

Minutes  
City of Doraville  
January 3, 2005

Those Present: Mayor Jenkins

Councilmembers: Ed Lowe  
Jason Anavitarte  
Marlene Hadden  
David Weese  
City Attorney: Rick Powell

Mayor Pro-Tem Lang was absent.

Mayor Jenkins called the meeting to order.

Council Member Anavitarte made a motion to approve the minutes from the Called Meeting on December 2, 2004, Regular Meeting minutes from December 6, 2004, and Called Meeting minutes from December 28, 2004. Council Member Hadden seconded the motion. Motion carried unanimously.

Mayor Jenkins announced that Council Member, Thurman Roach, had resigned his position as Council Member effective December 31, 2004.

Mayor Jenkins called for a nomination of an appointment to fill the unexpired term of Thurman Roach. Council Member Lowe made the motion to appoint Donna Pittman to fill the unexpired term of Thurman Roach. Council Member Hadden seconded the motion. Motion carried unanimously.

The City Attorney swore Donna Pittman in as Council Member for the City of Doraville.

Mike Vescio was not present to talk about Hotel/Motel tax.

Mayor Jenkins called the public hearing to order to hear a rezoning request from Chris Harrell and Landmark Ventures, LLC. The rezoning request is for 6.93 acres, located on Chestnut Drive, to be rezoned from R-1 to R-SFA.

Mr. Harrell stated that he would like to see the rezoning request approved for a Townhome Development. The Townhomes would sell for approximately \$280,000.00, with homeowner fees maintaining the buildings, streets, and grounds.

Lee Walton, with Robert and Company, stated that he had reviewed the rezoning request according to the requirements in the City of Doraville Zoning Ordinance and Future Land Use Plan and could not find a conflict with the rezoning of referenced property. Mr. Walton did recommend conditions be attached to the rezoning of this property. Conditions are as follows:

1. The developer shall exceed Dekalb County Standards for storm water management and shall demonstrate, to the satisfaction of the City and Dekalb County Development Permit Officer, that the development of the property will not precipitate additional potential for flooding of structures (existing or proposed) near the floodplain located along the northern edge of the property.
2. Existing trees and vegetation shall be preserved and enhanced within the 20-foot setback along the eastern edge of the property and within the floodplain area along the northern edge of the property. Landscaping, including hardwood trees of appropriate species, shall be added along the Chestnut Drive frontage and existing hardwood trees in this area shall be preserved to the extent possible.
3. Minimum town home size shall be 2,000 square feet, exclusive of garage space.
4. Each town home unit shall have at a minimum a two car garage.
5. No garage doors shall be allowed to face Chestnut Drive frontage.
6. Existing mature trees shall be preserved on the site to the extent possible, and mass grading of the site shall be avoided to the extent possible.
7. A minimum 5-foot sidewalk shall be installed along the entire frontage of Chestnut Drive per Dekalb County Standards.
8. Building exterior cladding shall be primarily masonry material.
9. Interior roads shall be designed and constructed to meet/exceed Dekalb County minimum standards.

Residents asked the following questions:

1. How many housing units are to be developed
2. How 102 extra vehicles impact streets and traffic flow
3. How will the development impact the storm water run-off
4. How will the development impact existing infrastructure
5. How will the development impact already overcrowded schools
6. Buffers
7. Property values

Mr. Harrell stated that there would be 51 housing units in the Townhome Development. The traffic study showed that Chestnut Drive had the capacity to handle the 102 extra vehicles and that the impact would be minimal.

Mr. Harrell stated that the proposed development would have a retention pond that would reduce the storm water run off and that it would be considerably less than it is now.

The development will have a minimal effect on the school system. The development will have green space along the flood plain and that the developers were trying to save as many of the mature existing trees as possible. A 20 foot buffer will be place along the property line that backs up to the existing apartment complex.

Mr. Harrell stated that Dekalb County and the City of Doraville had strict development standards and that the developers would have no problem exceeding the existing development standards and would abide by the conditions that Robert and Company were proposing.

There was concern from a teacher that teaches at the school across the street from the proposed development. The school now uses the part of the existing church property for their playground. The school would loose their playground.

Mayor Jenkins closed the public hearing and announced that the 2<sup>nd</sup> public hearing would be held on January 18, 2005 at 7:00 p.m.

