



AGENDA

CITY OF DORAVILLE MAYOR AND COUNCIL MEETING

**MONDAY
AUGUST 15, 2016**

**Work Session - 5:30 PM
Business Session - 6:30 PM**



**WELCOME TO THE MAYOR & COUNCIL
MEETING OF THE CITY OF DORAVILLE.
THIS MEETING IS OPEN TO THE PUBLIC.**

O.C.G.A. § 50-14-1

MAYOR

Honorable Donna Pittman

CITY COUNCIL

Honorable Pam Fleming, District 1
Honorable Robert Patrick, District 1

Honorable Dawn O'Connor, District 2
Honorable MD A. Naser, District 2

Honorable Sharon Spangler, District 3
Honorable Shannon R. Hillard, District 3

CITY MANAGER

Shawn Gillen, PhD

CITY CLERK

Sherry D. Henderson

CITY ATTORNEY

Cecil McLendon

ASST. CITY ATTORNEY

Lenny Felgin

**DORAVILLE CITY HALL
3725 PARK AVENUE
DORAVILLE, GA 30340**

www.doravillega.us

CITY COUNCIL

WORK SESSION AGENDA • AUGUST 15, 2016

Sherry D. Henderson
City Clerk

City Hall Council Chambers
3725 Park Ave, Doraville, GA 30340

5:30 PM

- A. **CALL TO ORDER/WELCOME:**
- B. **ROLL CALL-CITY CLERK:**

| ATTENDEE NAME | TITLE |
|-----------------|---|
| Donna Pittman | Mayor, At-Large |
| Pam Fleming | Council Member, District 1 |
| Robert Patrick | Council Member, District 1 Mayor ProTem |
| Dawn O'Connor | Council Member, District 2 |
| MD A. Naser | Council Member, District 2 |
| Sharon Spangler | Council Member, District 3 |
| Shannon Hillard | Council Member, District 3 |

- C. **Overview on the City of Doraville Comprehensive Plan 2017-2037 Update. (Enrique Bascuñana)**
- D. **Overview CUP-16-03, Diana Cuadrado 5280 Buford Hwy. (Enrique Bascuñana)**
- E. **Overview CUP-16-04 International New Health & Sauna, 5979 Buford Hwy (Enrique Bascuñana)**
- F. **Overview for Z-16-05, Trotter Enterprises c/o Julie Sellers, 2628 Homeland Dr. (Enrique Bascuñana)**
- G. **OVERVIEW Z-16-07, RESCISSION OF CONDITIONAL USE PERMITS (CUP'S) FOR MASSAGE/SPA ESTABLISHMENTS (ENRIQUE BASCUÑANA)**
- H. **OVERVIEW Z-16-08, CENTURY COMMUNITIES OF GA, LLC FOR CARVER HILLS NEIGHBORHOOD (E. BASCUÑANA)**
- I. **Overview on Ordinance amending Article XII Parking and Loading XX of the LCC Code (E. Bascuñana)**
- J. **Discussion on amending the LEED Ordinance, The Tree Ordinance, and other Bldg Regulations (Enrique Bascuñana)**
- K. **Discussion on amending the Fee Schedule to reduce the fee for Temporary Alcoholic Beverage License. (Enrique Bascuñana)**
- L. **Discussion on Eula Circle Emergency Stormwater Project (Rip Robertson, Director Public Works)**
- M. **Discussion on Flowers Park Renovation and Stormwater Upgrades (R. Robertson, Dir Public Works)**
- N. **Discussion on CID Reactivation (City Manager Gillen & Luke Howe, Economic Development Director)**





CITY COUNCIL

AGENDA • AUGUST 15, 2016

Regular Meeting

City Hall Council Chambers

6:30 PM

3725 Park Ave, Doraville, GA 30340

1. CALL TO ORDER

2. ROLL CALL

| ATTENDEE NAME | TITLE |
|----------------------|---|
| Donna Pittman | Mayor, At-Large |
| Pam Fleming | Council Member, District 1 |
| Robert Patrick | Council Member, District 1 Mayor ProTem |
| Dawn O'Connor | Council Member, District 2 |
| MD A. Naser | Council Member, District 2 |
| Sharon Spangler | Council Member, District 3 |
| Shannon Hillard | Council Member, District 3 |

3. PLEDGE OF ALLEGIANCE

4. CITY CLERK TO READ RULES OF CONDUCT

5. APPROVAL OF MINUTES

1. Adoption of the June 6, 2016 Council Meeting Minutes
2. Adoption of the June 13, 2016 Special Called Meeting Minutes
3. Adoption of the June 20, 2016 Special Called Meeting Minutes
4. Adoption of the June 20, 2016 Council Meeting Minutes

6. APPROVAL OF MEETING AGENDA

7. PUBLIC COMMENT

8. CONSENT AGENDA

9. ORGANIZATIONAL AND PROCEDURAL ITEMS

10. REPORTS AND PRESENTATIONS

1. City of Doraville Comprehensive Plan 2017-2037 Presentation & Update - Public Hearing

Presented by Enrique Bascuñana, Community Development Director

11. PUBLIC HEARINGS

1. CUP-16-03 for Diana Cuadrado, 5280 Buford Highway (Suites G & H)

Case # CUP-16-03

APPLICANT: Diana Cuadrado

REQUEST: Applicant is seeking a Conditional Use Permit (CUP) to operate a medical clinic within the T-5 zoning district.

