

# CITY COUNCIL MEETING

Ted Terry – Mayor

YT Bell Andrea Cervone Jamie Carroll Awet Eyasu Ahmed Hassan Mario Williams

Keith Barker – City Manager

# **AGENDA**

Tuesday, December 4, 2018 7:00PM

- A. CALL TO ORDER
- **B. ROLL CALL**

#### C. ADMINISTRATIVE BUSINESS/ PRESENTATION

- C1) Approve Minutes: 11/3 Special Call, 11/8 Council Meeting and 11/27 Special Call
- C2) Proclamation Pastor Adams
- C3) Presentation Food Well Alliance's -New Local Government Initiative

#### D. EXECUTIVE SESSION:

To discuss a Personnel Matter

#### E. PUBLIC COMMENTS

#### F. REPORTS:

- 1) Planning & Zoning Report
- 2) City Manager's Report
- 3) City Attorney's Report
- 4) Council Remarks
- 5) Mayor's Report

#### **G. OLD BUSINESS**

G1) Second Read - Amend City Charter Article III, Sec 302(b) To provide for an Acting City Manager when the City Manager is absent/unavailable on a short term basis; and provide for an interim City Manager when the City Manager is absent or unavailable for more than ten days

#### H. NEW BUSINESS

- H1) Public Hearing 2019 Budget
  - 1) 2019 Budget Presentation Keith Barker
  - 2) Public Hearing To take public comment on the 2019 Proposed Operating & Enterprise Fund Budget
  - 3) Council Adopt 2019 Operating & Enterprise Budget Ordinance
- H2) PUBLIC HEARING: Variance requests from (Silver Oaks Apartments) Netz Fund Silver Oaks, LLC/TWG, Development, and LLC c/o J. Alexander Brock to vary from Section 614 of the Zoning Ordinance to eliminate the Street Frontage Requirement (proposed Tract II) and to vary from Section 622 of the Zoning Ordinance- Permitted encroachments upon required setbacks. If granted, these variances will allow the applicant to divide the existing lot, known at 1281 Brockett Road, Clarkston, GA 30021 into two lots.
- H3) PUBLIC HEARING: A variance request from the Vietnamese Faith Baptist Church, Incorporated submitted by Craig Taylor (Agent) of parcel 18-142-01-086 located at 4692 East Ponce de Leon Avenue, consisting of 14.3941 acres to vary from Section 1102-Design Standards and Section 1107 Minimum off-street parking requirements to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking space from 20 feet deep to 18 feet deep.
- H4) Approve 2019 Local Maintenance Improvement Grant (LMIG) application submittal to the Georgia Department of Transportation

Note: Detailed Information on current Agenda Items can be found at the City of Clarkston Website Agenda page. <a href="http://clarkstonga.gov/council-agenda-archive">http://clarkstonga.gov/council-agenda-archive</a>

# **CITY COUNCIL MEETING**

- H5) Amend Chapter 3 of the Code of Ordinances regarding alcohol to define, permit and regulate Microbreweries and establish fees for Microbreweries License
- H6) Approve Application for Beer/Wine/Distilled Spirits Alcohol Dawghouse Restaurant & Lounge
- H7) Appoint Planning and Zoning Board Member to fill one vacant position and to reconfirm one expiring term
- H8) Approve New City Manager and Contract Agreement

#### **ADJOURNMENT:**

Note: Detailed Information on current Agenda Items can be found at the City of Clarkston Website Agenda page. <a href="http://clarkstonga.gov/council-agenda-archive">http://clarkstonga.gov/council-agenda-archive</a>

#### **MINUTES**

#### **CLARKSTON CITY COUNCIL**

Saturday, November 3, 2018

#### Officials Present

Mayor: Ted Terry

Council: Awet Eyasu, YT Bell, Ahmed Hassan, Andrea Cervone,

Jamie Carroll, Mario Williams City Clerk: Tracy Ashby

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A. CALL TO ORDER –Special Call Executive Session Meeting: Vice-Mayor Awet Eyasu called the meeting to order at 9:30am

B. ROLL CALL

#### C. EXECUTIVE SESSION

To discuss a Personnel Issue

Ahmed Hassan made a motion to close the open meeting and go into executive session. Jamie Carroll seconded the motion. A vote was called and the motion carried (4, 0).

Executive Session – Personnel Matter

Mayor Terry arrive: 9:54am Mario Williams arrive 11:25am

Andrea Cervone made a motion to close the executive session and go into open session. YT Bell seconded the motion. A vote was called and the motion carried (6, 0).

Andrea Cervone made a motion to adjourn the meeting. YT Bell seconded the motion. A vote was called and the motion carried (6, 0). Meeting adjourned.

#### **MINUTES**

#### **CLARKSTON CITY COUNCIL**

Thursday, November 8, 2018

#### Officials Present

Mayor: Ted Terry

Council: YT Bell, Jamie Carroll, Andrea Cervone, Awet

Eyasu, Ahmed Hassan,

City Manager: Keith Barker
City Clerk: Tracy Ashby
City Attorney: Stephen Quinn

Mayor Terry called the meeting to order at 7:00pm.

Roll Call: YT Bell, Jamie Carroll, Andrea Cervone, Awet Eyasu, Ahmed Hassan,

Absent: Mario Williams

Pledge of Allegiance

Jamie Carroll made a motion to amend to agenda to add the 'Sunday Brunch' ordinance. Awet Eyasu seconded the motion. A vote was called and the motion carried (5, 0).

#### C. <u>ADMINISTRATIVE BUSINESS/ PRESENTATION</u>

#### C1) Approve Minutes: 10/2/18 Council Meeting

Ahmed Hassan made a motion to approve the minutes for the 10/2/18 Council Meeting. YT Bell seconded the motion. A vote was called and the motion carried (5, 0).

#### C2) Update on the City Manager Search

Mayor Terry reported on the City Manager search process. Mr. Keith Barker's provided notice that he was retiring after seven years of service to the City, effective January 7, 2019. The City began a nationwide search to fill the position by contracting with the Mercer Group. A total of 48 application were received and the Mercer Group presented the Council with a shortened list of nine candidates. The Council selected five candidates to be interviewed (conducted November 3). The Council interviewed and selected Mr. Robin Gomez, Fairmont WV, as the finalist. The final vote on his appointment will be at the December 4 Council Meeting and he is expected to take the position the first week in January.

#### C3) Proclamation Honoring Pastor Adams

Mayor Terry stated that due to family issues, the proclamation honoring Pastor Adams will be postponed to the December 4 Council Meeting.

#### D. CONSENT AGENDA

- D1) Approve Change Orders #2-4 to the Contract with Stewart Brothers for Asphalt Pavement Repair and Resurfacing of Church Street and East Ponce de Leon and Asphalt Patching of Brockett Road
- D2) Approve Change Order #2 to the Streetscape Contract with Ohmshiv Construction, LLC for Replacement of Concrete Header Curb with Granite Curb on Both Sides of East Ponce de Leon from North Indian Creek to Market Street
- D3) Refer Affordable Housing Report/Recommendations to the Housing& Infrastructure SAC

- D4) Adopt Resolution in support of Industrial Hemp
- D5) Accept Low Bid Submitted by Autaco Development for Montreal Road North Indian Creek Pedestrian Improvements SPLOST Project #05
- D6) Accept Low Bid Submitted by Autaco Development for Montreal Road Pedestrian Crossing Improvement, Rapid Rectangular Flashing Beacon (RRFB) Installation SPLOST Project #06

Awet Eyasu made a motion to adopt consent agenda items D1-D6. Ahmed Hassan seconded the motion. A vote was called and the motion carried (5, 0).

#### E. PUBLIC COMMENTS

Chris Busing addressed his thoughts on several of the agenda items.

Susan Hood provided her recommendations for changes to the zoning ordinance.

Harry Kendrick's addressed concerns for Council Members Hassan and Williams to better assist and nurture the senior advisory committee.

Brian Medford voiced his approval of the recent improvement to walkability/bike ability in the City.

Several speakers addressed concerns with the NAMB project, the conditional use permit and mistrust of the motives for the church.

Adam Nycamp spoke on behalf of the Culture fest and requested support for the 2019 festival.

Dean Moore voiced concerns on further annexation efforts.

Mayor Terry closed public comments.

#### E. REPORTS:

#### 1) Planning & Zoning Report

No Report

#### 2) City Manager's Report

Mr. Barker provided the Finance report thru October 31, 2018. He reported on the upcoming 2019 Budget adoption process and that the proposed 2019 Budget has been transmitted to the Council and the document is available for the public to review on the City website. Mr. Barker provided an update for the SPLOST projects.

#### 3) City Attorney's Report

No report.

#### 4) Council Remarks

YT Bell reported on the upcoming Tree Lighting event scheduled for December 8.

Awet Eyasu on his visit to Somaliland on October 6-12<sup>th</sup>.

#### 5) Mayor's Report

Mayor Terry stated he felt this current council was the most productive and proactive council in the last five years.

#### F. OLD BUSINESS

None.

#### **G.NEW BUSINESS**

G1) Public Hearing: Annexation request from the Vietnamese Faith Baptist Church, Incorporated represented by Craig Taylor (Agent) of parcel 18-142-01-086 located at 4692 East Ponce de Leon

Avenue, Stone Mountain, GA 30083 into the city limits of Clarkston, GA. to receive a conversion zoning of NR-1, Low Density Neighborhood Residential.

Shawanna Qawiy provided a summary of the request application. Council discussion with the applicant for projected revenues for taxes and the traffic study.

The Mayor opened the Public Hearing.

Speakers in support of the annexation request:

Brian Medford stated if the City approves the annexation then we can control the process via city code. If the City denies the request, they can still go to DeKalb County.

Wayne Evans (Tucker resident) stated he felt it was a good development.

Amina Osman spoke in support of the annexation and there is a need for more housing in Clarkston.

Roberta Maleveda spoke in support and she knows several residents that are anxious for the new housing.

Speakers opposed to the annexation:

Susan Hood said she was not opposed to the annexation, but that she had questions on the subsidized housing requirements and the scope of the proposed project.

The Mayor closed the Public Hearing.

Jamie Carroll made a motion to approve the Annexation request from the Vietnamese Faith Baptist Church, Incorporated of parcel 18-142-01-086 located at 4692 East Ponce de Leon Avenue, Stone Mountain, GA 30083 into the city limits of Clarkston, GA. YT Bell seconded the motion. A vote was called and the motion carried (5, 0).

- G2) Public Hearing: Rezoning request from the Vietnamese Faith Baptist Church, Incorporated represented by Craig Taylor (Agent) of parcel 18-142-01-086 located at 4692 East Ponce de Leon Avenue, Stone Mountain, GA 30083, consisting of 14.3941 acres from R-85 (unincorporated DeKalb County) to NR-CD Neighborhood Residential Community Development District. Shawanna Qawiy detailed the rezoning application request. She reported that the Planning and Zoning Committee recommended approval of the rezoning at their October 16, 2018, with the following conditions:
  - 1. The submitted site plan is for conceptual review ONLY.
  - 2. The applicant/developer is required to submit a conceptual site plan to the Planning and Zoning Board and City Council for final approval with any approved variances before receiving any permits to begin construction.
  - 3. Any variances requested shall adhere to Section 307 and 308 of the Zoning Ordinance.
  - 4. That the developer submit a 72 hour traffic study regarding traffic statistics.
  - 5. Request for acceleration and deceleration lanes to get into the property submitted to the Planning and Zoning Board at the next P&Z meeting.

The Mayor opened the Public Hearing.

Speakers opposed to the Rezoning Request:

Susan Hood stated she did not think it was a good idea to approve rezoning a property prior to knowing the extent of the variances.

Speakers in Support of the Rezoning Request:

No speakers in support of the rezoning request.

Mayor Terry closed the public Hearing.

Jamie Carroll asked Ms. Qawiy if the layout of the apartments is consistent with adjacent existing apartments. Ms. Qawiy confirmed the layout is similar to Sage Point Apartments.

Jamie Carroll made a motion to approve the Rezoning request from the Vietnamese Faith Baptist Church, Incorporated represented by Craig Taylor (Agent) of parcel 18-142-01-086 located at 4692 East Ponce de Leon Avenue, Stone Mountain, GA 30083. Andrea Cervone seconded the motion. A vote was called and the motion carried (5, 0).

G3) Public Hearing: Variance request from Phillip Searles d/b/a BJS Starnes Elderly, LP to vary from Section 622-Permitted encroachments upon required setbacks; to allow an above ground detention pond to encroach into the required 25-foot rear setback at the property located at 3543 Clarkston Industrial Boulevard, Clarkston, GA 30021.

Shawanna Qawiy provided a report on the rezoning request. She reported both staff and the Planning and Zoning Board have recommended approval with the following conditions:

to allow an above ground detention pond to encroach into the required 25-foot rear setback at the property located at 3543 Clarkston Industrial Boulevard, Clarkston, GA 30021.

#### STAFF RECOMMENDATIONS:

Based on the exceptional conditions related to this property, staff recommended approval of the variance request with the following conditions:

- 1. An erosion and sedimentation control plan in accordance with the Georgia Erosion and Sedimentation Control Act or NPDES permit for construction activities. The plan shall also include information on the sequence/phasing of construction and temporary stabilization measures and temporary structures that will be converted into permanent storm-water controls.
- 2. The owner/developer must ensure a maintenance access easements is sufficient for all necessary equipment for maintenance activities and establish provisions for the long-term responsibility for and maintenance of the structural storm-water facility to ensure that it continues to function as designed, and pose no threat to public safety. Upon final inspection and approval, if an easement has been created a plat, or document indicating that such easements and the long term maintenance agreement for the structure shall be recorded and shall remain in effect even with the transfer of title of the property.
- 3. A chain-linked fence shall surround the structure with 90% visual blockage with a minimum height of 6' tall.
- 4. The owner/developer must provide an encroachment agreement for off-site work (on city right of way, and all adjacent properties).
- 5. Shall comply with Section 1205 Buffers and Landscaping of the Clarkston Code of Ordinances.
- 6. In those instances where the existing natural vegetation and topography are insufficient to achieve the desired level of screening as required, fast growing evergreens are to be planted so that the storm water detention pond is 100% screened from adjacent uses. Subject to final approval by the City prior to installation.
- 7. Retaining wall shall not exceed a height of five (5) feet, unless existing topography prohibits retaining walls of a lesser height. Retaining walls shall be from finished poured concrete or shall be faced with stone, brick or smooth stucco. Subject to final approval by the City prior to construction through land disturbance and plan review permitting.
- 8. Permanent structures shall be prohibited within landscape strips (such as buildings, parking spaces, dumpsters, drainage structures and detention facilities).

9. The construction of the storm water detention pond shall not in any manner adversely affect other (surrounding) property owners.

Jamie Carroll made a motion to approve the variance application for the Phillip Searles d/b/a BJS Starnes Elderly, LP on the conditions set forth by the staff. YT Bell seconded the motion. A vote was called and the motion carried (5, 0).

G4) Amend Chapter 2 to Set the Amount of Annual Compensation for Elected Officials
Ahmed Hassan stated the Council was discussing updating the compensation rate for the elected official but the amount he felt was too high. Jamie Carroll gave an overview of comparable cities rates he reviewed and he stated the rate would likely remain fixed for many years to come. Ahmed Hassan suggested reducing the rates to Mayor-\$15,000 and Council -\$12,000 annually.

Ahmed Hassan made a motion to amend Chapter 2 to set the compensation for the Mayor \$15,000 and Council \$12,000 annually. Awet Eyasu felt the amount was still high. Discussion that the last compensation change was made twenty years ago. A vote was called and the motion carried (4- Yes YT Bell, Andrea Cervone, Jamie Carroll, Ahmed Hassan, 1-No Awet Eyasu).

G5) <u>Amend Chapter 15 and of the Code Regarding Planning and Development and Chapter 15.5 of the Code Regarding Signs To Provide For Administrative Review and Approval of Sign Applications by the City Manager Rather than the Planning and Zoning Board</u>

Jamie Carroll advised that currently a sign permit application must comply with the Clarkston code to be approved and any requests that vary from the Code would then go to Planning and Zoning. Transferring the review and approval of sign applications to staff will increase the efficiency of the Planning and Zoning Board and will remove the need convene meetings of the Board where no other business items exist.

Ahmed Hassan made a motion to amend Chapter 15 and of the Code Regarding Planning and Development and Chapter 15.5 of the Code Regarding Signs To Provide For Administrative Review and Approval of Sign Applications by the City Manager Rather than the Planning and Zoning Board. YT Bell seconded the motion. A vote was called and the motion carried (5, 0).

G6) Amend City Charter Article III, Sec 302(b) To provide for an Acting City Manager when the City Manager is absent/unavailable on a short term basis; and provide for an interim City Manager when the City Manager is absent or unavailable for more than ten days

The City Attorney reported he had made changes to clarify a distinction between and acting city manager and an interim city manager and he had added language, requested by the Charter Review Committee, to clarify that the Mayor, or City Council members, are prohibited from serving as city manager in an acting, interim or a permanent basis.

Awet Eyasu made a motion to amend City Charter Article III, Sec 302(b) to provide for an Acting City Manager when the City Manager is absent/unavailable on a short term basis; and provide for an interim City Manager when the City Manager is absent or unavailable for more than ten days. Ahmed Hassan seconded the motion.

Stephen Quinn clarified that the ordinance would be adopted at two consecutive meetings and would be effective after approval at the December 4 meeting. A vote was called and the motion carried (5, 0).

#### G7) Adopt the Sunday Brunch Ordinance

Mayor Terry stated that the Clarkston voters had approved the referendum to allow retail sales of beer,

Malt beverages and wine for consumption on the premises on Sundays beginning at 11:00am. The proposed ordinance codifies the referendum results.

Andrea Cervone made a motion to adopt the ordinance to amend Chapter 3 Article I to allow retail sales of beer, Malt beverages and wine for consumption on the premises on Sundays beginning at 11:00am. Awet Eyasu seconded the motion. A vote was called and the motion carried (4, 1- Ahmed Hassan abstain).

#### ADJOURNMENT:

Awet Eyasu made a motion to adjourn the Council Meeting. YT Bell seconded the motion. A vote was called and the motion carried (5,0).

Meeting adjourned.

#### **MINUTES**

#### CLARKSTON CITY COUNCIL

Tuesday, November 27, 2018

#### Officials Present

Vice-Mayor: Awet Eyasu

Council: YT Bell, Ahmed Hassan, Andrea Cervone, Jamie Carroll,

Mario Williams

City Manager: Keith Barker
City Clerk: Tracy Ashby
City Attorney: Stephen Quinn

#### A. CALL TO ORDER -SPECIAL CALL MEETING

Vice Mayor Eyasu called the meeting to order.

#### B. ROLL CALL

YT Bell, Awet Eyasu, Ahmed Hassan, Andrea Cervone, Jamie Carroll Mayor Terry and Councilman Mario Williams absent

#### C. OLD BUSINESS

None

#### D. <u>NEW BUSINESS</u>

#### D1) 2019 Budget Adoption

#### 1) 2019 Budget Presentation

Mr. Barker provided a power point presentation on the Proposed 2019 Budget and provided financial information relating to revenue, expenditures, and grants funds.

# 2) <u>Public Hearing – To take public comment on the 2019 Proposed Operating & Enterprise Fund Budget</u>

OFC Koirala spoke in support of the take home police vehicles and he advised they would increase both recruitment and retention efforts in the police department.

SGT Bulcher spoke in support of take home police vehicles. He reported he oversees the vehicle inspections and several of the current vehicles are continuously unreliable which can hinder the oncoming patrols with going into service. He echoed the concerns with recruiting new officers who will go to other agencies that provide take home vehicles.

SGT Haygood spoke in support of take home police vehicles. He discussed that 'hot seating' vehicles with little down time affects their operations. He stated that take home vehicles would increase the visibility of police as shifts changes would mean twice the vehicles (entering/exiting) in the City.

OFC Hazlewood spoke in support of take home police vehicles. She stated officers with would take better care/pride in those vehicles.

Tracy Bishop expressed concern with the potential 5 mill increase to cover the proposed 2019 budget.

