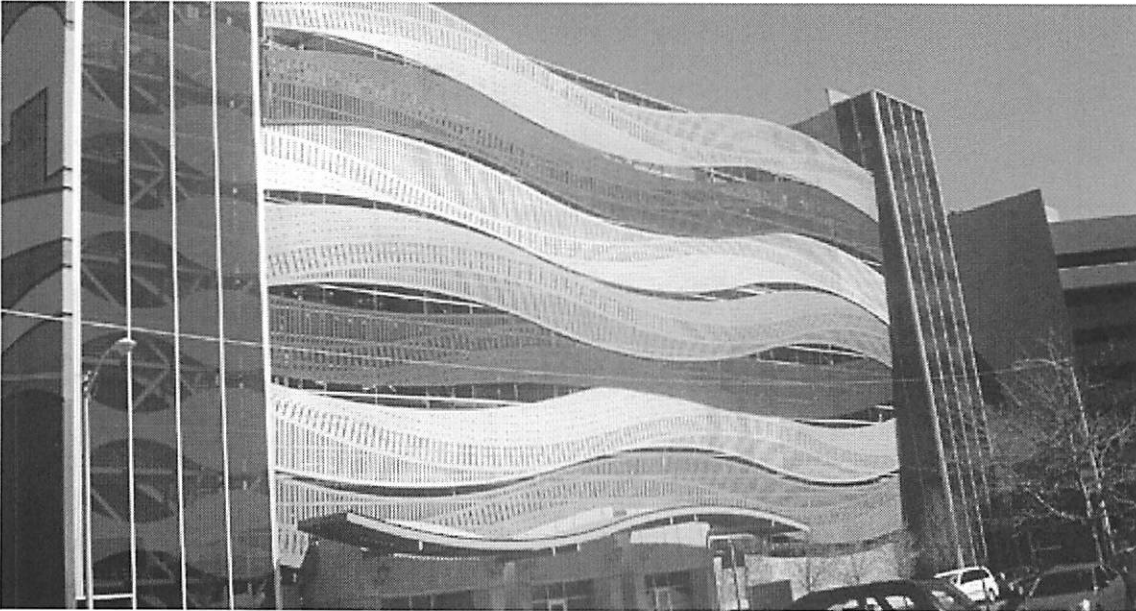
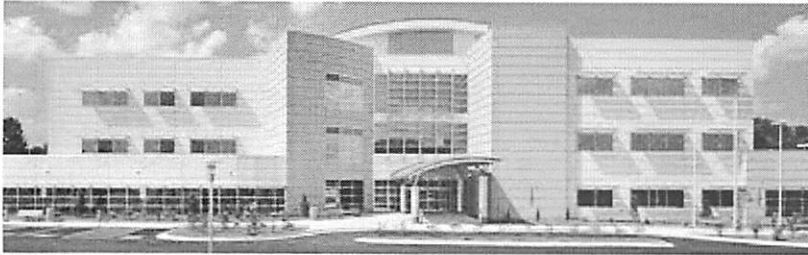
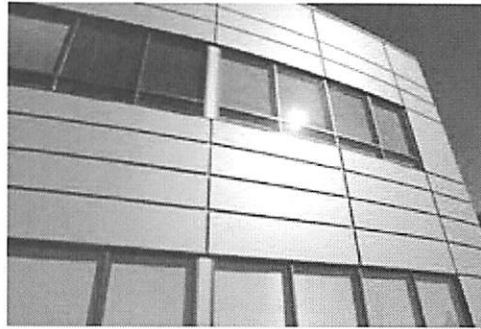