ADDRESS: 5280 Buford Highway (Suites 6 & 7 (G & H))

Presented by Enrique Bascuñana, Community Development Director

2. CUP-16-04 for International New Health & Sauna, Inc. 5979 Buford Highway (Suites B-8 & C-1)

Case # CUP-16-04

APPLICANT: International New Health and Sauna, Inc. - So Hui Wishans, Owner

REQUEST: Applicant is seeking a Conditional Use Permit (CUP) to operate a massage therapy and acupressure as part of a health and fitness club within the C-2 (General Business) zoning district.

ADDRESS: 5979 Buford Highway

Presented by Enrique Bascuñana, Community Development Director

3. Z-16-05 Applicant, Trotter Enterprises c/o Julie Sellers, for 2628 Homeland Drive

Case # Z-16-05

APPLICANT: Trotter Enterprises c/o Julie Sellers

REQUEST: Applicant is seeking to rezone the property from the R-1 (Single-Family Residential) district to the O-W (Office/Warehouse) for future redevelopment of the property with office/warehouse uses.

ADDRESS: 2628 Homeland Drive

Presented by Enrique Bascuñana, Community Development Director

4. Z-16-07 Rescission of Conditional Use Permits (CUPs) for Massage/Spa Establishments - SECOND READ

Case # Z-16-07

APPLICANT: City of Doraville

REQUEST: Rescission of Conditional Use Permits (CUP) for massage/spa establishments no longer in operation.

ADDRESSES: 5095 (Suite A), 5141 (Suite B), 5201, and 5302 (Suite A-2) Buford Highway

Presented by Enrique Bascuñana, Community Development Director

5. Z-16-08 Applicant: Century Communities of GA, LLC for Carver Hills Neighborhood (outside of I-285)

Case # Z-16-08

APPLICANT: Century Communities of Georgia, LLC.

REQUEST: Applicant seeks to rezone 34 properties in the Carver Hills Neighborhood (outside of I-285) from the R-1 (Single-family Residential) district and the O-I (Office/Institutional) district to the Livable Community Code Special District (SD-2), sub-districts T-3 and T-4 for a new residential development comprised of detached single-family homes and townhomes.

ADDRESSES:

- Carver Circle: 2550, 4150, 4160, 4161, 4170, 4171, 4180, 4181, 4191, 4192, 4197, 4204, 4209, and 4189, 4217, 4218; and
- North Carver Drive: 4046, 4169, 4174, 4181, 4188, 4191, 4198, 4199, 4208, 4209, 4218, 4221, 4226, 4233, 4236, 4243, 4244, and the property described as: All that tract or parcel of land lying and being within Land Lot 335 of the 18th District of Dekalb County, Georgia, and being more particularly described as follows: Beginning at a point where the Easterly Right of Way line of North Carver Drive (60'R/W) intersects the Northeastern Right of Way line of Interstate 285. Said point also being the terminus of said Easterly Right of Way line of North Carver Drive. Said point also being located 236.02' left of construction centerline station 71+97.49 said Interstate 285. From the Point of Beginning thus established; depart said Easterly Right of Way line of North Carver Drive along said Northeastern Right of Way line of Interstate 285, South 75°19'42" East, a distance of 29.57 feet to a point; thence continuing along said Right of Way, South 08°55'47" East for a distance of 95.86 feet to a point; thence continuing along said Right of Way, South 84°47'37" East for a distance of 394.95 feet to a point; thence continuing along said Right of Way, South 02°03'58" East for a distance of 49.60 feet to a point; thence continuing along said Right of Way, South 84°52'16" West for a distance of 99.98 feet to a point; said point being the Northwesterly corner of land owned by James B. Evans and being 366.75' left of said construction centerline of Interstate 285 station 75+66.90; thence departing said Right of Way line of Interstate 285, North 03°34'21" West for a distance of 47.70 feet to a point; thence North 84°47'37" West for a distance of 311.17 feet to a point; thence North 08°55'47" West for a distance of 98.36 feet to a point; thence North 75°19'42" West for a distance of 18.22 feet to a point; thence 20.08 feet along the arc of a curve to the right, said curve having a radius of 335.00 feet and being subtended by a chord of North 19°37'52" East, 20.08 feet to a point of intersection of said Northeastern Right of Way line of Interstate 285 and the Easterly Right of Way line of North Carver Drive and the Point of Beginning. Containing 14,374 square feet or 0.330 Acres.

Presented by Enrique Bascuñana, Community Development Director

6. Z-16-06 Ordinance amending Article XII Parking and Loading and Article XX of the LCC Code

Case # Z-16-06

APPLICANT: City of Doraville

REQUEST: Amendments to Article VI LEED Ordinance and Article XX Livable Community Code to remove certain requirements, and add requirements to Article XII Parking Ordinance, Article III Other Building Regulations Ordinance, and Article IX Tree Ordinance.

Presented by Enrique Bascuñana, Community Development Director

12.NEW BUSINESS

1. Ordinance amending the LEED Ordinance, the Tree Ordinance, and Other Building Regulations

Presented by Enrique Bascuñana, Community Development Director

2. Consideration to approve Resolution to Amend the Fee Schedule to reduce the fee for Temporary Alcoholic Beverage Licenses

Presented by Enrique Bascuñana, Community Development Director

3. Consideration to approve Eula Circle Emergency Stormwater Project

Presented by Rip Robertson, Director - Recreation, Parks & Public Works

4. Consideration to approve Flowers Park Renovation & Stormwater Upgrades

Presented by Rip Robertson, Director - Recreation, Parks & Public Works

5. Consideration of approval of CID Reactivation

Presented by City Manager Gillen and Luke Howe, Economic Development Director

13.EXECUTIVE SESSION

14.COUNCIL COMMENTS

15.ADJOURNMENT