Hussein Mohamed thanked the Council for the support of Sagal Radio. He mentioned that he was proud of OFC Koirala who had served as an intern at the radio station.

LT Hess spoke in support of take home police vehicles. He discussed the benefits as relates to both retention and recruitment of police officers. He stated several candidates for the police department had selected to work for other agencies, based on their take home vehicle option.

Harry Kendricks spoke in support of the proposed budget and he urged the Council to approve the 2019 proposed budget.

Katy Jones stated increases in budget costs is to be expected and he applauded Mr. Barker on his leadership and the excellent budget presentation.

Amina Osman thanked the City Manager for his budget presentation and she encouraged the council to support the police department's needs.

Warren Hadlock spoke in support of the proposed take home vehicles.

Roberta Malavenda thanked the Council for including the Tell Me A Story program in the proposed 2019 budget.

Mayor Terry closed the budget public hearing.

D2) Approve Construction Agreement with Leach Landscaping, Inc. for construction of the Friendship Forest Redevelopment Project

Mr. Barker reported that the initial design work commenced on this project in April 2017. The following probable estimate of construction costs were developed to compare to the submitted bids:

Hayes James/Environs (design team est. August 2017): \$1,185,000 Collaborative Infrastructure Services, Inc. (estimate September 2017): \$930,000 AMEC (prepared master plan – 2016): \$970,225

A \$1,350,000 loan through the Urban Redevelopment Agency was obtained to fund all phases of the project.

On October 3rd, 2017, bids were opened for the referenced project. One bid was received; TriScapes. Although the TriScapes bid submittal met the requirements set forth in the advertised bid documents, the bid amount of \$2,436,069 greatly exceeded construction estimates and available funding. The City Council voted to rebid this item.

The project was again rebid and new bids were opened on November 2nd, 2017. One bid was received from TriScapes a second time. The bid amount was \$2,106,399.95. The City Council again voted to rebid this item.

One bid was received during this third bidding cycle from Construction 57, Inc. in the amount of \$894,025. The City accepted and approved this bid and construction commenced. The City terminated the contract with Construction 57, Inc. via letter dated October 23, 2018 for various issue leading to non-performance. Mr. Barker stated that the City has paid to-date \$293,037.80, with an additional final payment off \$6,000 due after negotiations. The remaining construction funding available is \$594,987.20.

He advised that the City has contacted Leach Landscaping, Inc. and requested their assistance with completing this project. Leach provided a quote to complete the project in the amount of \$1,028,800. Anticipated construction administration costs and fees are estimated at \$52,140 and DeKalb Water Meter Fees at \$3,500 for a total of \$1,084,440.

The amount of additional funding needed to complete this project will be \$489,452.80.

Additional funding to complete the project is available from our SPLOST project account. The SPLOST legislation provides for expenditures for the repair of Capital Outlay Projects not to exceed 15% of the total SPOST allocation.

The original SPLOST project budget included an estimated expenditure of \$1.2 million dollars for the repair of the Norman Street Dam. The City has engaged an Engineering firm to develop alternatives and costs associated with mitigating the movement of this dam and preliminary estimates indicate that a viable solution can be implemented to address the structural issues for approximately \$500,000. Additionally, several of the SPLOST projects completed or underway have come in under our estimated budgets.

Mr. Barker stated that Staff recommends the City Council approve the attached agreement for construction services with Leach Landscaping, Inc. in the amount of \$1,028,800 and authorize the City Manager to utilize up to \$500,000 of SPLOST funding to cover the remaining construction costs.

Discussion by Council on the SPLOST requirements and if the project would require a re-bid.

Jamie Carroll made a motion to approve the proposed contract with Leach Landscaping, Inc. and authorize the City Manager to utilize up to \$500K of SPLOST funding to cover construction costs contingent upon a finding by the City Attorney that it is legal for the City to enter into this contract without a public bidding process. Ahmed Hassan seconded the motion. A vote was called and the motion carried. (4, 0).

Work Session Held

#### I. EXECUTIVE SESSION

To discuss a Personnel Issue

Jamie Carroll made a motion to close the open meeting and go into executive session. Ahmed Hassan seconded the motion. A vote was called and the motion carried (4, 0).

Executive Session – Personnel Matter

Jamie Carroll made a motion to close the executive session and go into open session. Ahmed Hassan seconded the motion. A vote was called and the motion carried (4, 0).

Jamie Carroll made a motion to adjourn the meeting. Ahmed Hassan seconded the motion. A vote was called and the motion carried (4, 0). Meeting adjourned.







### **PROCLAMATION**

## Recognizing and Honoring Pastor C. O. Adams, DD

**WHEREAS**, Pastor Adams has been an outstanding and respected religious leader in the City of Clarkston, Georgia; and

WHEREAS, Pastor Adams started his ministerial journey in 1998 when he heard the call from the Lord to go out into the world and proclaim the good news of Jesus the Christ. His Christian journey has carried him to Greene Temple AME(Atlanta), New Hope AME(Senoia), Greater St. James AME(Thompson, New Hope AME(Mesena), St.Paul AME(Vidalia), Greater Mt.Zion AME(Waycross), and Greater Mt. Carmel AME(Doraville).; and

WHEREAS, Pastor Adams presently serves as the Pastor and Founder of Christ Community Praise & Worship Center located in Clarkston, Georgia 2000. In June of 2015, the congregation purchased the adjacent building to the church which now serves as a ministry center that was named in his honor, The C.O. Adams Center.; and

**WHEREAS**, Pastor Adams has had the opportunity to travel to the continent of Africa twice. The first trip was to South Africa where he was privileged to preach at St. John AME Church in Cape Town. His second trip was to Zimbabwe where he was offered the opportunity to preach and present several workshops to several churches in the 17<sup>th</sup> Episcopal District. While in Bulawayo, Zimbabwe he was presented the keys to the city. A Bible College was also named in his honor during his extended trip; and

**WHEREAS**, Pastor Adams is the author of Joy for Today, Hope for Tomorrow. The book was released in 2013. It is a collection of inspirational writings and poetry. Pastor C.O. Adams is married to First Lady Tinnie Graham Adams. They celebrated 32 years of marriage in August 2018. They have one daughter, Christal, who is married to Rev. Justin D. Shaw.

WHEREAS, Pastor Adams, as a community leader while Pastoring in Vidalia, he was instrumental in changing the street name from Third Avenue to Martin Luther King Jr. Avenue. He is a founding member of the Concerned Citizens Coalition based in Vidalia. In Waycross, he organized the Concerned Clergy Coalition, served as the Chairperson of the Southeast Chapter of the Red Cross and served as an Advisory Board Member of the Ware County Board of Education.

**NOW THEREFORE BE IT PROCLAIMED**, on behalf of the City Council and citizens of Clarkston, I, Ted Terry, as Mayor, have the privilege to give special recognition and honor to Pastor Adams, and hereby proclaim that December 4, 2018 is "Pastor Adams Appreciation Day" in the City of Clarkston and encourage all its citizens to express their appreciation for the many contributions Pastor Adams have bestowed upon our community.

<b>DATED</b> t	this 4th Day December, 2018.		
		Mayor Ted Terry, City of Clarkston	=
ATTEST:			
	City Clerk		

Seal



#### CITY OF CLARKSTON

$\sim$ 1	<b>ARKSTON</b>	CITY COLINICI	L WORK SESSION
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ITEM NO:	
ACTION TYPE:	
Ordinance	

HEARING TYPE: Work Session

#### **BUSINESS AGENDA / MINUTES MEETING**

DATE: November 27, 2018

<u>SUBJECT:</u> Amend the City Charter; to provide for an Acting City Manager when the City Manager is absent of unavailable on a short term basis; and to provide for an Interim City Manager when the City Manager is absent or unavailable for more than ten days

DEPARTMENT: City Council	PUBLIC HEARING: □YES ☒ NO
ATTACHMENT: ⊠ YES □NO Pages: 2	INFORMATION CONTACT: Y.T. Bell and Awet Eyasu PHONE NUMBER: 404-296-6489

#### **PURPOSE:**

To amend the City Charter; to provide for an Acting City Manager when the City Manager is absent of unavailable on a short term basis; and to provide for an Interim City Manager when the City Manager is absent or unavailable for more than ten days.

#### **NEED/ IMPACT:**

In 2017, the City of Clarkston appointed residents and members of the City Council to the Charter Review Committee. The attached amendment, based on recommendations received from the Charter Review Committee, ensures that a professionally trained public administrator will fill the role of Acting or Interim City Manager in the event there is a short term or temporary vacancy in that position.

Amendments to the charter requires two votes. Proposed changes to the charter must be advertised for three consecutive weeks within 60 days prior to the <u>second</u> vote.

#### **RECOMMENDATIONS:**

No staff recommendation.

AN ORDINANCE BY THE CITY OF CLARKSTON TO AMEND THE CITY CHARTER; TO PROVIDE FOR AN ACTING CITY MANAGER WHEN THE CITY MANAGER IS ABSENT OR UNAVAILABLE ON A SHORT TERM BASIS; AND TO PROVIDE FOR AN INTERIM CITY MANAGER WHEN THE CITY MANAGER IS ABSENT OR UNAVAILABLE FOR MORE THAN TEN DAYS.

**WHEREAS**, the Charter Review Committee has recommended amending subsection 3.02(b) of the City Charter, which currently provides for the Mayor to act as city manager in the absence or unavailability of the City Manager; and

WHEREAS, the City Council desires to accept the Committee's recommendation; and

**WHEREAS**, the City is authorized to amend its Charter pursuant to its home rule powers as set forth in O.C.G.A. § 36-35-3.

**NOW THEREFORE, BE IT ORDAINED** by the City of Clarkston as follows:

<u>SECTION 1.</u> City Charter Section 3.02, subsection (b), is hereby deleted and replaced with the following provision:

- "(b) The following provisions shall be observed when the city manager is unavailable to perform the duties of the office:
  - (1) Acting City Manager. By letter filed with the city clerk, the city manager shall designate, subject to rejection by majority vote of the city council, a qualified city employee to exercise the powers and perform the duties of city manager during the city manager's temporary absence or physical or mental disability. During such absence or disability, the city council may revoke any such designation at any time and may at any time appoint any qualified employee of the city to serve as acting city manager.
  - (2) *Interim City Manager*. Whenever the city manager position is vacant, or it is anticipated that the permanent city manager will be unavailable or unable to perform the duties of city manager for more than 10 days, the city council shall appoint and enter into a contract for an indefinite duration with a qualified individual to serve as interim city manager until the City Council appoints a city manager on a permanent basis or the existing permanent city manager is able to return to performing the duties of city manager. The Mayor and Councilmembers are prohibited from serving as city manager on a permanent, acting or interim basis."

<u>SECTION 2.</u> All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

<u>SECTION 3.</u> This Charter amendment shall become effective December 5, 2018, upon its final adoption by the City Council at the second of two consecutive regular meetings.

SO ORDAINED, this 4 <sup>th</sup> day of Decem	
ATTEST:	CITY COUNCIL, CITY OF CLARKSTON, GEORGIA
By	
Tracy Ashby, City Clerk	Ted Terry, Mayor
Approved as to Form:	
Stephen G. Quinn, City Attorney	

#### CITY OF CLARKSTON

#### CLARKSTON CITY COUNCIL MEETING

ITEM NO: H1

BUSINESS AGENDA / MINUTES

ACTION TYPE: Ordinance

HEARING TYPE: Council Meeting

MEETING DATE: December 4, 2018

SUBJECT: Adoption of the Proposed 2019 Budget by Ordinance

**DEPARTMENT: Administration** 

PUBLIC HEARING: ⊠ YES □NO

ATTACHMENT: ⊠YES □NO

Pages: 27

INFORMATION CONTACT: Keith Barker PHONE NUMBER: 404-296-6489 ext 425

<u>PURPOSE:</u> To Adopt the Proposed 2019 Budget by Ordinance.

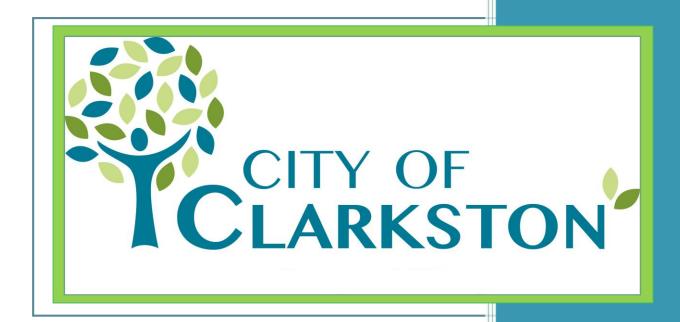
<u>NEED/ IMPACT</u>: The City of Clarkston, Georgia is required by the City Code of Ordinances to adopt each year an Operating Budget for all financial funds and appropriations that shall not be made in excess of estimated revenues expect in the case of an emergency. The City Manager is responsible for preparing and submitting the Annual Operating Budget and Capital Budget to the City Council for their consideration.

The proposed 2019 Fiscal Year Budget was compiled based upon the input and assistance from each department. The proposed budget, as presented, is balanced, and revenues equal expenditures, in accordance with Georgia State Law.

The total proposed FY 2019 Expenditure Budget for all funds is \$ 15,039,207. The total proposed FY 2019 Revenue Budget for all funds is \$ 15,039,207. The proposed FY 2019 General Fund operating budget of \$6,378,468 represents increase of \$474,063as compared to FY 2018. In addition to the General Fund operating budget, a Capital Projects budget, a Matching Grants Fund budget and a Community Development Projects budget have been included in this budget document. Segregation of these expenditure types will allow for a more transparent budgeting process. Details regarding expenditures in all four categories are included in this budget transmittal letter.

<u>RECOMMENDATIONS:</u> Staff recommends adoption of the proposed 2019 Fiscal Year Budget by Ordinance.

# 2019 Proposed Operating & Enterprise Fund Budget





2019

**Submitted 11-06-2018** 

**City Manager** 

**Keith Barker** 



#### **MEMORANDUM**

**To:** Mayor Ted Terry

Councilwoman Yterenickia Bell Councilman James Carroll Councilwoman Andrea Cervone

Councilman Awet Eyasu Councilman Ahmed Hassan Councilman Mario Williams

From: Keith Barker ICMA-CM, City Manager

Date: November 6, 2018

Re: Proposed 2019 Fiscal Year Budget

Please find attached the proposed FY 2019 All Funds Budget for the City of Clarkston. This budget was compiled based upon the input and assistance from each department and the Finance Director. The proposed budget, as presented, is balanced, i.e., revenues equal expenditures, in accordance with Georgia State Law.

#### **BUDGET OVERVIEW**

The total proposed FY 2019 Expenditure Budget for all funds is \$15,039,207. The total proposed FY 2019 Revenue Budget for all funds is \$15,039,207. Both the Expenditure and Revenue estimates represent a 16% increase compared to FY 2018 amount of \$12,958,105.

The proposed FY 2019 General Fund Operating Budget of \$6,378,468 represents a \$474,063 **increase** as compared to the FY 2018 amount of \$5,904,405. In addition to the General Fund operating budget, a Capital Projects budget, a Matching Grants Fund budget and a Community Development Projects budget have been included in this budget document. Segregation of these expenditure types will allow for a more transparent budgeting process. Details regarding expenditures in all four categories are included in this budget transmittal letter.

#### Administration

Total expenditures in the Administration Department have increased from \$1,112,435 in FY 2018 to \$1,265,106, an increase of \$152,671 proposed for FY 2019. This increase is due to vacation and sick time payouts upon retirement in January 2019 of the current City Manager as well as increases in salary, health insurance and retirement contributions FY 2019. The Administration Department budget figure represents 20% of the total General Fund Budget.

Group Health Insurance premium costs for the City overall have not increased significantly for 2019. The budget for 2018 was \$399,500 and overall slightly decreased by 4% to \$385,960 for FY 2019. Group

Health Insurance premium costs remain reasonable as this amount represents only 6% of total General Fund Operating expenditures.

The City of Clarkston Defined Benefit Retirement Plan formula has historically been below what comparable municipalities provide their employees. Marginal plan enhancements were made beginning in FY 2014 however these enhancements were effective only as far back as the 2014 service year and therefore did not extend back to an employee's initial date of hire. In order to aid in the recruitment and retention of a qualified workforce especially public safety employees, and to provide a fair and equitable retirement to long serving employees, additional enhancements to the Retirement Plan were approved by the City Council in FY 2017. The total cost for Retirement Contributions in FY 2019 is estimated to be \$437,812 as compared to \$407,153 in FY 2018. Total Retirement Contributions for FY 2019 represent 6.9% of total General Fund Operating expenditures.

#### **Police**

For FY 2019, the Clarkston Police Department authorized and funded staffing level is recommended at twenty (20) full time personnel. After the 2015 annexation, staffing levels were increased to a total of 26 positions. In FY 2016 and FY 2017, the budget was reduced by unfunding two positions, likewise, in FY 2018, three positions were unfunded. Based on current recruiting results and police department budget needs including replace radio equipment in FY 2019 budgeted at \$138,000, I am recommending three additional unfunded Patrol Officer positions, for a total of six unfunded positions in FY 2019. If during the 2019 fiscal year, all funded and vacant police officer positions are filled and if there are qualified candidates available and there exists a demonstrated need to fill those positions, the administration will request a budget amendment requesting an appropriation of funds to fill those previously unfunded positions during the year.

Full-time personnel are organized as follows; a Police Chief responsible for management of the department, an Assistant Chief who commands the operational uniform and criminal investigations divisions, a Training and Certification Officer who serves as the department's accreditation and state certification manager and will also serve as the department's training officer to insure all personnel meet P.O.S.T certification requirements and a Captain that is currently assigned to a DEA Task force, three (3) detectives and thirteen (13) patrol officers, four (4) of whom are Sergeants serving as shift supervisors.

The recruitment of qualified and desirable candidates to fill our Patrol Officer positions has been a challenge for the past several years. There has been a reduction in the number of qualified individuals choosing law enforcement as a profession. Consequently competition to attract and employ qualified candidates has increased. Additionally, we continue to lose experienced officers once they have obtained two to three years of training to other agencies.

Despite efforts taken in 2017 to remain competitive such as; increasing the starting salary and providing signing bonuses for new officers, the police department continues to maintain an average of four to five vacant police officer positions at any given point in time over the past several years. Additionally to address our competitive disadvantage in recruiting police officers, we have included in the FY 2019 budget the purchase of additional police vehicles through a five year lease purchase plan to be able to provide all police officers with take home vehicles.

The City of Clarkston is surrounded by agencies that currently have take-home vehicle programs. This has created a situation where our Police Officer applicant pool is small compared with the neighboring

agencies with take-home vehicle programs. This is often one of the first topics asked by Police applicants who frequently stop looking at us as an option upon learning we have no such program.

Below are examples of officer and agency benefits:

Proven agency benefits of such programs include:

- Recruiting tool Take-Home vehicles are a positive recruiting mechanism in a competitive market.
- Rapid response to emergency call outs/recalls, since the officer does not have to go to the station to get a vehicle prior to responding.
- Better accountability Vehicles are not hot-seated and driven by several officers.
- Sense of ownership and personal responsibility for vehicle.
- The longevity of the vehicle is extended. Agencies generally replace their vehicles every two-to-three
  years. Take-home programs generally extend the life of their vehicle for an additional two-to-three
  years due to enhanced vehicle upkeep by officers.
- Improved maintenance vehicles with one assigned operator tend to have preventative maintenance performed at appropriate times.
- Maintains the professional appearance of the department- officers take ownership and treat vehicle as their own keeping it clean.

Proven Officer Benefits of such programs include:

- Officer's positive attitude towards identification with the job.
- Allows officer to keep their equipment in one place and not have to move it from cruiser to cruiser.
- Time efficiency- time would not be wasted picking up a cruiser from the station before shift.

This FY 2019 budget allocates \$8,665 from the Federal Seizure fund for the second of five annual payments for the lease purchase of Tasers purchased in FY 2018 and issued to all patrol officers. The department currently has a Taser use policy and also will benefit from having a certified Taser instructor within the department.