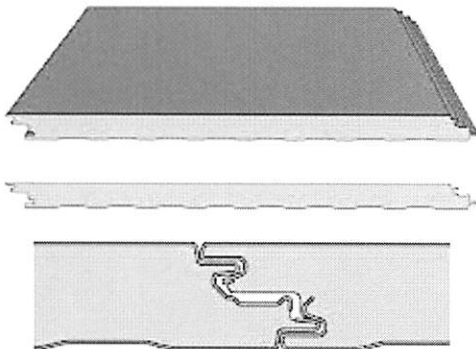
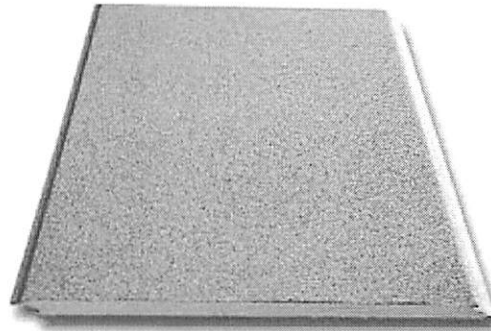
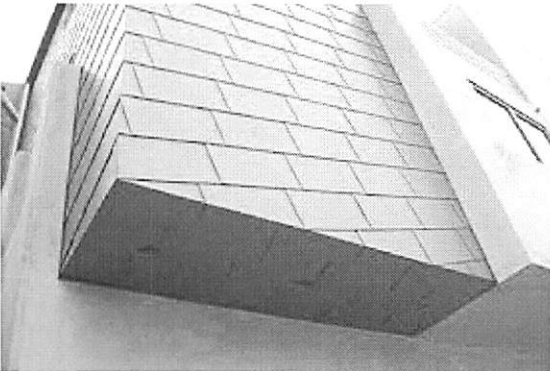
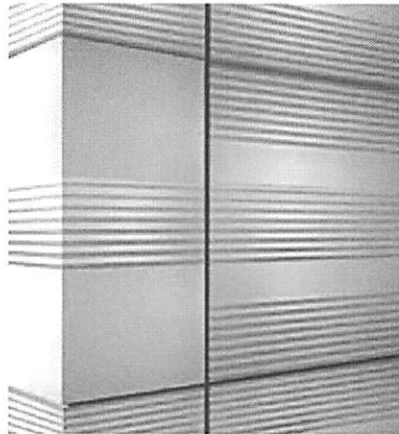
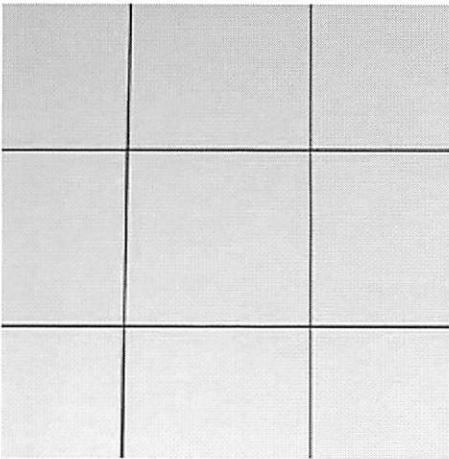
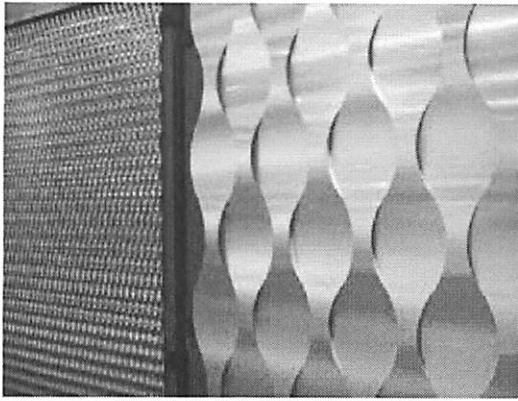
Salem Hospital - Citadel Envelope 2000 RS Rainscreen System













## THE CITY OF DORAVILLE AGENDA ITEM SHEET

Subject: Stormwater Infrastructure Policy

Regular Meeting ( )

Date of Meeting: Sept 16, 2013

Work Session (X)

Budget Impact: No

Recommendation ( )

Policy/Discussion ( )

Report ( )

Other ( )

Budget Impact Amount:

Funding Source:

( ) Annual

( ) Capital

( ) N/A

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Action Requested: Discussion of policy as it pertains to private property

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History, Facts, Issues: About half of the stormwater pipes in the City are on private property as part of a contiguous system. The City will need to obtain easements from the owners in order to repair. Attached is the current policy Chap 6.5 Sec 6.5-124 and a map of the Northwoods systems as an example.

Options:

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Recommended Action: A typical policy would be for the City to repair a system from inlet to outlet when it goes under the road or Right-of-Way.

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Department: Stormwater

Department Head: S Strickland

Administrative Comments and Recommendation: \_\_\_\_\_

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Action Taken By Board: \_\_\_\_\_

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**Sec. 6.5-124. - Scope of responsibility for the drainage system in the City.**

