



CITY COUNCIL

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

AGENDA

November 26, 2012 6:30 PM

1) CALL TO ORDER

2) NEW BUSINESS

- a) City Charter Changes for City Manager Transition
- b) M1 Permitted Uses- Councilmember Pamela Fleming
- c) Review Sanitation Bids- Councilmember Trudy Jones Dean

3) ADJOURNMENT:



THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: M1 Permitted Uses

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

Date of Meeting: November 26, 2012

Budget Impact: __Y__X__N

Budget Impact Amount: \$

Funding Source:

- () Annual
- () Capital
- () N/A

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Action Requested: To delete two M1 Permitted Uses which cause a hazard to our community. In review of the Official Zoning Map the M1 and M2 Areas are surrounded by Residential which cause Public Safety and Welfare issues.
See attached documents for review.

History, Facts, Issues: The City of Doraville’s Zoning Code of Ordinances were adopted late 2008 and early 2009. Since that time there have been many ‘uses’ identified which need addressing.

Options: Disregard the request.

Recommended Action: Delete “sewer distribution and collection lines, pumping facilities for water and sewer systems” from Essential services and delete “water and sewerage plants” from Intermediate impact facilities.

Department: Council

Department Head: Mayor Donna Pittman

Submitted by: Pam Fleming

Attachment: 3 Pages

City of Doraville Chapter 23 Zoning

(Section 402 Definitions does not list a definition for Essential Services nor Immediate Impact Facilities)

Sec. 23-911. - M-1 light manufacturing district.

Purpose: This district is to provide for moderate to heavy commercial and light industrial uses, all of which shall be nuisance free and not generators of hazardous substances. It is intended that light manufacturing uses shall be located on either arterial or major collector streets or within industrial parks having access to such thoroughfares. No residential use shall be permitted in the M-1 district.

Permitted uses:

Essential services. Electrical and gas substations, electrical, gas, water, and **sewer distribution and collection lines, pumping facilities for water and sewer systems;** rights-of-way for transportation modes; and telephone switching facilities.

Performance standards: All industrial uses in the M-1 district shall conform to the standards of performance described below and shall be so constructed, maintained and operated as to not be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particular matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare. None of the aforementioned shall be detectable at the property line.

(1)

Noise: Noise levels in excess of those permitted by the Department of Housing and Urban Development shall be muffled or eliminated if detectable at the property line so as not to become a nuisance to adjacent uses.

(2)

Vibration: Every use shall be so operated that ground vibration inherently and recurrently generated is not perceptible, without instruments at which point on the property line of the property on which the use is located.

(3)

Smoke: Every use shall be so operated as to prevent the emission of smoke from any source whatsoever.

(4)

Dust and particulates: Every use shall be so operated as to prevent the emission into the air of dust or other solid matter which may cause damage to property or discomfort to persons or animals at or beyond the lot line of the property on which the use is located. Particulate emissions shall comply with all standards promulgated by the Environmental Protection Division of the Georgia Department of Natural Resources.

(5)

Industrial sewage and waste: Every use shall be so operated as to prevent the discharge into any stream, lake, sewer system or the ground of any waste which exceeds the standards for effluents as promulgated by the Environmental Division of the Georgia Department of Natural Resources.

(6)

Odors: Every use shall be so operated as to prevent the emission of odors in a concentration as to be readily perceptible at any point at the lot line of the property on which the use is located.

(7)

Glare: Every use shall be so operated as to prevent emission of glare of an intensity as to be readily perceptible at any point on property line.

(8)

Fire and safety hazard: Each use shall be operated so as to lessen the danger from fire and explosion.

a.

All uses storing, processing or producing free or active burning material (as determined by the building inspector and DeKalb County Fire Services) shall be located entirely within buildings or structures having exterior noncombustible walls and all such buildings shall be set back at least fifty (50) feet from all lot lines unless a greater minimum distance is required elsewhere in this chapter;

b.

All materials or products which produce inflammable or explosive vapors or gases under ordinary weather conditions shall not be permitted within one hundred (100) feet of any lot line.

c.

All buildings and structures containing explosives shall be set back from all property lines a distance to be determined by the building official, but in no case less than one hundred (100) feet.

(9)

Hazardous wastes: No use shall be permitted which produces as a waste product any substance identified by the United States Environmental Protection Agency as a toxic waste.

(10)

Storage: Within three hundred (300) feet of a residential district, all processes and storage except of passenger care vehicles shall be completely in enclosed buildings. Processes and storage located at a greater distance shall be effectively contained within a secured, gated fence. The fence shall be a maximum of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not utilize barbed or razor wire unless as approved as a variance by the City Council. All outside storage shall be located on graded and paved surfaces.

Intermediate impact facilities. Colleges, junior colleges, and universities; industrial training facility (simulated industrial environmental with classroom instruction); radio and television transmission facilities; **water and sewerage plants;** and water storage facilities.



THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: Agenda Packets

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

Date of Meeting: November 26, 2012

Budget Impact: Y X N

Budget Impact Amount: \$ _____

Funding Source:

- () Annual
- () Capital
- () N/A

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Action Requested: Review Sanitation Bids.

Department: City Council/Trudy Jones Dean

Administrative Comments and Recommendation:

Due to the limited amount of time left in the year, I would like to put the sanitation bids on the work session scheduled for November 26, 2012.

Action Taken By Board: _____