The FY 2019 proposed operating budget for the Police Department is recommended at \$2,017,811, a decrease of \$96,691 as compared to the FY 2018 budget amount of \$2,114,502. Additionally in the FY 2019 Capital budget we have allocated \$138,000 to purchase new police radio equipment. We have also allocated \$160,309 in the Debt Service budget to cover the annual lease purchase principal and interest payments for the police take-home vehicles. These lease payments will be recurring for the next five years. These Public Safety expenditures for FY 2019 of \$2,316,120 represent 36.3% of the overall general fund expenditures budget.

#### **Municipal Court**

In FY 2018, there were five (5) full time positions authorized in the Municipal Court Office; one (1) Records Manager/Clerk of Court, one (1) Deputy Court Clerk and three (3) Court Clerks. Over the past few years, revenues from court fines and citations has been reducing each year. I am recommending elimination of one of the Court Clerk positions. After the resignation of one clerk in February 2018, we left the position vacant and reevaluated the staffing needs of the department and it has functioned well revenues from court fines and citations has been reducing each year. I am recommending elimination of one of the Court Clerk positions. After the resignation of one clerk in February 2018, we left the position vacant and reevaluated the staffing needs of the department and it has functioned well without this position.

Overall personnel costs for FY 2019 will remain the same as FY 2018 as the elimination of this position will be offset with the anticipated increase in payroll expenditures in FY 2019 due to vacation and sick time accrual payouts with the anticipated retirement of the Chief Court Clerk. Expenditures in Municipal Court department are budgeted at \$595,193 for FY 2019 compared to \$594,065 FY 2018. The Municipal Court budget for FY 2019 represents 9.3% of the total General Fund budget.

#### Public Works/Building & Grounds/Parks

The FY 2018 staffing level for the Public Works department was as follows; nine (9) full time authorized positions; a Public Works Director, two (2) Crew Leaders, one (1) CDL Driver/Equipment Operator and five (5) Laborer positions and three (3) seasonal part time employees during the summer months assist in mowing. I am recommending adding one additional Laborer position for FY 2019 since Friendship Forest renovations will be completed in 2019. The total budgeted costs for this position including salary and benefits is \$48,202.

The City has contracted with a private landscape firm to maintain the right-of-way landscaping maintenance at the I-285/Church Street exit ramps as well as the landscaping maintenance for the pocket park area at Montreal and EPDL. The annual total cost budgeted for FY 2019 is \$33,600.

The Public Works Department currently has four (4) passenger trucks in its fleet. One of those vehicles is over 13 years old and has an undetermined amount of miles due to a broken odometer. With the increase in staff, there is a need for additional passenger trucks to transport staff and community service workers to and from the various job sites. We budgeted \$24,000 for the purchase of one (1) Ford F-150 pickup truck in FY 2018, but put off this purchase due to budget constraints in FY 2018. We have added the purchase of one (1) additional Ford F-150 pickup truck to the Stormwater Fund budget in FY 2019 to acquire a new vehicle. The cost of the vehicle is estimated at \$30,312 and that amount has been included in this FY 2019 Stormwater Fund capital projects budget.

The FY 2019 operating budget for Public Works, Building & Grounds and Parks is \$1,158,099 versus \$1,075,784 in FY 2018 and represents 18.2% of the total General Fund Expenditures budget. We have also budgeted the following capital expenditure items for Public Works in FY 2019 to include, two (2) new mowers at \$17,200 and replacement of water lines at Milam Park totaling \$20,000.

#### **Planning and Development**

The Planning and Development department is responsible for all zoning, plan review, building inspection and permitting functions. The Planning & Development Manager has been assigned to manage the activities of our technical consultants associated with these activities in addition to providing technical assistance to the Planning and Zoning Board, Mayor and City Council, and the City Manager. Professional fees for zoning, planning and building Inspection services are currently budgeted in this department.

Effective code enforcement will continue to be critical to the future success of Clarkston's economic development efforts. Given the age of many of our commercial, retail and multi-family dwellings, the City will continue to focus on addressing property maintenance issues that continue to persist. Code enforcement staff have done an excellent job of bringing the many commercial and retail businesses and multi-family complexes obtained as a result of annexation, into compliance. Therefore, for FY 2019, the City will continue to provide code enforcement services utilizing a full time staff person employed directly by the City of Clarkston. Additionally, the City will continue to contract with a third party vendor to assist staff with providing construction plan review.

I am recommending the addition of an in-house building inspector for FY 2019 to perform building inspections and business inspections as our development applications and permits have significantly increased over the past couple of years. The total cost of this position including salary and benefits is \$67,673, which is partially offset by the reduction of consulting fees paid to outside contractors previously budgeted under Professional Services.

The recommended FY 2019 budget for Planning and Development is \$338,275 versus \$308,198 in FY 2018, an increase of \$30,077. The FY 2019 Planning and Development budget represents 5.3% of the total General Fund Expenditures budget.

#### **Community Action Projects**

The City of Clarkston believes that it is important to support programs and projects that enhance the quality of life for all residents. Therefore in FY 2019, this budget appropriates \$64,500 to support the following Community Action Projects:

- Senior Programs \$10,000
- Public Arts Programs \$10,000
- Recreation Programs \$8,000
- Clarkston CultureFest Event \$4,000
- Sagal Radio \$7,500
- Clarkston Community Center \$11,000
- Clarkston Special Events \$10,000
- CDF-Tell Me A Story \$4,000

#### **Capital Projects/Debt Service**

During FY 2018, construction of Phase III of the Sidewalk Improvement Plan has been completed which includes the following sections:

#### Phase III-Sidewalks EPDL from Market St to Montreal Rd

East Ponce de Leon Ave from Market Street to Montreal Rd and portions of Montreal Rd

Construction of the Phase III project began in late November 2017 and was completed in 2018.

Friendship Forest Wildlife Sanctuary is a 15.7 acre former county park located ½ mile from the Clarkston central business district. Access to the area is gained from East Ponce de Leon which is the main thoroughfare and busiest street in Clarkston. This potential regional asset has largely been underutilized due to its undeveloped condition and lack of visibility from the street. Beginning in July of 2015, the City of Clarkston began a series of public meetings designed to gain input regarding the redevelopment of this valuable greenspace. This community engagement effort culminated in the development of a "Master Plan" which was completed and submitted to the Clarkston City Council in January, 2016. Implementation of the Master Plan began in 2017.

The estimated cost to complete all phases of the Friendship Forrest Redevelopment Plan to include design, permitting, construction and legal/financing costs, is approximately \$1,400,000. The City obtained bond financing in the amount of \$1,350,000 to complete this project. The \$1,350,000 principal amount was financed over an eight year period at an interest rate of 2.77%. Therefore, this proposed FY 2019 budget includes the third annual bond payment of \$174,207. Capital project expenditures related to this project in

FY 2018are estimated at \$588,080 and expenditures of \$400,918 are expected in FY 2019 therefore, this amount has been included in the FY 2019 Capital Projects Expenditure budget. Reimbursements from the bond financing proceeds will provide a 100% offset of this expenditure.

In 2005, the City of Clarkston was awarded a \$3.6 million dollar Federal Highway Administration Earmark for construction of a Streetscape project. Acceptance of the FHWA grant funds in 2013 required a guarantee to provide a local 20% match for project construction costs in addition to a commitment to cover significant portions of the engineering, design, environmental assessment and right-of-way acquisition costs. In order to provide funding for the required local match, Clarkston received a GTIB (Georgia Transportation Infrastructure Bank) loan of \$2 million dollars administered through the State Road and Toll-way Authority, amortized over fifteen (15) years with an interest rate of 2.4%. Repayment of this loan commenced in FY 2018 which coincides with the conclusion of the four (4) year "spend down" period. Debt service on this loan in FY2018 was \$132,419.

Debt Service payments on this loan for FY 2019 have been allocated in the Debt Service budget of \$158,903 to cover the quarterly payments of \$39,725. Capital project expenditures related to this project in FY 2019 are estimated at \$3,240,000 and therefore, this amount has been included in the Streetscape FY 2019 Capital Projects Expenditure budget. The City Hall Annex project, which began in FY 2012, was successfully completed in FY 2013. Funding for the construction of this project was obtained through a GMA Lease Purchase agreement. This agreement includes a \$700,000 loan amortized over fifteen (15) years with an interest rate of 3.22%. To cover the required loan payments, \$59,025 has been included in the FY 2019 budget.

The City anticipates the need to obtain a TAN, (Tax Anticipation Note) in FY 2019 as bridge funding until property tax revenues is obtained during the 4<sup>th</sup> quarter of 2019, in the amount of \$900,000. The estimated interest and loan origination fees amount is \$12,000 and has been included in the FY 2019 budget.

Capital lease payments associated with the purchase of police vehicles in 2015, 2017, and three new Ford Police Interceptors in 2018 are budgeted in the amount of \$103,180 in the Federal Seizure Fund. Revenue to cover this expenditure will be obtained from the Federal Seizure Fund.

The FY 2019 General Fund appropriation for Capital Projects is \$175,200. The FY 2018 General Fund appropriation for Debt Service is \$764,284.

#### **SPLOST Fund**

The SPLOST referendum was approved by the voters on November 7<sup>th</sup>, 2017. SPLOST tax proceeds will be received for 8 months in FY 2018 and will total \$1,213,282. Expected SPLOST tax proceeds for FY 2019 are budgeted at \$1,704,000. In FY 2018, the City secured a SPLOST bond in the amount \$5,150,000 with the principal and interest payments to be paid from SPLOST tax proceeds over the next six years. For FY 2018, the interest expense to be paid from the SPLOST Fund will be \$103,494 and bond closing expenses were \$95,942. Also in FY 2018 the City expects to complete SPLOST construction projects totaling \$2,001,141. All expenses will paid from the SPLOST bond proceeds.

The SPLOST Fund expenditures budget for FY 2019 totals \$4,265,251 and includes payment of bond principal in the amount of \$730,000 and interest payments of \$126,803 to be paid from the SPLOST tax revenues received. SPLOST construction projects for FY 2019 are expected to be \$3,408,448 and will be funded by the SPLOST bond proceeds and SPLOST tax revenues received.

#### **Storm Water Utility Fund**

Storm Water Utility Funds revenue will increase in 2018 due to a fee increase approved by the City Council. Revenue is expected to increase from \$227,742 in previous years to \$303,020 for FY 2018 and FY 2019. The City will continue to address storm water maintenance issues throughout the City and implement the City's Storm Water Management Plan as required by the Georgia Environmental Protection Division.

Funding will be utilized to address storm water issues that may arise in FY 2019.

#### **Sanitation Enterprise Fund**

During FY 2018, the City Council approved a 15% increase in the Sanitation fee effective for FY 2018 and FY 2019 to offset annual CPI increases on our contract with Waste Management. The Sanitation Enterprise Fund continues to perform adequately. Expenditures and revenues for FY 2018 and FY 2019 are projected at \$218,000. The contract with Waste Management provides for an annual increase commensurate with the CPI.

#### **Grant Funds**

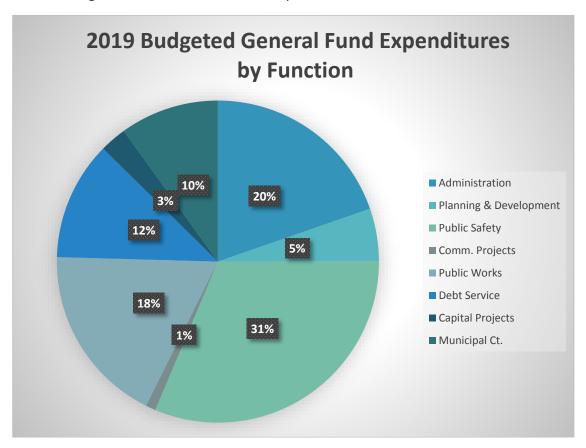
The City of Clarkston received funding from three (3) grant sources during the FY 2018 budget year. The City received \$84,118 from the Local Maintenance & Improvement (LMIG) state grant fund and \$80,000 from the "Off System Safety" (OSS) programs administered by GDOT. Funding was utilized to offset Sidewalk Improvement Plan construction costs in FY 2018. Also in 2018, the City also a \$40,000 Ten Minute Walk Grant from the National Parks and Recreation Association. The City expects to spend \$30,630 in FY 2018 on training and a Parks and Trails Master Plan, with \$9,370 available to spend in FY 2019.

#### **Expenditures Summary**

The total proposed FY 2019 Expenditure Budget for all funds is \$15,039,207 which represents an increase of \$2,081,102 as compared to \$12,958,105 in FY 2018.

The proposed FY 2019 General Fund operating budget of \$6,378,468 represents a \$474,063 **increase** as compared to the FY 2018 amount of \$5,904,506. In addition to the General Fund operating budget, a Capital Projects budget, a Matching Grants Fund budget and a Community Development Projects budget have been included in this budget document.

As depicted in the chart below, the largest expenditure categories by percentage for General Fund Expenditures are; Public Safety 31% and Administration at 20% of the total expenditure budget. Debt service costs remain manageable at 12% of total FY 2019 expenditures.



#### **Revenues Summary**

The proposed FY 2019 Proposed General Fund Total Revenue budget of \$6,378,468 represents an increase of \$474,063 or 8% as compared to \$5,904,405 in FY 2018.

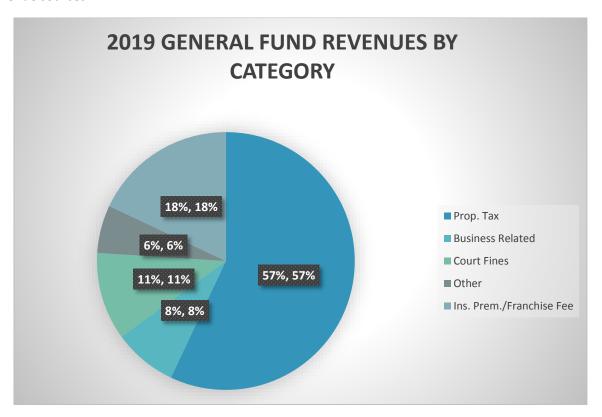
The City continues to benefit from the effects of our successful annexation efforts. Increases in several revenue categories have contributed to the higher revenue numbers. Additionally, these revenue estimates also include the proceeds from all capital leases, bond funding and loan proceeds which must be shown as revenue in the year in which they are received.

As depicted by the chart below, the largest revenue categories by percentage are; Real Property Taxes at 57% and proceeds from Insurance Premiums and Franchise Fees at 18% of General Fund budget. Municipal Court Fines continue to be a significant revenue source at 11%, however this revenue category has continued to decline as a pro-rata share of the general fund budget. Municipal Court fine revenue represented 26% of the total general fund budget in FY 2015.

Additionally, significant increases in all business activity revenue categories have been realized, primarily as a result of acquiring new businesses and commercial properties through annexation as well as improved collection efficiencies. Revenue estimates for business activity related line items have

increased from representing only 2.8% of total revenue estimates in FY 2014, to 8% of total General Fund revenue estimates for FY 2019.

Strategies such as annexation, business development and the successful pursuit of grant funding, in conjunction with an overall increase in the tax digest, have allowed the City to grow and diversify our revenue sources.



The proposed FY 2019 Budget will be transmitted to the Mayor and Council on November 6, 2018. Additionally, copies of this document will be available for public review at the Clarkston Branch Library, Clarkston City Hall and on the City of Clarkston website. A public hearing will be held to afford the public an opportunity to provide comments and feedback on the proposed budget at 7:00 pm on November 27, 2018 during the City Council Work Session. A budget ordinance will be prepared and presented for consideration and adoption at the City of Clarkston Council meeting on December 4<sup>th</sup>, 2018.

I will be happy to make myself available so that we may review the following budget proposal at your convenience.

	BUDGET SUMMARY										
As of October 26, 2018 REVENUES	2017 ACTUAL	2018 ADOPTED BUDGET	2018 ACTUAL AS OF OCTOBER 26,2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST					
General Fund	5,794,696	5,904,405	4,004,612	67.8%	6,157,482	6,378,468					
Federal Seizures Fund	88,247	72,842	358,674	492.4%	360,025	103,180					
City Seizures Fund	-	50	-	0.0%	5,000	1,000					
Grants Fund	102,365	160,000	204,118	127.6%	204,118	89,370					
HOST Fund	74,395	60,000	18,691	31.2%	60,000	40,000					
Stormwater Fund	227,659	227,742	194,596	85.4%	303,026	303,020					
Sanitation Fund	185,147	190,786	127,848	67.0%	218,000	218,000					
Streetscape Construction Fund	1,418,277	4,140,000	441,835	10.7%	900,000	3,240,000					
URA Friendship Forest Fund	1,350,083	988,998	288,053	29.1%	588,080	400,918					
SPLOST Fund	-	1,213,282	856,472	1	2,200,577	4,265,251					
Total Revenue - All Funds	9,240,869	12,958,105	6,494,898	50.1%	10,996,308	15,039,207					

EXPENDITURES						
Administration	985,611	1,112,435	920,418	82.7%	1,128,853	1,265,106
Buildings and Grounds	192,316	136,610	107,422	78.6%	134,260	143,000
Planning and Development	260,756	308,198	214,426	69.6%	258,812	338,275
Community Action Projects	47,960	81,000	73,421	90.6%	105,209	64,500
Muncipal Court	518,880	594,065	434,952	0.0%	568,779	595,193
Police	1,867,043	2,114,502	1,582,423	0.0%	2,022,197	2,017,811
Public Works	772,420	839,774	687,516	81.9%	893,199	908,519
Parks	101,151	99,400	86,615	87.1%	98,480	106,580
Debt Service	345,159	467,821	232,027	49.6%	441,580	764,284
Capital Projects Fund - General Fund	550,085	150,600	56,522	37.5%	195,478	175,200
Total General Fund Expenditures	5,641,381	5,904,405	4,395,742	74.4%	5,846,847	6,378,468
Federal Seizures Fund	78,482	72,842	111,182	152.6%	360,025	103,180
City Seizures Fund	4,850	50	2,477	4953.0%	5,000	1,000
Grants Fund	178,286	160,000	167,248	105.1%	204,118	89,370
HOST Fund	50,000	60,000	-	0.0%	60,000	40,000
Streetscape Construction Fund	1,401,277	4,140,000	547,370	13.2%	900,000	3,240,000
URA-Friendship Forest Fund	272,113	988,998	287,989	29.1%	588,080	400,918
SPLOST Fund	-	1,213,282	358,786	0	2,200,577	4,265,251
Stormwater Fund	101,645	227,742	79,001	34.7%	303,026	303,020
Sanitation Fund	192,651	190,786	147,370	77.2%	218,000	218,000
Total Expenditures - ALL FUNDS	7,920,685	12,958,105	6,097,164	47.1%	10,685,673	15,039,207

#### **General Fund Expenditures Allocation by Function**

	2018 Projected	% of Budget	2019 Budget	% of Budget
Administration	1,128,853	19.3%	1,265,106	19.8%
Planning & Development	258,812	4.4%	338,275	5.3%
Public Safety	2,022,197	34.6%	2,017,811	31.6%
Municipal Court	568,779	9.7%	595,193	9.3%
<b>Community Development Projects</b>	105,209	1.8%	64,500	1.0%
Public Works	1,125,939	19.3%	1,158,100	18.2%
Debt Service	441,580	7.6%	764,284	12.0%
Capital Projects	195,478	3.3%	175,200	2.7%
	5,846,847	100.0%	6,378,469	100.0%