- (a) The City drainage system consists of all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainageways, channels, ditches, swales, storm sewers, culverts, inlets, catch basins, pipes, he walls and other structures, natural or manmade, within the corporate boundaries of the City which control and/or convey stormwater through which the City intentionally diverts surface waters from it public streets and properties. The City or the county owns or has legal access for purposes of operation, maintenance and improvements to those segments of this system which (i) are located with public streets, rights-of-way, and easements; (ii) are subject to easements, rights-of-entry, rights-of-access, rights-of-use, or other permanent provisions for adequate access for operation, maintaina and/or improvement of systems and facilities; or (iii) are located on public lands to which the City has adequate access for operation, maintenance, and/or improvement of systems and facilities. Operation and maintenance of stormwater systems and facilities which are located on private property or public property not owned by the City or county and for which there has been no public dedication of such systems and facilities shall be and remain the legal responsibility of the property owner, or its occupant, except as that responsibility may be otherwise affected by the laws of the and the United States of America.
- (b) It is the intent of this article to protect the public health, safety and general welfare of all properties and persons in general, but not to create any special duty or relationship with any individual perso to any specified property within or without the boundaries of the City. The City expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages upon the City, its officers, employees and agents arising out of any alleged failure or breach of duty or relationship as may now exist or hereafter be created. To the extent any permit, plan approval, inspection or similar act is required by the City as a condition precedent to any activity by or upon property not owned by the City, pursuant to this or any other regulatory ordinance, regula or rule of the City or under federal or state law, the issuance of such permit, plan approval, or inspection shall not be deemed to constitute a warranty, express or implied, nor shall afford the basis fo any action, including any action based on failure to permit or negligent issuance of a permit, seeking the imposition of money damages against the City, its officers, employees or agents.

(Ord. No. 64-27 § 1, 12-6-04)

**Sec. 6.5-125. - Requirements for on-site stormwater systems; enforcement methods and inspections.**

All property owners and developers of developed real property within the City shall provide, manage, maintain, and operate on-site stormwater systems sufficient to collect, convey, detain, and discharge stormwater in a safe manner consistent with all City development regulations and the laws of the state and the United States of America. Any failure to meet this obligation shall constitute a nuisance and be subject to an abatement action filed by the City in the Municipal Court. In the event a public nuisance is found by the court to exist, which the owner fails to properly abate within such reasonable time as allowed by the court, the City may enter upon the property and cause such work as is reasonably necessary to be performed, with the actual cost thereof assessed against the owner in the same manner as a tax levied against the property. From date of the filing of such action, the City shall have lien rights which may be perfected, after judgment, by filing a notice of lien on the general execution docket of the Superior Court of DeKalb County. The City shall have the right, pursuant to the authority of this article, for its designated officers and employees to enter upon private and public property owned by entities other than the City, upon reasonable notice to the owner thereof, to inspect the property and conduct surveys and engineering tests thereon in order to assure compliance.

(Ord. No. 64-27 § 1, 12-6-04)

**Sec. 6.5-126. - Determination and modification of stormwater service charges.**

Stormwater service charges shall be determined and modified from time to time by resolution of the City Council. In setting or modifying such rates it shall be the objective of the City Council to establish rates, fees and charges that are fair and reasonable, reflect the value of stormwater management services and facilities to those properties who benefit therefrom and, which together with any other source of revenue that may be made available to the stormwater utility, will be sufficient to meet the cost of budgeted programs, services and facilities.

(Ord. No. 64-27 § 1, 12-6-04)

**Sec. 6.5-127. - Effective date of stormwater service charges.**

Stormwater service charges shall accrue beginning January 1, 2005, and shall be billed periodically thereafter to customers, except as specific exemptions and credits may apply.



## Legend

- ☆ Pond
- Structure**
- Type**
- Bridge
  - Catch Basin
  - Control Structure
  - Drop Inlet
  - ⊙ Flume
  - ▲ Headwall
  - Intersection
  - Junction Box
  - Manhole
  - ▲ Plain Pipe End
  - Spillway
  - ◆ Standpipe
  - Trench Drain

## Conveyance

- Conv\_Type**
- City Line
  - Closed Conduit
  - Creek
  - Ditch
  - Lake Line
  - Stream
  - Surface Channel
  - Swale
  - ▭ Citi Limits
  - Stream
  - Road
  - ▭ Landlot







## AGENDA ITEM REQUEST SHEET

**Subject:** Discussion of CMA Contract

**Date of Meeting:** September 16, 2013

**Budget Impact:** ☐ Yes ☐ N/A

**Budget Impact Amount:** \$ \_\_\_\_\_

**Funding Source:**

- ☐ Annual
- ☐ Capital
- ☐ Grant(s)/ Technical Assistance
- ☐ N/A

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

**Department:** Finance  
Ferguson

**Department Head:** Lisa

**Background:**

Paul Reynolds from CMA, Inc. will make a short presentation concerning alternative wireless communication infrastructure. CMA would like to market, lease and manage wireless sites and infrastructure including DAS (Distributed Antennas Systems), Micro Cell and Wi-Fi networks on city properties. These types of infrastructure are an alternative to the normal cell towers we currently have within the City of Doraville.

**Recommendation:** For discussion purposes only.

**Attachments:** None