Mayor Jenkins asked the Council to amend the agenda to add Council Member Anavitarte to speak concerning Military Pay. Council Member Hadden made the motion to add Council Member Anavitarte to the agenda

to speak on Military Pay. Council Member Weese seconded the motion. Motion carried unanimously.

Council Member Anavitarte made a motion to approve paying John King 100% of his salary for a one year period, while he is on active duty. The one year period would start from the time John King leaves the City. Council Member Hadden seconded the motion. Motion passed with Council Member Lowe voting no.

Council Member Lowe gave an update on the Feed the Hungry Program and stated that the food collected was given to the Salvation Army.

The City Attorney opened the second public hearing and second reading of the proposed Sign Ordinance. The City Attorney asked the Council Members to note changes on pages 7 and 12. Council Member Anavitarte made a motion to approve the Sign Ordinance as written. Council Member Hadden seconded the motion. Motion carried unanimously.

The City Attorney opened the second public hearing and second reading of the proposed Special Events Ordinance. A change was suggested: The applicant would have the choice to post a bond or an insurance policy in the amount of \$250,000.00 with the City Clerk at least 72 hours before the event.

Council Member Hadden made a motion to approve the Special Events Ordinance with the proposed change. Council Member Anavitarte seconded the motion. Motion carried unanimously.

The Internet Use Policy was tabled until the January 18, 2005 meeting.

Council Member Hadden listed the goals for 2005:

1. More open reporting to the public on the city finances. How much is paid out for large items excluding phone & electric bills. A general overview of where the income is coming from.
2. The City Planner will review any rezoning and development applications before coming before the City Council. Robert &

Company will recommend procedures at a work session and that the procedures be implemented as soon as possible.

3. Institute a Planning Board to work with other residents, City Council and City Planner and all recommendations or findings by the Planning Board be made public.
4. All City Codes and Ordinances should be placed on the web-site and checked against state laws for conflicts. Ordinances and Codes should be reviewed and the worst should be updated first.
5. Stop talking about hiring help for Chuck Entsminger and do it in the first quarter in 2005.
6. Any recommendations made by the Auditor and/or City Planner should be brought up at a work session and implemented as soon as possible.
7. City vehicles being taken home will be checked on as to how they benefit the city. This includes the Mayor's car, Police vehicles, Maintenance Department vehicles, and Inspector vehicle, and anyone receiving a car allowance. The report will be brought up in a work session and made public.
8. Gifts should be receipted for any vendor, individual or organization and gift information recorded and the recorded information made available to the general public.
9. Work sessions should be scheduled and held in the evenings so the public can attend. The residents that work cannot come to the work session held during the day.

Mayor Jenkins stated that each Council Member had been given a copy of the Financial Report for November, 2004.

Motion was made by Council Member Weese to approve having lunch brought in for the Mayor and Council Members during the budget amendment work sessions. Seconded by Council Member Hadden. Motion carried unanimously.

Approving the job descriptions was tabled until the January 18, 2005 Council Meeting.

Acting Chief McElroy stated that crime was up for the month of December. There were 437 arrests made during the month of December and over 60 arrests were made on New Years Eve.

Chief King stated that he could not give out information on the cars that his Drug Officers drive. This would endanger their lives and Chief King could not do that.

Chief King thanked the Council for voting to continue his salary while he was on active duty in Iraq. Chief King thanked the Council and the community for the going away party that was given in his honor. He was touched by the sincerity.

Chief King asked the Council to help preserve the integrity of the Police Department while he was away in Iraq.

Citizens Comments are as follows:

Parking on no parking street when having guest visit.

When will the audit be finished and when will the audit report be brought before the Council.

Chuck holes in the streets.

Could the City buy a clock that does not chime?

Acting Chief McElroy stated that if you were expecting guest to notify the Police Department before you guest arrive.

Hopefully the audit report will be an agenda item for the January 18, 2005 Council Meeting.

Dekalb County repairs the streets not the City.

Yes, the City can buy a new clock.

Mayor Jenkins adjourned the January 3, 2005 Council Meeting.

Approved

Attest

\_\_\_\_\_  
Mayor Jenkins

\_\_\_\_\_