EXPENDITURE							
As of October 26, 2018  GENERAL ADMINISTRATION - 10-1110,	1210 12	2017 ACTUAL	2018 ADOPTED BUDGET	2018 ACTUAL AS OF OCTOBER 26 , 2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
,	511100	, ,	21,000	21,000	100.00/	21,000	21,000
Council Salaries Council Health Insurance	511100	19,833 34,941	54,300	21,000 34,708	100.0% 63.9%	·	46,656
Council/FICA	512200	1,230	1,302	1,302	100.0%		1,302
Council Medicare	512300	288	305	305	99.8%	305	305
Council Retirement	512400	1,834	3,360	2,799	83.3%		3,570
Council Prof. Fees-Committee Stipends	521215	,	-	-		ĺ	-
Council/Travel	523500	6,831	8,000	7,255	90.7%	8,000	8,000
Council/Education/Training	523700	7,514	8,000	7,350	91.9%	8,000	8,000
Mayor/ Salary	511100	6,500	6,500	6,500	100.0%	6,500	6,500
Mayor Health Insurance	512100	7,621	8,700	7,995	91.9%	8,722	8,916
Mayor/FICA	512200	403	403	403	100.0%	403	403
Mayor/Medicare	512300	94	95	94	99.2%		95
Mayor Retirement	512400	568	1,300	866	66.6%		1,105
Mayor/Travel	523500	757	3,000	868	28.9%		3,000
Mayor Education/Training	523510	910	1,500	4,505	300.3%	4,505	1,500
Gen Adm/Salaries	511100	427,466	491,045	415,220	84.6%	512,579	589,152
Gen Adm/Group Ins	512100	42,449	45,600	41,821	91.7%		46,716
Gen Adm/FICA	512200	22,330	27,178	23,009	84.7%	,	36,385
Gen Adm/Medicare	512300	5,888	7,120	5,758	80.9%		8,543
Gen Adm/Retirement	512400	59,200	102,567	83,443	81.4%	93,107	93,107
Gen Adm/Unemploy Gen Adm/Work Comp	512600 512700	1,528	2,455	1,848	75.3%	2,455	2,946
Tax Billing/Coll Svc	521100	3,808	4,500	3,784	84.1%	3,800	4,500
Gen Adm-Board Elections	521110	2,505	5,000	-	0.0%		5,000
City Auditor	521200	28,500	32,000	26,000	81.3%		32,000
City Attorney	521210	84,790	70,000	49,953	71.4%	70,000	70,000
Gen Adm/Professional	521215	62,993	27,000	40,356	149.5%	52,000	82,500
Computer/Hard& Soft	521300	38,997	41,000	34,112	0.0%	41,000	41,000
Gen Adm/-Repairs/Maint	522200	-	2,000	-	0.0%		2,000
Equip/Rental/Lease	522320	3,947	4,400	3,349	76.1%		4,800
Prop/Liability Ins	523100	34,432	41,000	34,568	84.3%		41,000
Communications	523200	2,083	4,600	1,982	43.1%		4,600
Postage	523210	2,515	2,400	1,427	59.5%		2,400
Advertising	523300	4,089	3,800	2,263	59.5%	3,800	4,500
Printing Service	523400	17,296	19,900	9,885	49.7%		19,900
Travel	523500	4,536	5,800	6,701	115.5%		5,800
Dues & Fees	523600	23,517	24,560	18,986	77.3%		24,560
Education	523700	3,223	4,745	3,799	80.1%		4,745
Other Services Bank/Finance Chgs	523910 523920	2,732 10,624	4,000 13,500	3,258 6,995	81.5% 51.8%		4,000 13,500
General Supplies	531100	4,881	5,000	3,886	77.7%		5,000
Books & Periodcals	531100	4,001	400	3,860	0.0%	· · · · · · · · · · · · · · · · · · ·	400
Small Equipment	531600	1,252	2,000	1,130	0.0%	t	4,600
Uniform	531700	706	600	520	86.7%	· · · · · · · · · · · · · · · · · · ·	600
Other Supplies	531710	,30	500	415	83.0%		500
Furniture and Fixtures	542300	_	-	-113	05.070	300	330
Computer Equipment	542400	-	-	-	0.0%		
TOTALS		985,611	1,112,435	920,418	82.7%	1,128,853	1,265,106

EXPENDITURE							
As of October 26, 2018		2017 ACTUAL	2018 ADOPTED BUDGET	2018 ACTUAL AS OF OCTOBER 26, 2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
POLICE DEPARTMENT - 30-3200		2017 ACTUAL	DUDGEI	2016	DUDGEI	DUDGEI	REQUEST
Salaries-Full Time	511100	1,104,285	1,214,944	835,852	68.8%	1,110,909	1,097,806
Salaries-Part Time	511100	1,104,263	1,214,944	655,652	06.670	1,110,909	1,097,000
Overtime	511200	14.184	12,000	16,135	134.5%	12.120	9,750
DEA Task Force Overtime	511310	26,393	18,000	14,664	81.5%	24.600	18,000
Health Insurance	512100	146,626	173,700	127,208	73.2%	148,859	155.120
FICA Contributions	512200	68,386	77,187	51,209	66.3%	71,153	69,784
Medicare Contributions	512300	15,994	17,791	11,976	67.3%	16,641	16,060
Retirement Contribution	512400	105,486	199.191	165,918	83.3%	214,004	191,345
Tuition Reimbursement	512500	103,480	4,000	103,918	0.0%	214,004	4,000
Unemployment Ins	512600	-	4,000	-	0.070	_	4,000
Workers Compensation Insurance - GMA	512700	60,830	74,697	76.613	102.6%	76.613	67,533
Uniforms-Protective Gear	512905	6,674	5,800	3,949	68.1%	5,800	5,800
Uniforms	512910	14.422	14.375	12,916	89.9%	17.672	12,500
Professional Services	521220	4.142	3,880	822	21.2%	3,000	2,880
Police Admin IT Fee	521300	54,265	56,004	50,263	89.7%	61,200	64,800
Repairs/Maint	522200	10,280	10,000	8.005	80.0%	10,000	10,000
Vehicle Repairs/Maint	522210	67,881	60,000	56,160	93.6%	73,193	60,000
Equip/Rental-Lease	522320	3,196	3,600	2,669	74.1%	3,339	3,600
Liability Insurance -GIRMA	523100	68,079	70,000	68,013	97.2%	70,000	80,000
Communications	523200	11,246	12,300	9,281	75.5%	12,300	12,300
Postage	523210	372	250	55	21.8%	200	250
Advertising	523300	1,781	2,000	1.147	57.3%	2,000	2,000
Prinitng	523400	2,721	3,000	2.096	69.9%	3.000	3,000
Travel	523500	4,511	4.000	6.026	150.7%	6,011	6,000
Dues & Fees	523600	8,007	12,883	8,633	67.0%	12,883	12,883
Education/Training	523700	8,358	4.000	2,287	57.2%	3,000	4,000
Other Expense	523910	2,300	2.000	1,203	60.1%	2,000	2.000
Office Supplies	531100	3,352	2,500	1,123	44.9%	2,000	2,500
Investigative Supplies - CID	531130	2,176	2,500	941	37.6%	2.000	2,500
Gas, Oil & Diesel	531270	43,121	45,000	38,214	84.9%	48,800	88,000
Books & Periodicals	531400	555	400	613	153.2%	400	400
Small Equipment	531600	7,420	8,500	8,433	99.2%	8,500	13,000
Capital Equipment-Vehicles	542500	7,120	-		>>.270	3,230	12,000
Capital Equipment-Body Cameras	542500		_				
Totals		1,867,043	2,114,502	1,582,423	74.8%	2,022,197	2,017,811

EXPENDITURE							
As of October 26, 2018		2017 ACTUAL	2018 ADOPTED BUDGET	2018 ACTUAL AS OF OCTOBER 26, 2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
MUNCIPAL COURT - 20-2650							
Salaries	511100	211,940	219,354	163,947	74.7%	212,734	214,295
Part Time Salaries	511200	-	-	-		-	-
Overtime	511300	1,986	4,000	3,176	79.4%	3,736	3,000
Health Insurance	512100	34,282	36,900	25,794	69.9%	34,159	31,024
FICA Contributions	512200	12,126	13,848	9,433	68.1%	12,154	13,472
Medicare Contributions	512300	2,836	3,239	2,206	68.1%	2,880	3,151
Retirement Contribution	512400	17,385	35,737	32,872	92.0%	33,030	36,940
Tuition Reimbursement	512500	-	-	-		,	_
Unemployment Ins	512600	-	_				-
Workers Compensation Insurance - GMA	512700	684	1.117	841	75.3%	1.117	1.086
Uniforms	512910	-	1.000	402	40.2%	1.000	1.200
City Judge	521200	24.000	24,000	16,000	66.7%	24,000	24,000
City Solicitor	521210	12.000	12.000	9,000	75.0%	12.000	12,000
Public Defender	521215	9,600	9,600	8,000	83.3%	9,600	9,600
Professional Services	521220	4,270	4,000	3,494	87.4%	4,460	5,800
Information Technology Services	521300	54,597	59,000	52,063	88.2%	54,800	59,000
Equipment Rental	522320	2,807	3,600	2,669	74.1%	3,220	3,600
Liability Insurance -GIRMA	523100	2,807	3,000	2,009	74.170	3,220	3,000
Communications	523200	1,752	2.880	1.861	64.6%	3.440	2,880
Postage	523210	1,732	2,000	1,001	04.070	3,440	2,000
Advertising	523300						<u>-</u>
Prinitng	523400	1,746	2,000	1,076	53.8%	1,800	2,000
Travel	523500	4.169	5,400	4.014	74.3%	5,400	6.000
Dues & Fees	523600	555	765	511	66.8%	765	745
Education/Training	523700	2.450	3,325	1.720	51.7%	3.000	3,100
	523910	2,430	300	1,720		300	300
Other Expense	523910	3,214	4,000	1,880	33.3% 47.0%	3,000	4.000
Office Supplies	531100	3,214	200	1,880	0.0%	3,000	200
Books & Periodicals		900		-		500	
Small Equipment	531600		1,000	15 422	0.0%		1,000
A & B Fund	571000	19,937	25,000	15,433	61.7% 68.5%	23,148	25,000
Training Fund Crime Victim Emer Fund	571010 571020	35,118	40,000	27,406		41,111	45,000
		17,973 79	25,000	15,750	63.0%	23,625	25,000
Crime Victim DUI Fund	571030	225	600	128 284	21.3%	600	1,600
Brain & Spinal Inj Fund	571040		1,600		17.7%	600	1,600
Indigent Defense Fund	571060	36,904	45,000	30,813	68.5%	45,000	50,000
Crime Lab Fee	571070	100	600	75	12.5%	600	600
County Drug Treatment	571080	1,126	4,000	814	20.3%	2,000	4,000
Drivers Ed/Tng	571090	3,932	5,000	3,190	63.8%	4,800	5,000
Totals		518,880	594,065	434,952	73.2%	568,779	595,193

EXPENDITURE				2018			
As of October 26, 2018		2017 ACTUAL	2018 ADOPTED BUDGET	ACTUAL AS OF OCTOBER 26,2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
PUBLIC WORKS - 40-4000		петель	DODGEI	20,2010	DODGEI	Debger	REQUEST
Salaries-Full time	511100	363,441	383,275	330,313	86.2%	420,662	413,043
Salaries - Part time	511200	18,602	30,750	25,574	83.2%	30,498	31,128
Overtime	511300	3,684	9,600	543	5.7%	2,543	10,800
Health Insurance	512100	54,352	65,100	57,499	88.3%	64,872	73,160
FICA Contributions	512200	23,650	26,265	21,861	83.2%	28,130	28,208
Medicare Contributions	512300	5,531	6,143	5,113	83.2%	6,579	6,597
Retirement Contribution	512400	31,507	62,860	56,458	89.8%	77,230	72,053
Tuition Reimbursement	512500	3,000	4,000	1,000	25.0%	-	-
Unemployment Ins	512600	_		-		=	-
Worker's Compensation	512700	25,930	36,281	26,096	71.9%	36,281	39,080
Uniform Rental	512910	5,677	8,400	7,270	86.6%	8,000	9,250
Professional Services	521215	51,152	36,000	1,500	4.2%	10,900	16,000
Computer Information Technology Support	521300	6,194	6,600	5,454	82.6%	6,577	6,600
Landfill	522115	8,053	7,000	4,301	61.4%	7,000	7,000
ROW Grass Cutting	522140	32,657	-	31,165		36,877	33,600
Repairs/Maintenance	522200	5,559	5,000	2,916	58.3%	5,000	5,000
Vehicle/Repairs/Maint	522210	14,164	16,000	13,292	83.1%	16,000	18,000
Equipment/Rental	522320	16,653	14,000	11,679	83.4%	14,000	14,000
Liability Insurance - GIRMA	523100	6,253	6,500	5,348	82.3%	6,500	6,500
Communication	523200	2,236	4,000	2,094	52.4%	3,300	4,000
Travel	523500	651	2,000	611	30.5%	2,000	2,000
Membership Dues and Fees	523600	535	550	536	97.5%	550	550
Education and Training	523700	370	2,750	370	13.5%	2,000	2,750
Other	523910	2,007	1,000	1,256	125.6%	1,000	1,000
General Supplies	531100	3,921	5,000	5,173	103.5%	6,000	6,000
Electricity	531230	67,722	79,200	54,071	68.3%	79,200	79,200
Gas, Oil & Diesel	531270	16,165	18,000	13,925	77.4%	18,000	18,000
Small Equipment	531600	2,755	3,500	2,100	60.0%	3,500	5,000
TOTALS		772,420	839,774	687,516	81.9%	893,199	908,519

# January 1, 2019 2019 PROPOSED OPERATING & ENTERPRISE FUND BUDGET

EXPENDITURE							
As of October 26, 2018		2017 ACTUAL	2018 ADOPTED BUDGET	ACTUAL AS OF OCTOBER 26,2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
BUILDINGS/GROUNDS - 15-1565							222
Professional Svcs	521215	29,694	31,800	23,163	72.8%	31,800	31,800
Pest Control	522145	1,640	1,250	1,334	106.7%	1,400	1,400
Repairs	522200	24,883	20,000	19,514	97.6%	20,000	22,000
GIRMA Liability Insurance	523100	4,784	5,000	3,646	72.9%	5,000	5,000
Communications	523200	38,196	35,060	32,780	93.5%	35,060	35,800
Dues and Fees	523600	ı	1	-		-	-
Other	523910	2,124	3,500	1	0.0%	2,500	3,500
General Supplies	531100	14,162	13,000	10,035	77.2%	13,000	15,000
Water/Sewer	531210	4,077	5,000	2,586	51.7%	4,000	5,000
Natural Gas	531220	6,515	6,500	5,291	81.4%	7,000	7,000
Electricity	531230	10,511	13,000	7,931	61.0%	12,000	13,000
Small Equipment	531600	2,479	2,500	1,142	45.7%	2,500	3,500
Site Improvements	541200	-		-			
Capital-Garage Door Public Works	542300	-		-			
Capital Equipment	54xxxx	53,250					
Capital Equipment-Paint Annex Bld	541300						
Capital Equipment-City Hall Fire Ala	541300						
TOTALS		192,316	136,610	107,422	78.6%	134,260	143,000

#### 2019 PROPOSED OPERATING & ENTERPRISE FUND BUDGET

EXPENDITURE  As of October 26, 2018		2017 ACTUAL	2018 ADOPTED BUDGET	2018 ACTUAL AS OF OCTOBER 26, 2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
PARKS 60-6200				Ī			
Professional Services	521215	4,225	9,000	8,300	92%	9,000	9,000
Pool Management	522150	45,067	45,000	45,396	101%	45,400	45,000
Repairs/Maintenance	522200	12,765	10,000	10,009	100%	11,000	12,000
Vehicle/Repairs/Maint	522210	-	-	-	0%	-	
Communication	523200	1,089	700	517	74%	1,080	1,080
Other	523910	1,954	2,000	394	20%	2,000	2,000
General Supplies	531100	10,771	9,500	5,265	55%	8,500	12,000
Water/Sewer	531210	7,211	6,200	6,539	105%	7,500	7,000
Electricity	531230	9,392	14,000	8,455	60%	12,000	14,000
Gas, Oil & Diesel	531270	-	-	-	0%	-	
Small Equipment	531600	2,260	3,000	1,740	58%	2,000	4,500
Capital-Shed for Milam Park	541200	6,417	-		100%		
TOTALS		101,151	99,400	86,615	87%	98,480	106,580

EXPENDITURE							
As of October 26, 2018		2017 ACTUAL	2018 ADOPTED BUDGET	ACTUAL AS OF OCTOBER 26,2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
PLANNING AND DEVELOPMENT - 74-7400							
Zoning & Review Board Stipends	70-511100	3,050	3,600	-	0.0%	3,000	3,600
Zoning & Review Board FICA	70-512200	ı	222	-	0.0%	-	-
Zoning & Review Board Medicare	70-512300	-	54	ı	0.0%	-	-
Zoning & Review Board Training	70-523700	-	1,500	-	0.0%	-	1,500
Salaries-Reg F/T	74-511100	126,371	131,781	102,390	77.7%	131,167	179,958
Part-Time Salaries	74-511200	-	-	1,440		1,440	-
Overtime	74-511300	-	_	-		-	-
Health Insurance	74-512100	14,343	15,200	9,873	65.0%	15,203	24,368
FICA Contributions	74-512200	7,433	8,171	6,159	75.4%	8,222	11,157
Medicare Contributions	74-512300	1,738	1,911	1,441	75.4%	1,923	2,609
Retirement Contribution	74-512400	11,317	21,085	19,328	91.7%	30,593	30,593
Unemployment Ins	74-512600	-	-	-			·
Workers Compensation	74-512700	1,521	3,519	1,647	46.8%	3,519	4,805
Uniforms	74-512910	168	500	659	131.8%	454	750
Professional Services	74-521215	50,622	60,000	25,981	43.3%	37,013	35,000
Building Inspections/Permitting	74-521220	31,542	42,000	31,602	75.2%	18,220	15,000
Computer and Software Services	74-521300	3,630	3,800	3,630	95.5%	170	8,800
Vehicle Repair & Maintenance	74-522210	1,468	1,300	431	33.2%	1,108	1,300
Communication	74-522210	2,239	2,280	1,605	70.4%	916	3,060
Other Expense-Advertising	74-523300	500	600	320	53.3%	460	600
Printing Service	74-523400	352	600	1,358	226.3%	250	1,100
Travel	74-523500	1,064	4,000	4,175	104.4%	870	5,100
Dues and Fees	74-523600	715	400	884	221.0%	100	1,000
Education/Tng	74-523700	2,475	2,175	1,190	54.7%	985	2,975
General Supplies	74-531100	209	500	313	62.6%	500	500
Gasoline & Fuel	74-531270	-	2,000	_	0.0%	1,500	2,000
Small Equipment	74-531600	-	1,000	-		1,200	2,500
TOTALS PLANNING & ZONING		260,756	308,198	214,426	69.6%	258,812	338,275

As of October 26, 2018  COMMUNITY ACTION PROJECTS 10-7600		2017 ACTUAL	2018 ADOPTED BUDGET	2018 ACTUAL AS OF OCTOBER 26,2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
Clarkston Speaks-GA Tech Survey	521215	5,000	_	_			
Clarkston Special Events	531120	9,926	10,000	13,525	135.3%	15,525	10,000
Clarkston Community Center	573010	20,000	10,000	11,000	110.0%	11,000	11,000
Sagal Radio	573020	3,500	7,500	7,500	100.0%	7,500	7,500
Clarkston Community CultureFest Festival	573040	2,034	2,000	2,010	100.5%	2,010	4,000
Public Arts Program	521215	7,500	10,000		0.0%	10,000	10,000
Senior Programs			15,000	-		15,000	10,000
Affordable Housing Inventory Analysis	521200		10,000	10,000	100.0%	10,000	
Tell Me A Story Event			6,000	6,000	100.0%	6,000	4,000
Freedom Middle School Soccer			2,500				
Recreation Programs			8,000	9,504	118.8%	9,504	8,000
Wildflower Project				13,882		18,670	
TOTAL COMMUNITY ACTION PROJECTS		47,960	81,000	73,421	90.6%	105,209	64,500

