

CITY OF DORAVILLE
CITY COUNCIL MEETING MINUTES
JANUARY 18, 2005

Present: Mayor, Ray Jenkins
Mayor Pro-tem, Lamar Lang
Council, David Weese
Marlene Hadden
Jason Anavitarte
Donna Pittman
Ed Lowe
City Attorney, Rick Powell

Mayor Jenkins called the meeting to order at 7:00 p.m.

Council Member Lowe made a motion to approve the January 3, 2005 minutes as written. Council Member Pittman seconded the motion. Motion carried unanimously.

Mike Vescio with the Comfort Inn, came forward and asked the City Council to increase the Hotel/Motel tax to 7%. Mr. Vescio stated that it was not the residents that paid the tax, it was visitors to the City of Doraville who actually paid the Hotel/Motel tax. Mr. Vescio stated that 4% of the 7% would go to the Dekalb Conventions Center. The Dekalb Convention Center advertises for the Comfort Inn and the advertisement keeps the occupancy up. Mr. Vescio stated that the Comfort Inn would be renovated and would be converted to a Best Western this year. The renovations would cost approximately \$2,000,000.00. Council Member Anavitarte made a motion to increase the Hotel Motel tax to 7%, effective February 1, 2005, with 4% of the tax going to the Dekalb Convention Center. Mayor Pro-Tem Lang seconded the motion. Motion carried unanimously.

Mayor Jenkins opened the second public hearing for Chris Harrell with Landmark Ventures, LLC, to rezone 6.93 acres on Chestnut Drive from R-1 to RSFA. Mr. Harrell stated that he had meet with the neighborhood groups and had taken their suggestion to lower the number of units to 47. One building had been taken out completely. Mr. Harrell asked the Council to approve the rezoning with the following conditions:

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. Construction will conform substantially with conceptual site plan dated 01/12/05
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 and continuing to the intersection of Chestnut Drive and Aztec Road.
8. Building exterior cladding shall be primarily masonry material.
9. Interior roads shall be designed and constructed to meet/exceed Dekalb County minimum standards.
10. The land disturbing permit must be purchased within 6 months of zoning or the zoning reverts back to R-1. If the townhome development is not started within one year from zoning then the zoning reverts back to R-1
11. A maximum of 47 units will be built.
12. The 1.02 acres of flood plain will not be disturbed or filled in.
13. A minimum of 25 additional unreserved visitor parking spaces will be provided. Adequate length (minimum of 18' to pavement) is to be provided in each driveway to park guest vehicles.
14. Developer will paint stop bars at intersections with stop signs along Chestnut towards Buford Highway.

The Traffic Engineer, for the townhome development, stated that according to the traffic study the townhome development would have a minimal affect on the traffic. He did note that the stop bars at the all way stops needed to be re-painted to alert traffic to the all way stops. Chris Harrell stated that he was willing to pay for the stop bars at the all way stops to be re-painted.

Ginny Calvert stated that she was in favor of the townhome development. The city needed the revenue. The older people in the neighborhood should not be out in the

traffic anyway. The City of Doraville needed the revenue from this development so that taxes would not be raised.

Sally Conway stated that she was not in favor of the townhome development. Trying to get out onto Chamblee Tucker was almost impossible.

Tamara Neal asked if the existing sewer lines along Chestnut Drive could handle the new development. Chris Harrell stated that Dekalb County would be upgrading the sewer line from a 10" line to a 16" line. The new line would be capable of handling the new development.

Alan Malcolm stated that the City of Doraville had an existing traffic light and traffic problem all over the city. He asked if the existing traffic lights could be coordinated to help solve the traffic flow problem.

Thomas Abbott stated that he is in favor of the townhome development. The developer has guaranteed that the development will be built or the zoning reverts back to R-1.

Kevin Landry stated that the developer had listened to the neighborhood groups and had redrawn plans that everyone could live with.

Robby Comer stated that he thought the townhome development was an A-1 development.

Abby Tucker supports the townhome development and thinks it will bring up property values and encourage others to improve their homes.

Chris Avers stated that the developer had made good faith efforts to talk to the neighborhood groups and redrew the plans according to resident suggestions.

Mayor Jenkins asked for a show of hands from Doraville residents who were in favor of the townhome development. Only six out of a full room of residents were opposed to the townhome development.

Council Member Anavitarte made the suggestion to table this item for two weeks.

Council Member Hadden wanted to have another citizens group meeting at the Civic Center.

Council Member Pittman made the motion to rezone the property from R-1 to RSFA. Council Member Weese seconded the motion. Motion carried unanimously.

Jason Anavitarte made a motion that all conditions listed above be attached to and be made part of the rezoning. Council Member Lowe seconded the motion. Motion carried unanimously.

Council Member Hadden made a motion to deny the variance request from Chris Harrell for front set backs from 65' to 45'. Council Member Anavitarte seconded the motion. Motion carried unanimously.

Council Member Lowe made a motion to set a qualifying fee for the 2005 election at \$216.00 for Council Members, and allow the City Attorney to advertise the qualification fee in the Champion. Council Member Hadden seconded the motion. Motion carried unanimously.

Mayor Jenkins stated that each Council Member had been given a copy of the December Financial Statement.

Mayor Jenkins announced the City of Doraville had been notified that it had been approved to be a City of Ethics. The Plaque will be given to the Mayor on January 24, 2005 at the Mayors Day Celebration.

Council Member Hadden made a motion that the City obtain Fleet Gas Cards for each Department of the City. Council Member Pittman seconded the motion. Motion carried unanimously.

Council Member Hadden gave the following development report:

- Holden property is scheduled for demolition
- Global Place rezoning is scheduled for February 7, 2005
- The Loft Development should be coming up shortly
- Someone had inquired about purchasing the City owned property at 5921 New Peachtree Road

Council Member Anavitarte made a motion to adopt the Police Appreciation Week and Police Appreciation Day Resolution. Police Appreciation Week will be October 24 through October 29th. Council Member Hadden seconded the motion. Motion carried unanimously.

Mayor Jenkins appointed Matt Harner to the Ethics Board. The City Council appointed Martha Jean Gilbert to the Ethics Board. A motion was made by Council Member Ed Lowe to ratify these appointments. Council Member Pittman seconded the motion. Motion carried unanimously. The Ethics committee is to contact the City Clerk to schedule a meeting and to appoint the third member.

Council Member Hadden made a motion to approve the concept of forming a Planning Commission according to Section 2-16 of the City Charter. Council Member Anavitarte seconded the motion. Motion carried with Council Member Weese voting no.

Council Member Hadden made a motion to approve a jet scan currency counter at a cost of just under \$5,000.00 for the City Clerk's office. Council Member Pittman seconded the motion. Motion carried unanimously.

Mayor Jenkins asked Kevin Landry when he was moving from the City of Doraville. Mr. Landry stated that he would be moving March 1, 2005.

Two citizens stated that they thought the Planning Commission was a good idea.

Mayor Jenkins adjourned the meeting.

Approved

Attest

Mayor, Ray Jenkins

City Clerk