EXPENDITURE							
EALENDITURE		2017	2018 ADOPTED	2018 ACTUAL AS OF OCTOBER 26	% <b>O</b> F	2018 PROJECTED & AMENDED	2019 BUDGET
As of October 26, 2018		ACTUAL	BUDGET	, 2018	BUDGET	BUDGET	REQUEST
DEBT SERVICE							
DEBT SERVICE- PRINCIPAL PAYMENTS							
Debt Servoce-Principal-Bonds (581100)							
Friendship Forest Redevelopment-Principal-Bonds	581200	142,224	144,109	-		144,109	146,019
Debt Service-Principal-Capital Leases (58120	00)						
Debt Service-Principal-City Hall	581200	42,660	44,051	44,051	100%	44,051	45,487
Debt Service-Principal-Public Works	581200	70,950	17,955	17,955	100%	17,955	-
Debt Service-Principal-Ford Motor Credit	581200	6,841	-	-		-	-
Debt Service-Principal-10 Police Interceptors Take Home Cars	581200						138,065
Debt Service - Principal- Two Public Works							
Trucks/Police Body Cameras	581200	29,423	40,239	29,910	74%	40,023	41,353
Subtotal 581200 - Principal on Capital							
Leases	581200	149,874	102,245	91,916	90%	102,029	224,905
D 1 (C							
Debt Service-Principal-Bonds (581300)			112 120	74.454	6607	02.255	111201
GTIB/SRTA Loan #1			112,130	74,454	66%	93,255	114,394
GTIB/SRTA Loan #2							129,668
Subtotal Debt Service - Principal Payments	581XXX	292,098	358,484	166,371	46%	339,393	614,986
DEBT SERVICE - INTEREST PAYMENTS							
Debt Service-Interest-Bonds							
Friendship Forest Redevelopment - Interest	582100	25,241	32,006	16,003	50%	32,006	28,188
Debt Service-Interest-Capital Leases (58220	0)						
Debt Service-Interest- Capital Lease-City Hall							
Annex	582200	16,364	14,974	14,974	100%	14,974	13,538
Debt Service-Interest- Capital Lease-Pub Works							
Bldg	582200	1,223	88	88	100%	-	-
Debt Service-Interest-Capital Lease-Ford Motor							
Credit	582200	440	-	-		-	-
Debt Service-Interest-Capital Lease-Take Home Cars-10 Ford Interceptors	582200	_	_	_		_	22,244
Debt-Service-Interest- Capital Lease-2017 Pub	202200						
Works Vehicles / Police Body Cameras	582200	3,380	3,497	3,112	89%	4,043	2,823
Subtotal 582200 - Interest of Capital Leases	582200	21,407	18,559	18,173	98%	19,017	38,605
Debt Service-Interest-Other Debt							
Debt Service- Interest Payment-GTIB Loan #1	582300		46,772	31,480	67%	39,164	44,509
Debt Service- Interest Payment-GTIB Loan #2	582300					-	25,996
Debt Service-Other Interest Expense-TAN	582300	6,412	12,000	-	0%	12,000	12,000
Subtotal 582300-Interest on Capital Leases		6,412	58,772	31,480	67%	51,164	82,505
Subtotal Debt Service - Interest Payments	582XXX	53,060	109,337	65,657	60%	102,187	149,298
TOTAL GENERAL DEBT SERVICE		345,159	467,821	232,027	50%	441,580	764,284
TOTAL GENERAL DEDT SERVICE		343,139	707,041	232,027	30 /0	741,300	704,204

EXPENDITURE							
As of October 26, 2018		2017 ACTUAL	2018 ADOPTED BUDGET	2018 ACTUAL AS OF OCTOBER 26, 2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
GENERAL FUND Capital Projects	5.40000	100.065				101 550	
New Police Vehicles - Capital Lease	542200	102,365				131,772	120,000
Police-New Public Safety Radios/System	- 10000	<b>75.300</b>	21.000		00/		138,000
Public Works Vehicles	542200	75,390	24,000	20.202	0%	20.202	
Public Works-Chipper			38,000	30,202		30,202	
Police Body Cameras		111,745					
Public Works-Land for Public Works Equipment							
City Hall Annex Parking Lot Expansion							
Milam Park Pavillions-Rework Electrical		15,000					
Public Works - Lawn Mower		8,323	8,600		0%		17,200
Guardrail Repairs		14,070					
Trail Cart-Public Works							
Parks-Milam Park Water Line Replacement							20,000
Bldgs/Grounds-City Hall Fire Alarm System				5,465		5,465	
Bldgs/Grounds-Paint Exterior City Hall Annex				6,864		6,864	
East Ponce Sidewalk Phase 3-Market St to Montreal		161,850		-		-	
Trees Atlanta Installation		9,000		11,591		18,775	
PATH Project		29,103					
I-285 Gateway Monument Sign		11,780	80,000	2,400	3%	2,400	
Gateway Project - I-285 Interchange		11,459					
GENERAL FUND CAPITAL PROJECTS		550,085	150,600	56,522	38%	195,478	175,200
URA FRIENDSHIP FOREST CAPITAL FUND							
Friendship Forest Nature Redevelopment			988,998	287,989	29%	588,080	400,918
Reserve to Fund Balance for 2018							
TOTAL URA FRIENDSHIP FOREST CAPITAL FUN	D		988,998	287,989	29%	588,080	400,918
STREETS CAPE CONSTRUCTION FUND							
Streetscape Construction Fund		1,401,277	4,140,000	547,370	13%	900,000	3,240,000
SPLOST FUND							
SPLOST FUND Bond Principal Payments							730,000
SPLOST FUND Bond Interest Payment						103,494	126,803
SPLOST FUND Bond interest Payment SPLOST FUND Construction		_	1,213,282	358,786	30%	2,097,083	3,408,448
SPLOST FUND Construction SPLOST FUND Total Expenditures		-	1,213,282	358,786	30%	2,097,083 2,200,577	4,265,251
STEOST FUND TOTAL EXPENDITURES	]	-	1,413,482	358,/80	JU%	4,400,5//	4,203,231
Total Capital Projects		1,951,361	6.492.880	1,250,667	1	3.780,641	7,224,566

EXPENDITURE  As of October 26, 2018		2017 ACTUAL	2018 ADOPTED BUDGET	2018 ACTUAL AS OF OCTOBER 26,2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
FUND 2 - FEDERAL SEIZURI	E - Expend	litures					
Professional	521200	-		-			
Repairs/Maintenance	522200	1		-			
Vehicle Repairs	522210	-		-			
Communications	523200	-		-			
Printing	523400	-		-			
Travel	523500	1,890		1,641		2,141	
Due & Fees	523600	1					
Education	523700	-		1,605		2,005	
Other Expense	523910	3,950				-	
General Supplies	531100	258		8,374		8,500	
Small Equipment	531600	3,936		21,264		25,264	
Vehicles	542200	9,868				20,000	
Computers	542500	-					
Vehicle Lease Payments-Principal	581200	53,818	61,057	55,092	90.2%	61,057	87,150
Vehicle Lease Payments-Interest	582200	4,763	3,776	3,719	98.5%	4,370	7,365
Axon Lasers Lease Payments	522320		8,009	8,665		8,665	8,665
Rifles from City of Doraville	542500			10,820		10,820	1
Fund Balance Committed Future Lease	Payments						-
Fund Balance Rollforward						217,203	
TOTALS		78,482	72,842	111,182	152.6%	360,025	103,180

EXPENDITURE  As of October 26, 2018		2017 ACTUAL	2018 ADOPTED BUDGET	2018 ACTUAL AS OF OCTOBER 26,2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUEST
<b>FUND 2 - CITY SEIZURE - Expe</b>	nditures						
Repairs/Maintenance	522200	0.00	-		0.0%		
Vehicle Repairs	522210	0.00	-		0.0%		
Communications	523200	0.00	-		0.0%		
Printing	523400	0.00	-		0.0%		
Travel	523500	0.00	-	660	0.0%	3,180	1,000
Education	523700	1,782.15	-	-	0.0%		
Other Expense	523910	1,039.89	50.00	-	0.0%		
Small Equipment	531600	2,028.43	-	1,817	0.0%	1,820	
General Supplies	531100	0.00	-		0.0%		
Computers	542400	0.00	-		0.0%		
Other Capital Equip	542500	0.00	-		0.0%		
Seizure Distributions to Other Agencies	571000						
TOTALS		4,850.47	50.00	2,477	4953.0%	5,000	1,000

Federal and City Seizure expenses fully funded by Seizure revenues. Seizure accounts are separate funds that may be expended to the full balance available.

#### January 1, 2019 2019 PROPOSED OPERATING & ENTERPRISE FUND BUDGET

EXPENDITURE  As of October 26, 2018		2017 ACTUAL	2018 ADOPTED BUDGET	2018 ACTUAL AS OF OCTOBER 26, 2018	% OF BUDGET	2018 PROJECTED & AMENDED BUDGET	2019 BUDGET REQUES T
FUND 3 - SPECIAL REVENUE - MULTIF	<u>PLE GRA</u>	NT FUND	- Expendit	ures			
		_	_	_			
GDOT LMIG-	573030	75,921	80,000	84,118	105.1%	84,118	80,000
Gateway @ I-285 Landscaping		50,000	-	-			
Board of Health-Community Relations	511100	42,653	-	-			
NRPA 10 Minute Walk Grant			-	3,130		40,000	9,370
GDOT-EPDL Sidewalk Market to Montreal	573030	-	80,000	80,000	100.0%	80,000	-
PATH Foundation-Path Grant		9,712	-	-			-
TOTALS		178,286	160,000	167,248	105.1%	204,118	89,370

Grant Revenues reimburse grant expenditures only. Expenditures matches revenue

Grant Expenditures funded by Grant Revenue

EXPENDITURE							
		2017	2018 ADOPTED	2018 ACTUAL AS OF OCTOBER 26,	% OF	2018 PROJECTED & AMENDED	2019 BUDGET
As of October 26, 2018	<b>7</b> 00	ACTUAL	BUDGET	2018	BUDGET	BUDGET	REQUEST
FUND 4 - Enterprise Fund - Storm Water - Expendit							
Storm Water - Professional Svcs	521200	6,901	30,000	30,823	102.7%	40,000	30,000
Storm Water - Rep/Maint	521200	4,682	41,500	1,750	4.2%	10,000	10,000
Storm Water - Dues/Fees-Community View	523600	10,070	11,000	11,709	106.4%	12,000	12,000
Storm Water - Veh Maint/Rep	522200	2,617	-	1,012		2,000	3,000
Storm Water- Equipment Lease/Rental	522320	23,647	23,840	18,190	76.3%	23,840	22,708
Storm Water - Communications	523200	-				ı	
Storm Water-Training Expense	523700			2,322		2,500	
Storm Water - General Supplies	531100	512	3,000	146	4.9%	1,000	
Storm Water-Vehicles	542200				0.0%		30,312
Storm Water - Water Gas, Oil & Diesel	531270	-	1,000		0.0%		
Storm Water - Depreciation	561000	53,217					
Storm Water- Capital Outlay	542500		117,402	13,050	11.1%	30,000	195,000
Increase in Fund Balance						181,686	·
TOTAL		101,645	227,742	79,001	34.7%	303,026	303,020

Note: Storm Water new Fund 4. Revenues from Storm Water Fund only expended on Storm Water expenditures.

Storm Water Expenditures fully funded by Storm Water Utility Revenues.

EXPENSE		2017	2018 ADOPTED	2018 ACTUAL AS OF OCTOBER 26,	% OF	2018 PROJECTED & AMENDED	2019 BUDGET
As of October 26, 2018		ACTUAL	BUDGET	2018	BUDGET	BUDGET	REQUEST
FUND -6 -SANITATION ENTERPRISE FUND -							
Waste Management Fees	522110	192,635	190,786	147,370	77.2%	218,000	218,000
Sanitation Bank Charge	523920	15	ı	-			
TOTALS		192,651	190,786	147,370	77.2%	218,000	218,000

EXPENSE							
				2018 ACTUAL		2018	
			2018	AS OF		PROJECTED	2019
		2017	ADOPTED	OCTOBER 26,	% OF	& AMENDED	BUDGET
As of October 26, 2018		ACTUAL	BUDGET	2018	BUDGET	BUDGET	REQUEST
FUND -330 -HOST REVENUE FUND -							
HOST Expenditures-EPDL Sidewalks-Phase 3	541XXX	50,000	60,000	-	0.0%	60,000	40,000
TOTALS		50,000	60,000	-	0.0%	60,000	40,000

EXPENSE							
EXPENSE		0.00	80,000.00	80,000.00	1.00	80,000.00	0.00
FUND -360 -URA FRIENDSHIP FOREST FUND							
URA Friendship Forest Redevel Proj-Construction	541200	227,886	988,998	287,989	29.1%	588,080	400,998
URA Friendship Forest Redevel Proj-Financing	584000	44,227					
TOTALS		272,113	988,998	287,989	29.1%	588,080	400,998

REVENUES							
				2018		2018	
				ACTUAL		PROJECTED	
			2018	AS OF		&	2019
		2017	ADOPTED	OCTOBER	% OF	AMENDED	BUDGET
As of October 26, 2018		ACTUAL	BUDGET	26,2018	BUDGET	BUDGET	REQUEST
FUND 1 -GENERAL FUND - Re	venue						
Public Utility R/E Tax - Current	311110	137,493	-	-		135,000	135,000
	311190	2,162,270	2,759,277	1,392,888	50%	2,740,000	3,092,258
	311200	93,576	84,000	113,281	135%	113,281	113,281
	311210	206,239	173,045	132,461		132,461	132,461
	311310	76,564	80,000	71,901	90%	80,000	85,000
	311340	32,243	42,000 800	21,381	51% 101%	25,000	25,000
	311350 311390	714 41,301	51,802	810 28,635	55%	810 51,802	810 51,802
	311400	4,131	1,500	2,924	195%	2,924	2,924
	311600	9,834	14,000	14,351	103%	15,500	15,000
	311710	188,610	215,000	1,410	1%	215,000	215,000
	311730	20,533	21,889	15,216	70%	21,889	21,889
Franchise Taxes-Cable/T	311750	43,637	46,000	25,794	56%	40,000	40,000
	311760	3,779	6,142	1,711	28%	4,000	5,000
	314200	105,212	100,000	87,774	88%	100,000	100,000
	314300	13,992	11,000	10,838	99%	12,000	12,000
	316100	232,013	220,000	203,757	93%	228,000	220,000
	316200 319110	804,244 21,375	810,000 4,000	867,339	107% 226%	867,339 9,500	867,339 9,500
	319400	5,899	4,000	9,029 3,278	22070	3,278	3,278
	321105	5,000	6,000	5,200	87%	5,200	5,200
	321110	8,500	8,000	9,500	119%	9,500	9,500
	321115	3,592	4,250	3,500	82%	3,500	3,500
Retail Wine License	321120	8,500	8,750	9,500	109%	9,500	9,500
	321125	3,542	4,250	3,450	81%	3,450	3,450
	321130	10,000	10,000	10,000	100%	10,000	10,000
	321135	15,000	15,000	14,450	96%	14,450	14,450
	321150	6,510 94,699	6,000	5,324	89%	6,000	6,000
Work Permit & ID Card-Entertainn Pawn Shop Permits	321151	5,000	80,000 1,500	81,937	102%	85,000	85,000
	321153	3,000	1,300	2,003		2,003	2,003
	321220	14,098	13,000	12,200	94%	12,200	12,200
	322210	1,720	1,600	4,933	308%	5,000	5,000
	322230	2,843	3,000	3,232	108%	3,500	3,500
Building Permits	322240	72,442	40,000	70,476	176%	80,000	80,000
Tree Service Permit Fees	322245	606	600	482	80%	600	600
	322250	1,727	1,400	2,215		2,500	2,500
Other Non-Business/Permits	322900	8,699	6,000	5,800	97%	6,000	6,000
	323120	5,768	6,000	2,700	45%	6,000	6,000
	323900	-	-	-		-	-
	337000	7,359	7,200	5,400		7,200	7,200
Tree Replacement/Preservation Fee				27,200		27,200	27,200
	341400	706	400	1,695	424%	1,800	1,800
	341910	1,548		-	1020/	-	-
	342120 344111	7,730 209	6,500 200	6,624 275	102% 138%	7,000 400	7,000 400
	346410	23,438	21,000	16,965	81%	21,000	21,000
	347200	19,582	20,000	15,001	75%	18,000	20,000
Pool Admissions	347201	18,533	24,000	21,367	89%	21,367	21,367
Pavilion Reservation Fees	347203	13,402	14,000	10,885	78%	13,000	14,000
Program Fees	347500	- 10,102	- 1,000	250	0%	250	250
Bad Check Fees	349300	25	100	25	25%	100	100

REVENUES							
				2018		2018	
				ACTUAL		PROJECTED	
			2018	AS OF		&	2019
		2017	ADOPTED	OCTOBER	% OF	AMENDED	BUDGET
As of October 26, 2018		ACTUAL	BUDGET	26,2018	BUDGET	BUDGET	REQUEST
FUND 1 -GENERAL FUND - R	evenue			,			
Other Fees/Chgs for Svcs	349900	7	500	-	0%	500	500
Municpal Court Fines/Forf	351170	767,351	800,000	547,532	68%	700,000	700,000
Police Admin IT Fee	351180	18,228	30,000	11,740	39%	20,000	20,000
Interest Revenues	361000	1	-	-		-	-
Contributions/Donations	371000	140	-	-		-	-
Rents & Royalties	381000	83,175	73,000	53,909	74%	73,000	73,000
Reim for Damaged Prop	383000	51,638	-	-		-	-
Other Miscellaneous Rev	389000	35	1,000	51	5%	500	500
Bus Shelter Revenue	389010	31,701	28,000	16,753	60%	33,506	33,506
Reimburse DEA/OT	389005	19,284	18,000	11,474	64%	18,000	18,000
Sale/General Fixed Assets	392100	-	700	-	0%	700	700
Sale/Land Property	392200		-	-	0%	-	-
Transfer from Fund Balance	391100		-		0%	-	-
Proceeds from Capital Leases	393130	258,699	-	-	0%	131,772	-
Proceeds from Debt Issuance	393140						
Revenue - Proceeds GTIB Debt	393500	-		5,788			
TOTAL - FUND 1		5,794,696	5,904,405	4,004,612	68%	6,157,482	6,378,468

Federal and City Seizure expenses fully funded by Seizure revenues. Seizure accounts are separate funds that may be expended to the full balance available.

REVENUE							
		2017	2018 ADOPTED	2018 ACTUAL AS OF OCTOBER 26,	% OF	2018 PROJECTED & AMENDED	2019 BUDGET
As of October 26, 2018		ACTUAL	BUDGET	2018	BUDGET	BUDGET	REQUEST
FUND 2 - FEDERAL SEIZUR	<b>E FUND - 21</b> (	)					
Cash Confisications (Illegal Act)	351320	83,090	72,842	350,651	481.4%	352,000	103,180
Other Confiscations/Escheat	351340	-	-		0.0%		
Proceeds/Sale Confis Prop	351346	5,150	-	8,000		8,000	
Fed Seiz/Interest Revenue	361000	6	-	23		25	
Surplue Funds Prior Year Trans	393510	-	-	-			
Other Revenue	389000	-	-	-			
TOTAL - Federal Seizure Account		88,247	72,842	358,674	492.4%	360,025	103,180
-							
REVENUE							
		2017	2018	2018 ACTUAL AS OF	% OF	2018 PROJECTED	2019

REVENUE							
				2018 ACTUAL		2018	
			2018	AS OF		PROJECTED	2019
		2017	ADOPTED	OCTOBER 26,	% OF	& AMENDED	BUDGET
As of October 26, 2018		ACTUAL	BUDGET	2018	BUDGET	BUDGET	REQUEST
<b>FUND 2 - CITY SEIZURE FU</b>	ND - 211						
Cash Confiscations (Illeg Ac)	351320	-	-	-			
Proceeds/Sales/Confis Prop	351346	-	-	-			
City Seiz Interest Revenue	361000	-	-	-			
Other Misc Revenue	389000	-	50	-	0.0%	5,000	1,000
Fund Balance Reserve							
TOTAL - City Seizure Account		-	50	-	0.0%	5,000	1,000

#### Note:

Federal and City Seizure expenses fully funded by Seizure revenues.

Seizure accounts are separate funds that may be expended to the full balance available.

REVENUE							
REVENUE			2018	2018 ACTUAL AS		2018	2019
		2017	ADOPTED	OF OCTOBER 26,	% OF	PROJECTED	BUDGET
As of October 26, 2018		ACTUAL	BUDGET	2018	BUDGET	& AMENDED	REQUEST
FUND 3 - MULTIPLE GRANT FUND - 2	50	ACTUAL	DODGEI	2010	DODGEI	& AIVII2 (DED	REQUEST
LMIG	3341100	-	80,000	84,118	105%	84,118	80,000
Gateway @ I-285 Lands cape		50,000	-			-	-
Board of Health-Community Relations		42,653	-			-	-
GDOT-All Systems Safety Enhancement			80,000	80,000		80,000	-
NRPA 10 Minute Walk Grant	331155	-	-	40,000		40,000	9,370
PATH Foundation-Path Grant	334200	9,712	-			-	-
			-			-	
					12007		
TOTAL		102,365	160,000	204,118	128%	204,118	89,370
FUND 4 -500 - STORM WATER UTILI	<u>IY REVENUE</u>						
						,	
Storm Water Fees Fund	344190	219,689	225,732	188,697	84%	299,000	299,000
Prior Yr Stormwater fees	344195	7,953	2,000	5,878	294%	4,000	4,000
Storm Water Bank Interest	361000	17	10	21	206%	26	20
Transfer Prior Stormwater Funds			-	-			
TOTALS		227,659	227,742	194,596	85%	303,026	303,020
FUND 6 -540 - SANITATION FUND RE	VENUE				T		
Sanitation Fees/Enterprise	344110	176,800	185,771	121,706	66%	213,000	213,000
Prior Yr Sanitaion Fees	344115	8,345	5,000	6,142	123%	5,000	5,000
Commercial Business Fees	344120	-	-	-		-	-
Sanitation Interest	36100	2	15	-	C=0/	-	-
TOTALS		185,147	190,786	127,848	67%	218,000	218,000
TEND 440 HOGE WIND DIVINE							
FUND 330 - HOST FUND REVENUE	212200	74.205	60,000	10.001	210/	(0.000	40,000
HOST Revenues	313300	74,395	60,000	18,691	31%	60,000	40,000
TOTALC		74 205	60.000	10 (01	31%	60,000	40.000
TOTALS		74,395	60,000	18,691	31 /0	60,000	40,000
EVINID 2/0 EDIENIDGUID EXDESTE EVI	ATD.						
FUND 360 - FRIENDSHIP FOREST FU		02	30	65	l	80	30
Interest Revenue Bond Proceeds	361000 393100	1,350,000	30	0.5		80	30
Project Spending from Fund Balance	393100	1,550,000	988,968	287,989		588,000	400,888
TOTALS		1,350,083	988,998	288,053	29%	588,080	400,888
TOTALD		1,550,005	700,770	200,033	2770	300,000	400,710
FUND 360 - STREETS CAPE CONSTR	ICTION FIN	D					
Proceeds from GTIB/SRTA Loans	393500	1,418,277	1,245,013	144,963	12%	300,000	945,013
	393300	1,418,277		ļ	1270	· · · · · · · · · · · · · · · · · · ·	
FHWA Grant (2005 Earmark)	+		1,851,772	296,872		600,000	1,251,772
ARC-STBG Program Grant	+	1 /10 277	1,043,215		11%	000 000	1,043,215
TOTALS	l	1,418,277	4,140,000	441,835	11/0	900,000	3,240,000
ELINID 220 CDI OCU ELINID							
FUND 320 - SPLOST FUND SDLOST Toy Poyonua	212200		1 212 202	950 442	700/	1 270 000	1 704 000
SPLOST Tax Revenue	313300	-	1,213,282	852,443	70%	1,278,000	1,704,000
Interest Revenue Funding from Bond Proceeds/Fund Bala	361000	-	_	4,029		5,229	3,600
runung nom bond Proceeds/Fund Bala	nce		-	-		917,348	2,557,651
TOTALS			1,213,282	856,472	71%	2,200,577	4,265,251
101717	ı		1,413,404	030,472	I ' * / U	4,400,311	<b>−,</b> 202,231

#### City of Clarkston 2019 General Fund Budget Additions and Options

Revenue Value of 1 Mil Final 2018 Tax Digest			\$166,859		Comments/Notes	
New Positions Proposed						
Planning and Development - Building Inspector	\$	67,673.00	0.41			
Public Works - One General Laborer	\$	48,202.00	0.29	Mil		
Capital Equipment Purchases						
Police Radios	\$	138,000.00	0.83	Mil		
Public Works - Two Mowers	\$	17,200.00	0.10	Mil		
Parks - Replace Water Line at Milam Park	\$	20,000.00	0.12	Mil		
Debt Service Payments - Capital Lease Payments	s fo	r Police Take I	Home Cars			
Police Take Home Vehicles	\$	160,309.00	0.96	Mil	5 Year Lease Agreement Total \$801,545	
Other Items						
Two Laptops - City Council Chambers/Special Project	Ф	2,600.00	0.02	Mil		
Live Streaming Camera Equipment	\$	1.000.00	0.02			
Live Ottoaming Camera Equipment	Ψ	1,000.00	0.01	IVIII		
	\$	454,984.00	2.73	Mil		
Mayor / City Council Requests Still Pending						
Part-time Graduate Assistant - UGA	\$	8,300.00	0.05	Mil		
Part-time Policy Analyst	\$	25,000.00	0.15			
LED Lighting Retrofit Proposal	\$	9,852.00	0.06		\$29,556 over three years	
Grant Writing Services	\$	5,000.00	0.03		<del>,</del>	
ClearGov web reporting	\$	5,000.00	0.03			
Wildflower Contract	\$	25,000.00	0.15	Mil		
Police Community Engagement Position	\$	60,000.00	0.36			
Stipends for Committee Members	\$	8,400.00	0.05	Mil		
Stipends Increase for Planning & Zoning Members	\$	3,600.00	0.02	Mil		
	\$	150,152.00	0.90	Mil		

#### A BUDGET ORDINANCE

AN ORDINANCE TO PROVIDE FOR THE ADOPTION OF A BUDGET PROPOSED BY THE CITY MANAGER CONTAINING ESTIMATES OF THE PROPOSED REVENUES AND EXPENDITURES OF THE CITY OF CLARKSTON, GEORGIA, AND TO PROVIDE FOR THE LEVY OF TAXES FOR EXPENSES OF SAID CITY FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019, AND ENDING DECEMBER 31, 2019.

#### BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSTON, GEORGIA:

- Section 1. That the proposed Fiscal Year 2019 Budget, attached hereto and incorporated herein as a part of this Ordinance is hereby adopted as the Budget for the City of Clarkston, Georgia for Fiscal Year 2019, which begins January 1, 2019 and ends on December 31, 2019.
- Section 2. That the several items of revenues, other financial resources, and sources of cash shown in the budget for each fund in the amounts shown anticipated are hereby adopted, and that the several amounts shown in the budget for each fund as proposed expenditures or expenses, and uses of cash are hereby appropriated to the departments named in each fund.
- Section 3. That the "legal level of control" as defined in OCGA §36-81 is set at the departmental level, meaning that the City Manager in his capacity as Budget Officer is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount appropriated for a department without a further Budget amendment approved by the Mayor and City Council.
- Section 4. That all appropriations shall lapse at the end of the fiscal year.
- Section 5. That this Ordinance shall be and remain in full force and effect from and after its date of adoption.
- Section 6. That for the said fiscal year, there are no debt service expenses outstanding for bonds.
- Section 7. All ordinances or parts of ordinances, inconsistent with this ordinance are hereby repealed.

ADOPTED this 4th day of December, 2018.

(S E A L)

	Ted Terry, MAYOF
est:	

#### CITY OF CLARKSTON

ITEM NO: H2	

#### CLARKSTON CITY COUNCIL MEETING

HEARING TYPE: Council Meeting

**BUSINESS AGENDA / MINUTES** 

ACTION TYPE:
Resolution

MEETING DATES: December 4, 2018

SUBJECT: Variance requests from (Silver Oaks Apartments) Netz Fund Silver Oaks, LLC/TWG, Development, and LLC c/o J. Alexander Brock o divide the existing lot, known at 1281 Brockett Road, Clarkston, GA 30021 into two lots.

DEPARTMENT:	
Planning & Development	

ATTACHMENTS: ⊠ YES ☐ NO

Pages: 31

PUBLIC HEARING: oximes YES oximes NO

**INFORMATION CONTACT:** 

Shawanna Qawiy, Planning and Dev. Director

PHONE NUMBER: 404-296-6489

<u>PURPOSE</u>: The Mayor and City Council shall review the submitted variance requests from (Silver Oaks Apartments) Netz Fund Silver Oaks, LLC/TWG, Development, and LLC c/o J. Alexander Brock to vary from Section 614 of the Zoning Ordinance to eliminate the Street Frontage Requirement (proposed Tract II) and to vary from Section 622 of the Zoning Ordinance- Permitted encroachments upon required setbacks. If granted, these variances will allow the applicant to divide the existing lot, known at 1281 Brockett Road, Clarkston, GA 30021 into two lots.

#### NEED/ IMPACT:

The subject property known as Silver Oaks Apartments located at 1281 Brockett Road, Clarkston, GA 30021, is a total of 37.175 acres. The site has 41 buildings with 402 units that will be rehabbed and renovated. The applicant is seeking financial assistance from Housing and Urban Development (HUD.) According to the applicant there is a HUD criteria that prohibits federal financial assistance for use in a floodway. As a result the applicant is requesting the variances to subdivide the property to separate out the property that contains the existing detention pond and is within the floodway.

These requests were reviewed at the November 20, 2018 Planning and Zoning Board Meeting.

#### STAFF RECOMMENDATION: Staff Analysis Attached

Staff recommends approval of the variance requests with conditions.

#### PLANNING AND ZONING BOARD RECOMMENDATIONS: Meeting minutes attached.

Based on the November 20, 2018, Planning and Zoning Board public hearing meeting, the Board recommends approval of the variance requests with staff recommended conditions.

### CITY of CLARKSTON PLANNING AND DEVELOPMENT DEPARTMENT CITY OF

### VARIANCE APPLICATION



1055 ROWLAND STREET CLARKSTON, GA 30021 404.296.6489

This page must be completed by the Applicant. Please see Applicant Instructions for full requirements.

### SUBMITTAL CHECKLIST

Survey **Property Deed** 

LARKSTON

where possibilities graw

Your application must include the following items, or it will not be considered complete:

Plan(s) to scale demonstrating variance requested

Recorded Plat of Property (seven (7) copies) Campaign Contribution Disclosure Form

riew determination and fee: Review edule):	FOR OFFICE USE/DETERMINA fee (payable to <i>The City of Clarkston</i> )	TION depends on type of review(s). (See Fee
Variance		
Please Indicat	e if this is an Administrative Variance	(Fee)
APPLICANT INFORMATION TWG Development, LLC of	VI	
Applicant Name 404-815-3603	Company	the state of the s
Primary Phone #	• •	404-685-6903
Primary Phone # jabrock@sgrlaw.com	Alternate Phone #	Fax #
Email Address		
Name of Project	er Oaks Apartments	TO NOTE OF THE PARTY OF THE PAR
Detailed Description of Variance. Inc use(s) and square footage of floor area (see checklist). See attached	1	uare footage or other dimension); Proposed nardship involved with need for variance
		a description of the second of

# CITY of CLARKSTON PLANNING AND DEVELOPMENT DEPARTMENT

**VARIANCE APPLICATION** 

1055 ROWLAND STREET CLARKSTON, GA 30021 404.296.6489

Total Number of Parcels Involved: Total Number of	1 41	Total Project Area (acre/sf): Total Estimated	37.175 acres	Total Disturbed Area:
Buildings:  Project Subn application for	nittal Checklist and	Construction Cost:	written analysis, and	fees required therein accompany this
nereby certify that	all information pr		n the accompanying	documents is true and correct. $\frac{10/18/2018}{2018}$
Applicant Signature  Di Property Owner	<b>√</b> Owne	er's Agent		Date
			Or	ignal)
Case#:		Page	2 of 4	Rev. 11/1/2017

## CITY of CLARKSTON PLANNING AND DEVELOPMENT DEPARTMENT

**VARIANCE APPLICATION** 

1055 ROWLAND STREET CLARKSTON, GA 30021 404.296.6489

#### PROPERTY INFORMATION/OWNER AUTHORIZATION

CITY OF

LARKSTON®

where possibilities grow

If more than one parcel is the subject of review, owner-applicant shall complete information for each parcel on additional page attachments; authorized agent-applicants must complete this page for EACH parcel.

Property Address/Location 18-142-01-013		Suite/Apt. #	City, State 37,175 acres	Zip Code
Parcel ID/Property Tax Id Apartments	entification Number	OCCORP	Total Acreage NR-CD Resid	dential Multi
Present Use(s) Apartments		70.2008	Present Zoning (O	
Proposed Use(s)				
Indicate here if the	nere are more than one subjec	t parcels (attach ir	nformation accordingly	y)
Legal description includes	Or: I Indicate	here that an exhi	bit identifying propert	v location is attached.
Silver Oaks Apart		. Hore that all gall	are rather ying propert	, localisti is activelled:
Subdivision Name		**************************************	Lot#	Block #
PROPERTY OWNER				7.00
Netz Fund Silver	Oaks, LLC			
	poration, or Agency) ., Brooklyn, NY 1121	3	Company Name	#10.B311011011010111111111111111111111111
Mailing Address		Suite/Apt. #	City, State	Zip Code
		Baiteli ibei ii	arry state	E115 4.64E
Primary Phone #	Fax II		Email Address	and the state
Property Owner's J. Alexander Brock	S AGENT (If applicable; m		Email Address	**************************************
PROPERTY OWNER'S J. Alexander Brock Name and Company (Own	S AGENT (If applicable; m	nust match applic	Email Address	**************************************
PROPERTY OWNER'S J. Alexander Brock Name and Company (Own 1230 Peachtree St	S AGENT (If applicable; m	nust match applic	Email Address cant contact informat	ion on page #1)
PROPERTY OWNER'S J. Alexander Brock Name and Company (Own 1230 Peachtree St Mailing Address 404-815-3603	S AGENT (If applicable; m	nust match applicanta, GA 303	Email Address	ion on page #1)  Zip Code
PROPERTY OWNER'S J. Alexander Brock Name and Company (Own 1230 Peachtree St Mailing Address	S AGENT (If applicable; notes Agent or Attorney) ., NE, Ste. 3100, Atla	nust match applicanta, GA 303	Email Address cant contact informat  09 City, State	ion on page #1)  Zip Code
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ame and official position of the local government official Date of to whom the campaign contribution was made Donation Donation

#### **Disclosure of Campaign Contributions**

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67 $\Lambda$ , the following questions <u>must</u> be answered:

Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? \_\_\_Yes ✓ No

If the answer is yes state:

- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date:	10/18/2018	
Applica	nt / Owner (Agent: J. Alexander Brock	
	[print name]	INSCHOOLS
	J. Sell BL	
	[signature and title]	

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation
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Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? \_\_\_Yes ✓ No

#### If the answer is yes state:

- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date:
Applicant / Owner Agent: Dennis J. Webb, Jr.
[print name]
[signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation
		A 611-477-7577-76117-777-88-11-4-7-300-
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#### Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions <u>must</u> be answered:

Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ✓ No

If the answer is yes state:

- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date:	10-18-18
Applicant	/ Owner / Agent: Kathryn M. Zickert
	[print name]
	XXXIIIII M ZOIA
	signature and title

Name and official position of the local government official to whom the campaign contribution was made

Name and official position of the local government official to whom the campaign contribution was made

Donation

Donation

### FIRST AMENDED IMPACT ANALYSIS

and

Other Material Required by City of Clarkston Zoning Ordinance for the Variance Application

of

#### TWG DEVELOPMENT, LLC

for

± 37.175 Acres of Land located at 1281 Brockett Road in Land Lots 120 & 142, 18th District, DeKalb County, Georgia

- 1. A variance to City of Clarkston Code of Ordinances § 614 to eliminate the requirement for street frontage.
- 2. A variance to City of Clarkston Code of Ordinances § 704(f) to allow an encroachment into the front and rear yard setbacks.

Submitted for Applicant by:

Kathryn M. Zickert Dennis J. Webb, Jr. J. Alexander Brock Smith, Gambrell & Russell, LLP Promenade II Suite 3100 1230 Peachtree Street, NE Atlanta, Georgia 30309 404-815-3500

#### I. INTRODUCTION

The City of Clarkston's Code of Ordinances ("Zoning Ordinance"), § 307, authorizes the Mayor and City Council to decide, upon proper application, variances from the terms of this Zoning Ordinance. This Application seeks relief from certain sections of the Zoning Ordinance that impose undue hardships upon the Applicant. In particular, this Application seeks a variance from Zoning Ordinance § 614 to remove the requirement that lots must have street frontage, as well as a variance to § 704(f) to allow an existing deck to encroach within the 10-foot front yard setback of Tract 2 and the 25-foot rear yard setback of Tract 1.

The property at issue consists of ± 37.175 acres of land located at 1281 Brockett Road (Parcel ID No. 18 142 01 013), in Land Lots 120 and 142 of the 18th District of DeKalb County, Georgia (the "Subject Property"). The site is currently occupied by the 41-building Silver Oaks apartment complex. The property is zoned Neighborhood Residential-Community Development district (NR-CD), which fully allows the multifamily use.

The Applicant is seeking to purchase and renovate the Subject Property to provide updated affordable housing options for the residents of Clarkston. The existing Silver Oaks apartments have been neglected for an extended time and are in serious need of revitalization. The Applicant intends to transform the dilapidated complex into one that will enhance and revitalize the surrounding community. In addition, it is the hope of the Applicant that the renovation of the apartments will act as an example for the transformation and improvement of the surrounding area. To effectuate the needed renovations, the Applicant must obtain funding, which is impeded by certain conditions of the Subject Property.

The Subject Property contains areas identified as floodplain on the FEMA Flood Insurance Rate Maps. The Applicant is seeking to purchase and renovate the property utilizing

federal Housing and Urban Development ("HUD") funding. The particular HUD program that the Applicant is pursuing prohibits funding for property within the floodplain. As a result, the Applicant must subdivide the property to separate out the entirety of the floodplain to from the existing apartment complex.

The proposed subdivision will create two lots, as identified on the subdivision plat submitted with this Application: Tract 1 which will contain the buildings and improved areas of existing Silver Oaks apartments and Tract 2 which will contain the existing detention pond and the floodplain. As a consequence of the subdivision, Tract 2 will not have frontage along a public street. Tract 2 will still have access to the right-of-way of Brockett Road through Tract 1, however it will technically be a landlocked lot. Therefore, the Applicant will need a variance from the City of Clarkston's Code of Ordinances ("Zoning Ordinance") § 614 to subdivide the Subject Property.

The variance is directly attributable to the odd shape of the Subject Property and the need to comply with HUD's financing regulations. The Subject Property has an irregular shape such that the frontage for the property is only ±142 feet of a property that is ±2,150 feet long. The result is an odd, flag-shaped lot with a very small amount of frontage given its size. Therefore, any attempt at subdividing the ± 37.175 acre property will unavoidably result in a landlocked parcel. Moreover, the subdivision is only needed because the Applicant must comply with the HUD financing requirements. If the applicant did not need to meet the HUD requirement against financing for properties within the floodplain, then there would be no need for the subdivision or variance. As a result the variance is not due to any action on the part of the Applicant, but rather it is due to the odd shape of the property and the required compliance with federal regulations.

Moreover, the grant of a variance will not impair the intent of the Zoning Ordinance. The requirement for street frontage is intended to prevent the creation of landlocked parcels, where a property could not be accessed without an easement, thus restricting development. In the current situation, Tract 2's development is not limited by its access to the public right-of-way, but rather the conditions on the site. Tract 2 contains the detention pond for the Silver Oaks apartment and the portions outside of the detention pond are mostly in the floodplain. These facts make it highly unlikely that this property would ever be developed beyond its current state. As a result, access to this property is not needed for any future development and the grant of a variance to remove the requirement for street frontage would not impair the intent and goals of the Zoning Ordinance.

The Applicant is also requesting a variance to the setback requirements of § 704(f). The location of the proposed lot line results in the existing clubhouse deck encroaching into the rear yard of Tract 1 and the front yard of Tract 2. The proposed lot line cannot be reconfigured to avoid this encroachment without causing other encroachments and keeping the detention pond entirely within Tract 2. The encroachment is not due to any act by the Applicant, but rather the location of the existing structures and the inability to locate the proposed property line elsewhere. As a result, a variance to § 704(f) will be required prior to the subdivision to allow the existing deck to encroach within the setbacks.

The proposed setback variance will not impair the intent of the ordinance nor be detrimental to the public good. The intent of setback ordinances is to allow sufficient separation between structures (current and future) to avoid building being constructed too closely to each other. This will not be an issue, since Tract 2 is not likely to ever be developed, as stated in the paragraphs above. Furthermore, the deck benefits from its close proximity to the pond by

providing a viewing platform for the Silver Oaks residents. In its current location the deck acts as an amenity to the apartment complex and is enjoyed by the residents. Therefore the grant of a variance to allow the encroachment of the existing deck into the setbacks is appropriate and to the benefit of the community.

This document is submitted as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, and an impact analysis as required by the City of Clarkston's Zoning Ordinance Section 16-26.002. A subdivision depicting the proposed lots at issue along with other required materials has been filed simultaneously with this Application.

#### II. VARIANCE ANALYSIS

1. THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS
PERTAINING TO THE PARTICULAR PIECE OF PROPERTY IN QUESTION
BECAUSE OF ITS SIZE, SHAPE OR TOPOGRAPHY.

As stated in paragraphs above, the relief sought due in-part to the odd configuration of the Subject Property, its small amount of frontage and the location of the existing structures. *Refer* to Section I of this Impact Analysis. The Subject Property is a flag-shaped property with a minor amount of road frontage compared to its overall length. The consequence of its odd shape is that any subdivision of the Subject Property will result in a landlocked tract. Additionally, the location of the existing deck and the detention pond force the location of the proposed property line and the encroachment of the existing deck into the setbacks. Accordingly, it is the Subject Property's unusual shape and the location of the existing structures that creates a hardship requiring relief.

### 2. SUCH CONDITIONS ARE PECULIAR TO THE PARTICULAR PIECE OF PROPERTY INVOLVED.

In addition to the unusual shape of the Subject Property outlined above, it also contains

areas of floodplain which prohibit the HUD funding necessary to renovate the existing apartments. While the presence of floodplains is not particular to the Subject Property, its combination with the odd shape makes places the Subject Property in a unique situation that limits its rehabilitation. As a result, the combination of conditions creates a hardship that is particular to the Subject Property and is not common to other properties in the area.

### 3. SUCH CONDITIONS ARE NOT THE RESULT OF THE ACTIONS OF THE APPLICANT.

The peculiar shape of the Subject Property and the federal requirement against funding property with floodplains are the core factors driving the request for a variances from the street frontage requirement and the setbacks. As noted in previous paragraphs, the Applicant must subdivide the property to secure the necessary HUD funding to rehabilitate the existing apartment units. The subdivision will create a landlocked parcel (which again will only contain a detention pond) solely due to the narrow frontage of the Subject Property. Additionally, the location of the existing buildings and detention pond forces the location of the proposed lot line None of these factors are attributable to any action by the Applicant.

### 4. <u>A LITERAL INTERPRETATION OF THE PROVISIONS OF THIS ORDINANCE</u> WOULD CREATE AN UNNECESSARY HARDSHIP.

The literal interpretation and strict application of the Zoning Ordinance would cause undue and unnecessary hardship and would prohibit the renovations from moving forward. If the apartments cannot be updated, then they will stay in their current state of deterioration and impede the revitalization of the surrounding community. It is to the benefit of the surrounding neighborhood and the city as a whole to grant the requested variances to allow for the rehabilitation of the Silver Oaks apartment homes.

## 5. THE VARIANCE REQUESTED WILL NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD NOR IMPAIR THE PURPOSES OR INTENT OF THIS ZONING ORDINANCE

The proposed Tract 2 will not have frontage on a public right-of-way and a portion of the existing clubhouse deck will encroach into the rear yard of Tract 1 and the front yard of Tract 2, however this will not cause a substantial detriment to the public good nor impair the intent of the Zoning Ordinance. As stated in the paragraphs above, Tract 2 is undevelopable due to the presence of the detention pond and floodplain. Therefore, it is unlikely that Tract 2 will ever require right-of-way access to support a development nor will the setbacks serve to buffer any future development of that parcel. As a result, a favorable grant of a variance to remove the frontage requirement for lots and allow an encroachment into the setbacks will not cause a substantial detriment to the public nor will it impair the purposes of the Zoning Ordinance.

### 6. THE VARIANCE IS NOT A REQUEST TO PERMIT A STRUCTURE OR USE OF LAND NOT AUTHORIZED IN THE APPLICABLE DISTRICT.

The requested variances will not affect the use of the property nor permit a structure that is not authorized in the NC-RD district. The requested variances are solely concerned with frontage and the location of the existing deck and has no bearing on the permitted use of the property.

### III. NOTICE OF CONSTITUTIONAL CHALLENGE AND LEGAL AND CONSTITUTIONAL OBJECTIONS

Under these circumstances, a refusal to issue the variances in question would be unconstitutional, unlawful, arbitrary, capricious, irrational, and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph 1 and Article I, Section I, Paragraph 2 of the Constitution of the State of Georgia of 1983.

A refusal to grant the requested variances would discriminate unfairly between this Applicant and others similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and

Article I, Section II, Paragraph 2 of the Constitution of the State of Georgia of 1983.

Paragraph I of the Constitution of the State of Georgia of 1983.

A refusal to grant the requested variances would amount to a taking of property, in violation of the Fifth and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I, Article I, Section II, Paragraph 2, and Article I, Section III,

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the proposed variances to the public right-of-way requirements of § 614 and the setback requirements of § 704(f) be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 26th day of October, 2018.

Respectfully submitted,

Kathryn M. Zickert

Dennis J. Webb, Jr. J.Alexander Brock

Attorneys for Applicant

Smith, Gambrell & Russell, LLP Promenade, Suite 3100 1230 Peachtree Street, NE Atlanta, Georgia 30309 404-815-3500 Prepared by and After Recording Return To:

Schulten, Ward & Turner, LLP 260 Peachtree Street NW, Suite 2700 Atlanta, Georgia 30303 Attn: Eric L. Weiss

2016034750 DEED DOOK 25410 Pg 450

Real Estate Transfer Tax \$0.00

Filed and Recorded 2/22/2016 3:01:09 PM Debra DuBerry Clerk at Superior Court Dekalb County, Georgia

#### **QUITCLAIM DEED**

THIS INDENTURE, made as of Formul 2016 (the "Effective Date"), between LS CLARKSTON INVESTCO, LLC, a Delaware limited liability company ("Grantor") and NETZ FUND SILVER OAKS LLC, a Georgia limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has remised, conveyed and forever quit-claimed and by these presents does remise, convey and forever quitclaim unto the said Grantee, all that tract or parcel of land lying and being located in DeKath County, Georgia, and being more particularly described in <a href="Exhibit">Exhibit</a> A attached hereto and made a part hereof (the "Property");

TO HAVE AND TO HOLD the said tract or parcel of land, together with any and all improvements located thereon, and appurtenances thereof to the said Grantee.

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DEED BOOK 25410 Fa 451

IN WITNESS WHEREOF, Grantor has executed this QUITCLAIM DEED as of the date of the acknowledgements below, but to be effective as the Effective Date.

> LS CLARKSTON INVESTCO, LLC, a Delaware limited liability company

> > By:

LS CL MM, LLC

Managing Member

Ву: 115:

PPR MM, LLC Managing Member

Paul E Mashni Namg!

Maring Member

(Notary Seal)

Signed, sealed and delivered

My commission expires:

in the presence of:

BROOKE ANDERSON Notary Public - Arizona Maricopa County My Comm. Expires Jun 24, 2019

21343263 2

DEEC 800K 25410 Ft 452

#### EXHIBIT A LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 120 and 142 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

Commencing at northwesterly end of the mitered intersection of the northerly right-of-way line of East Ponce De Leon Avenue (100-foot right-of-way width), with the easterly right-of-way line of Brockett Lane (100-foot right-of-way width), thence following the easterly right-of-way line of Brockett Lane, becoming Brockett Road (100-foot right-of-way width), 402.37 feet in a northerly direction to a 1/2-inch rebar found on the easterly right-of-way line of Brockett Road and the True Point of Beginning.

From the True Point of Beginning, as thus established, proceed along the easterly right-of-way line of Brockett Road along a curve to the left having a radius of 1168.19 feet and an arc length of 149.82 feet, said are being subtended by a chord with a bearing of North 05 degrees 20 minutes 37 seconds East and a length of 149.72 feet, to a 1/2-inch rebar found on the southerly line of lands, now or formerly, of Murray Lanskey, as recorded in Deed Book 9131, Page 125, DeKalb County records; thence along said line North 89 degrees 27 minutes 13 seconds East for a distance of 103.95 feet to a 5/8-inch rebar found on the southwesterly corner of lands, now or formerly, of G T S Property B2 LLC, as recorded in Deed Book 19281, Page 731, said records; thence, along the southerly line of said lands for the next 2 calls, proceed North 89 degrees 22 minutes 16 seconds East for a distance of 52.25 feet to a 1-inch crimped top pipe found; thence North 89 degrees 16 minutes 37 seconds East for a distance of 287.55 feet to a point on the southeasterly corner of said lands now or formerly of G T S Property B2 LLC, said point being 1 foot in a northwesterly direction from a Parker-Kalon nail found in asphalt; thence following the easterly line of last said lands for the next 2 calls, proceed North 10 degrees 21 minutes 31 seconds East for a distance of 280.40 feet to a 1/2-inch crimped top pipe found; thence North 00 degrees 03 minutes 54 seconds East for a distance of 1723.55 feet to a point, said point being 1.23-feet in a northerly direction from a 1/2-inch rebar found; thence along a southerly margin of last said lands, South 89 degrees 54 minutes 24 seconds East for a distance of 546.26 feet to a capped 1/2-inch rebar set on the southwesterly line of lands, now or formerly, of Gary Wayne and Terry H. Martin, as recorded in Deed Book 4700, Page 832, said records: thence along last said line South 62 degrees 40 minutes 21 seconds East for a distance of 302.44 feet to a 5/8-inch rebar found on the northwesterly line of lands, now or formerly, of John T. and Angela Wylie, as recorded in Deed Book 18945, Page 630; thence along last said line, and the northwesterly line of lands, now or formerly, of Louise J. Lane and Marcelyn Haberbosch, South 22 degrees 41 minutes 14 seconds West for a distance of 406.55 feet to a capped 1/2-inch rebar set; thence along the southwesterly line of last said lands, lands, now or formerly, of Marrinette Anderson, as recorded in Deed Book 19353, Page 436, said records, and lands, now or formerly of Mulugeta J. Amdhene and Eyerus A. Asrat, as recorded in Deed Book 21555, Page 799, South 15 degrees 10 minutes 43 seconds East for a distance of 254.99 feet to a capped 1/2-inch rebar set on the northerly line of lands, now or formerly of Federal National Mortgage Association, as recorded in Deed Book 22084, Page 380, said records; thence South 89 degrees 37 minutes 16 seconds West for a distance of 43.08 feet to a point on the centerline of South Fork Peachtree Creek, said point being designated here as Point "A"; thence along said creek centerline and southwesterly margin of last said lands, 819 feet to a point on the centerline of said creek being designated here as Point "B", said centerline of said creek being traversed from Point "A" to Point "B" for the next 4 calls, proceed South 14 degrees 07 minutes 03 seconds East for a distance of 40.56 feet to a point on the centerline of said creek; thence South 41 degrees 25 minutes 30 seconds East for a distance of 115.39 feet to a point on the centerline of said creek; thence South 31 degrees 59 minutes 22 seconds East for a distance of 173.44 feet to a point on the centerline of said creek; thence South 36 degrees 34 minutes 48 seconds East for a distance of 225.53 feet to a point on the traverse line of said creek Point "B"; thence leaving said creek traverse line, proceed along boundary line of Silver Oak Apartments and Sage Pointe Apartments the following courses and distances: South 82 degrees 33 minutes 24 seconds

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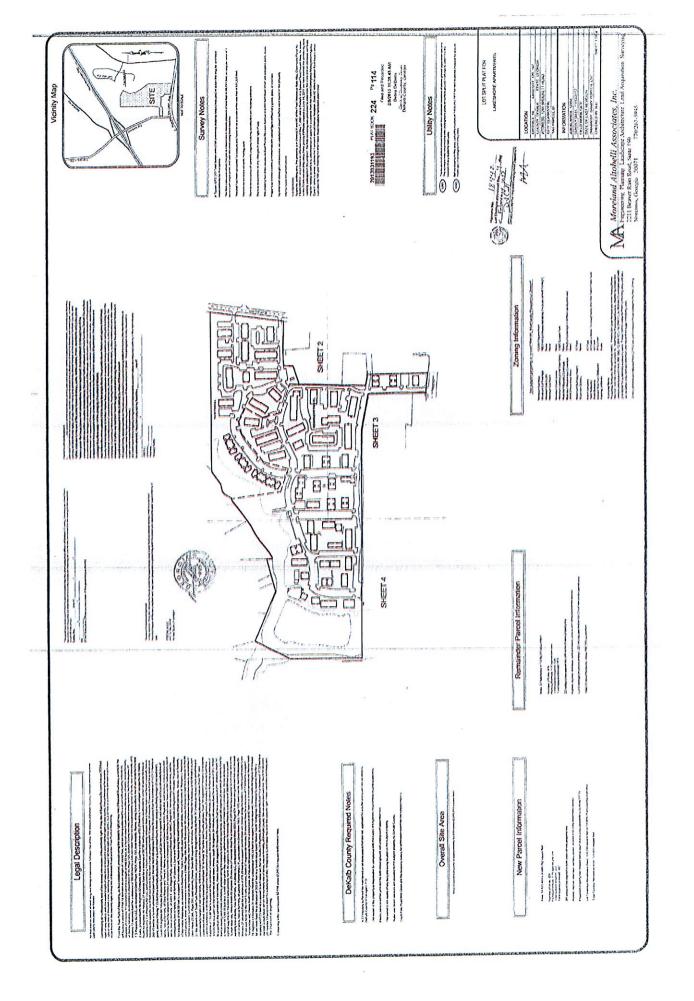
West a distance of 380.01 feet to a point, South 19 degrees 42 minutes 55 seconds West a distance of 183.04 feet to a point, South 73 degrees 52 minutes 00 seconds East a distance of 198.17 feet to a point, South 37 degrees 20 minutes 31 seconds East a distance of 273.13 feet, South 12 degrees 12 minutes 31 seconds East a distance of 96.21 feet, thence South 26 degrees 26 minutes 35 seconds West a distance of 113.14 feet to a point, thence North 59 degrees 34 minutes 19 seconds West a distance of 147.05 feet to a point, thence South 76 degrees 31 minutes 59 seconds West a distance of 146.00 feet to a point, thence South 17 degrees 08 minutes 18 seconds West a distance of 228.98 feet to a point, thence North 88 degrees 14 minutes 54 seconds West a distance of 73.43 feet to an iron pins set; thence North 88 degrees 14 minutes 54 seconds West for a distance of 505.97 feet to a ½-inch rebar found; thence South 10 degrees 39 minutes 50 seconds West for a distance of 67.05 feet to a capped ½-inch rebar set; thence South 03 degrees 35 minutes 58 seconds East for a distance of 17.52 feet to a capped ½-inch rebar set on the northerly line of lands, now or formerly, of DeKalb County; thence along last said line, South 89 degrees 20 minutes 53 seconds West for a distance of 465.18 feet to a ½-inch rebar found on the easterly right-of-way line of Brockett Road and The True Point of Beginning.

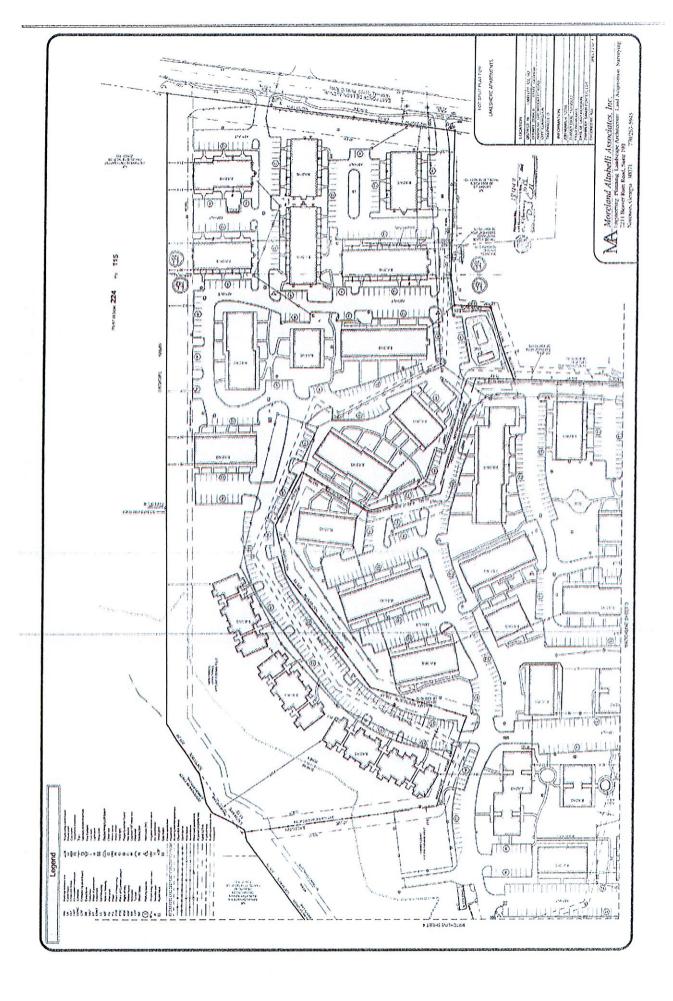
Containing within said bounds 37.175 acres (1,619,333 square feet) more or less. The above described property is the same property as shown on that ALTA/ACSM Land Title Survey for Netz Fund Silver Oaks, LLC, Arbor Commercial Funding, LLC, and its successors and assigns, LS Clarkston Investeo, LLC and Stewart Title Guaranty Company, prepared by Moreland Altobelli Associates. Inc., dated December 22, 2015, and last revised December 30, 2015.

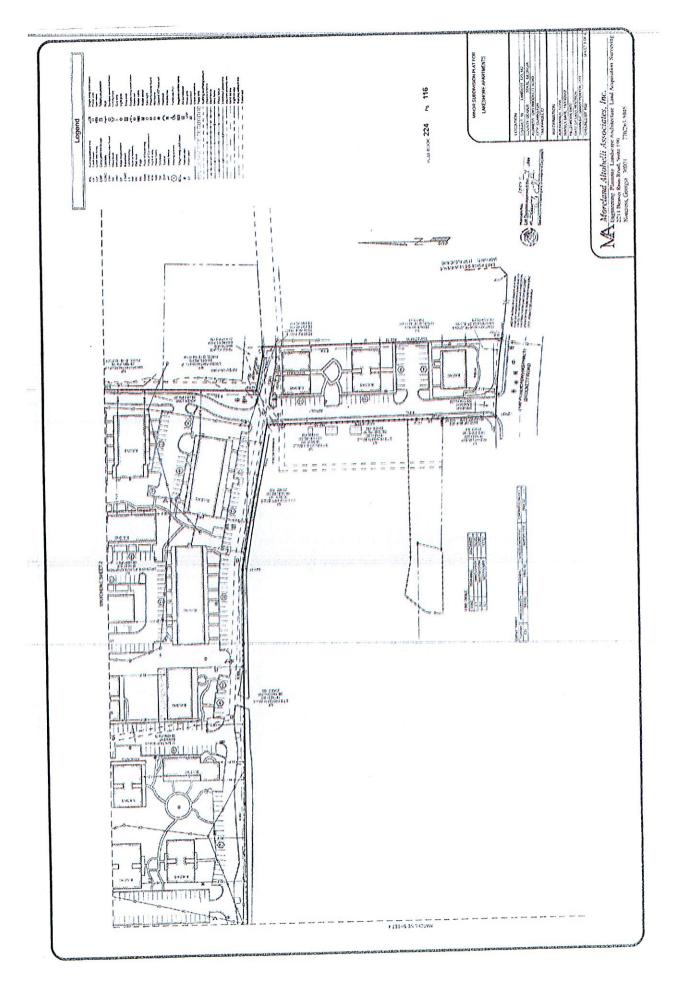
TOGETHER WITH AND SUBJECT TO ALL RIGHTS, TITLE AND INTEREST in and to that certain Easement Agreement by and between Sharon L. Kerr, Betsy Golkin, Ann Hedges, F. Jeffrey Rahall, Robert MacGregor, Susan Linden, Richard Nanula, James Gilchrist, Steven Blumsack, J.D. Williams, Ann Hedges Executrix of the Estate of Harry Hedges and Associates Consultants, a General Partnership composed of Jordan S. Cohen and Robert S. Kerr, Jr. all doing business as Tahoe Village Associates, a General Partnership and Don W. Carlson, Marvin T. Levin, Terry E. Sheldon, Robert J. Demonte, Wendell B. Bames, Robert J. Blake, Fred H. Field, Albert H. Schaaf and Douglas M. Temple, their successors, successors-in-title and assigns, as Trustees, but not individually, of Consolidated Capital Realty Investors, a California business trust, dated July 28, 1980, recorded in Deed Book 4347, page 173, aforesaid records.

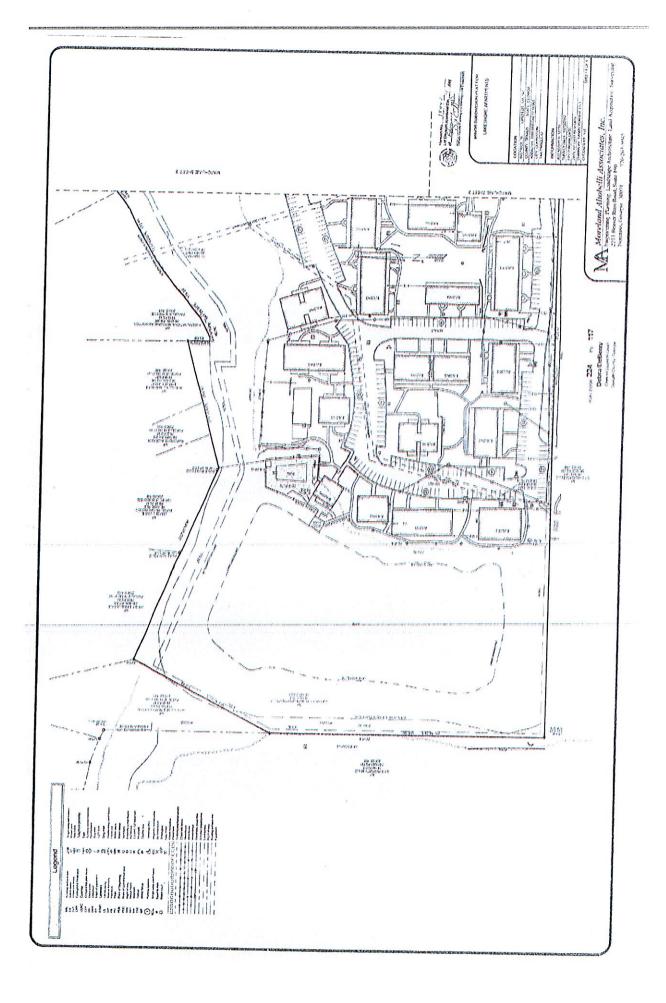
TOGETHER WITH AND SUBJECT TO ALL RIGHTS, TITLE AND INTEREST in and to that certain Declaration of Easement by and between LS Clarkston Investoo, LLC. a Delaware limited liability company and Sage Point Investments. LLC, a Florida limited liability company dated December \_\_\_\_\_, 2015, recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_\_, aforesaid records.

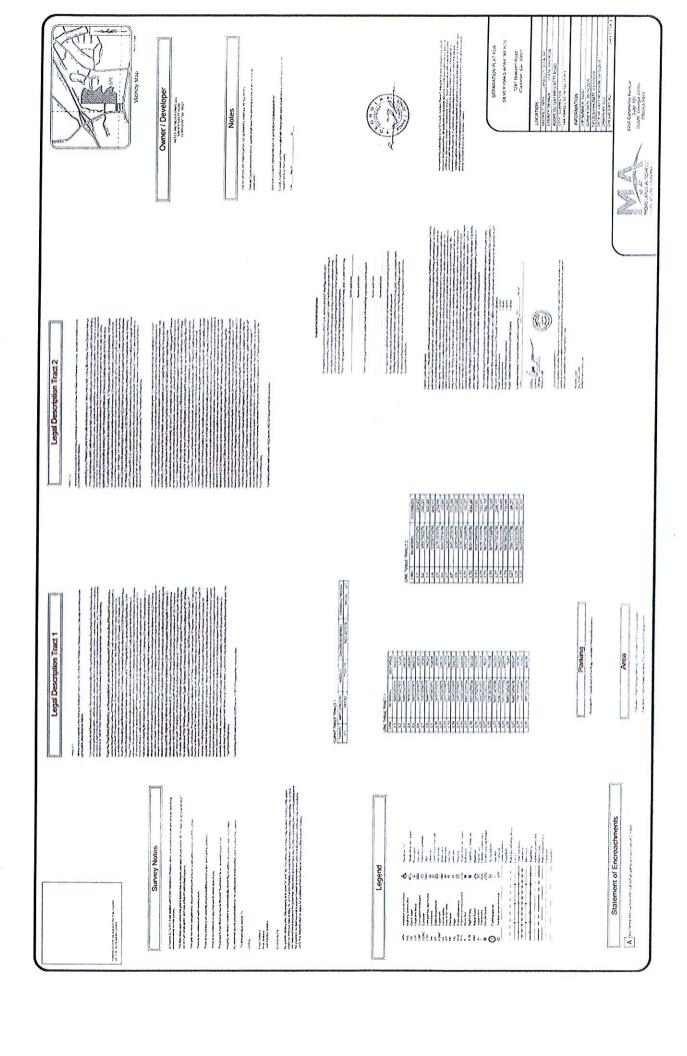
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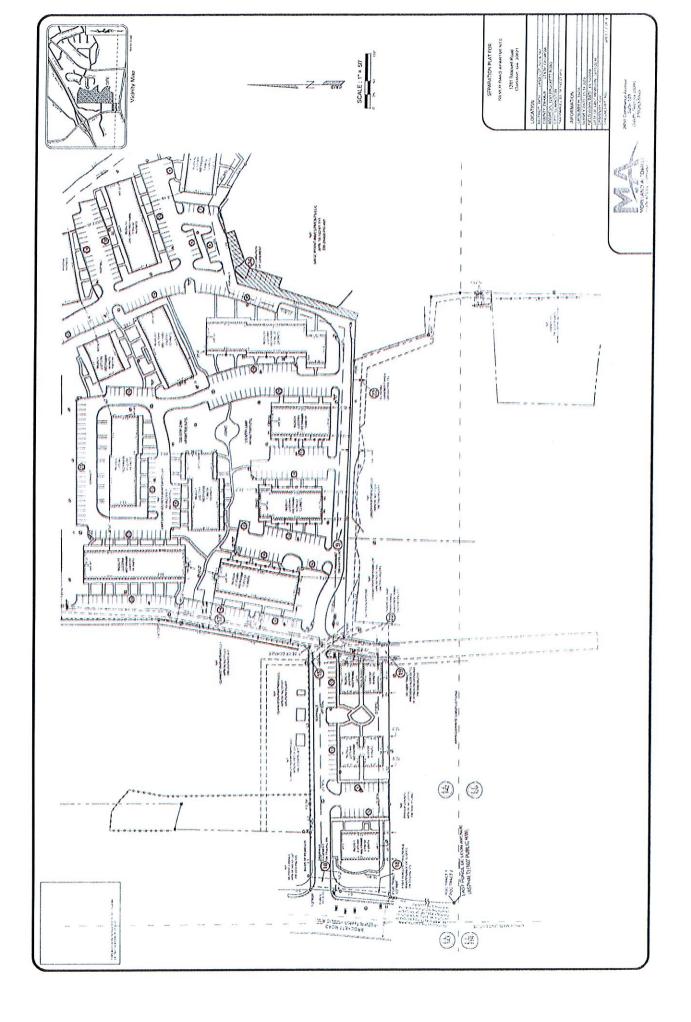


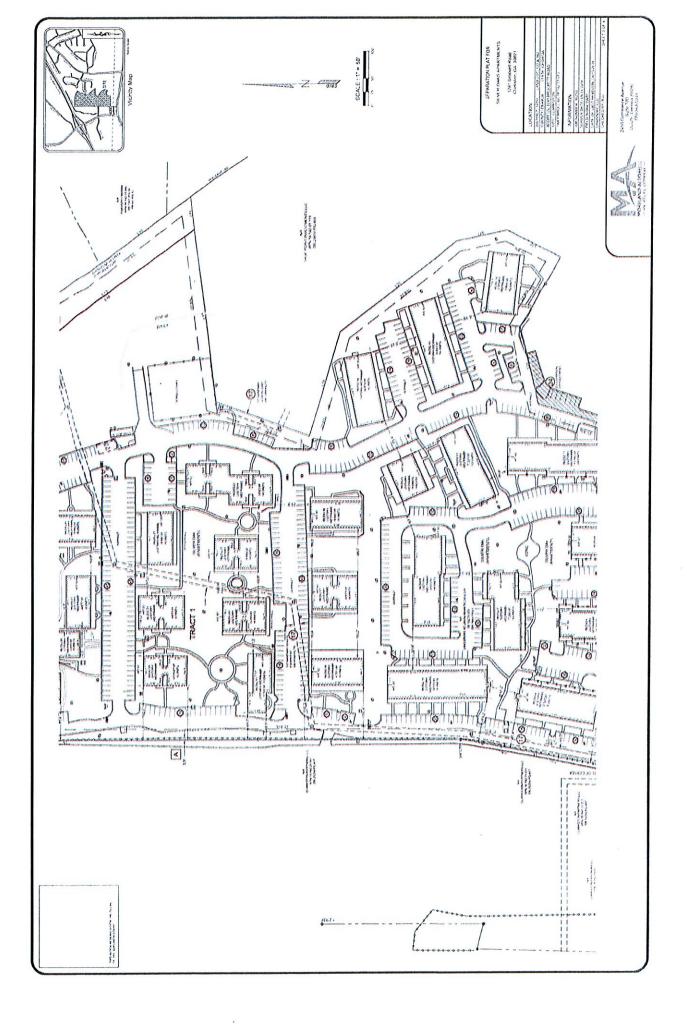


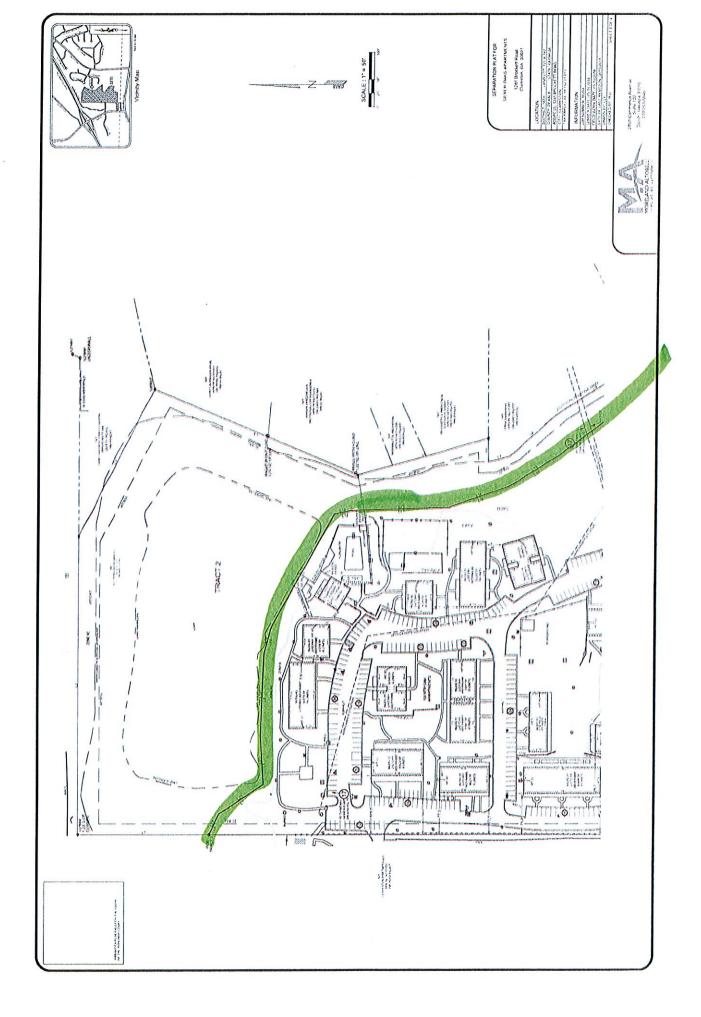


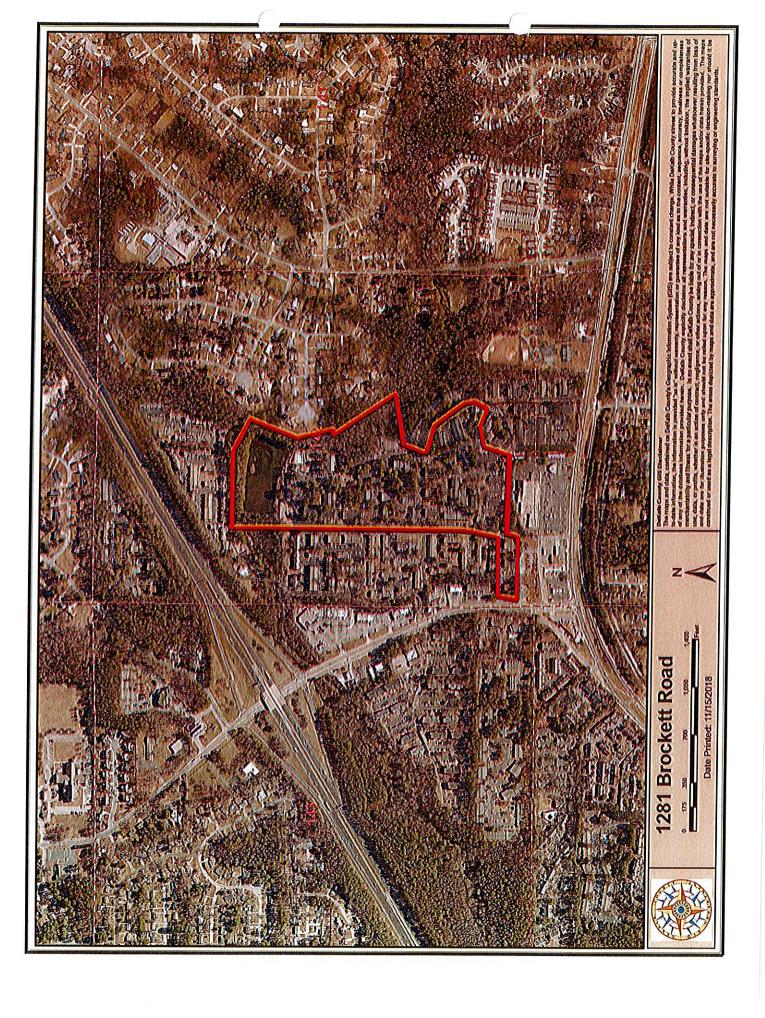




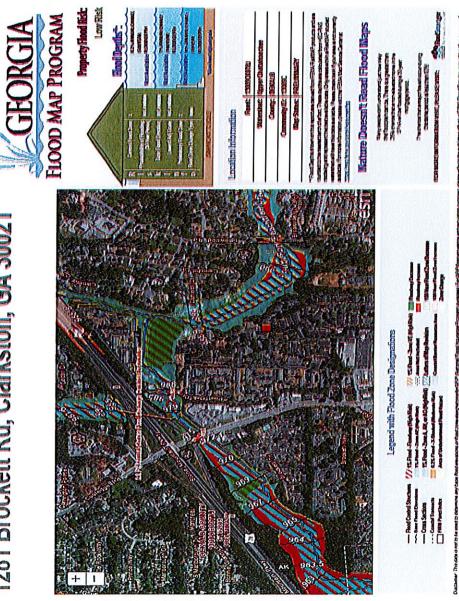








# 1281 Brockett Rd, Clarkston, GA 30021





### PLANNING & ZONING BOARD MEETING

**MINUTES** 

November 20, 2018 7:00 PM City Hall 3921 Church Street

- **A. CALL TO ORDER**: The meeting was called to order at 6:58 PM.
- **B. ROLL CALL**: Chairman Birendra Dhakal, Felicia Weinert, Amy Medford, P&D Director Shawanna Qawiy, and Secretary Melissa Foster.
- **C. APPROVAL OF OCTOBER 2018 MEETING MINUTES**: Ms. Medford made a motion to approve the minutes as written. Ms. Weinert gave a second and the motion passed 3/0.

### **D. NEW BUSINESS**

- 1. PUBLIC HEARING: Variance requests from (Silver Oaks Apartments) Netz Fund Silver Oaks, LLC/TWG, Development, and LLC c/o J. Alexander Brock to vary from Section 614 of the Zoning Ordinance to eliminate the Street Frontage Requirement (proposed Tract II) and to vary from Section 622 of the Zoning Ordinance-Permitted encroachments upon required setbacks. If granted, these variances will allow the applicant to divide the existing lot, known at 1281 Brockett Road, Clarkston, GA 30021 into two lots. Dennis Webb was present to speak for the request. Ms. Qawiy read the staff recommendation for conditional approval of the request and the public hearing was opened. Mr. Webb gave an overview and answered questions. Dean Moore-Rayford Trail wanted more information about the project and was told he could have requested additional information prior to the meeting. Harry Kendricks-Brockett Road stated he did not have enough time or information to make an informed decision. Chris Busing-Mauck Street responded to a statement Mr. Webb made regarding timeliness of approval of the request and said "your emergency is not our problem". Bob Humphries-Norman Road asked if there's a way to get more information prior to the meetings. The public hearing was closed. Ms. Medford made a motion to approve the variance requests to vary from Section 614 of the ordinance to eliminate the street frontage requirement (proposed tract II) and to vary from Section 622 permitted encroachments upon required setbacks to allow the applicant to divide the existing lot into two lots with the following conditions:
  - 1- Tract 1 will contain the existing 41 buildings to be renovated and improved and the 25 foot rear setback encroachment of the existing pool deck.
  - 2- Tract 2 will remain undeveloped and will contain the existing detention pond and the 10 foot front yard encroachment of the existing pool deck, even with the transfer of ownership.
  - 3- The new plat shall contain an access and maintenance easement agreement for maintenance of the stormwater structure and runoff for the property. The maintenance easement agreement shall be recorded and shall remain in effect even with the transfer of ownership.
  - 4-The current plat shall be submitted to DeKalb County and City staff for review of compliance with all added (current) conditions before being recorded.

5- The owners shall be responsible for compliance with the Corps of Engineers for wetlands.

Ms. Weinert gave a second and the motion passed 3/0.

**PUBLIC HEARING:** A variance request from the Vietnamese Faith Baptist Church, Incorporated submitted by Craig Taylor (Agent) of parcel 18-142-01-086 located at 4692 East Ponce de Leon Avenue, consisting of 14.3941 acres to vary from Section 1102-Design Standards and Section 1107 Minimum offstreet parking requirements to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking space from 20 feet deep to 18 feet deep. Craig Taylor was present to speak for the request. Ms. Qawiy read the staff recommendation for conditional approval of the conceptual site plan and approval of the variance requests. The public hearing was opened and Dean Moore-Rayford Trail questioned whether there should be a pull-off bus lane so traffic would flow better and to possibly move the Marta bus stop. Beverly Burks-Mount Berry Court asked the Board to strongly consider that all the variance criteria are met before granting the variance. Mr. Moore asked Ms. Qawiy to clarify the ordinance for variances. The public hearing was closed.

Ms. Medford made a motion for conditional approval of the conceptual site plan as designed with the following conditions;

- 1- The pre-application meeting with City staff and the owners/developers is required to determine all specifications as required for conformity with the regulations of the Zoning Ordinance.
- 2- The owners shall be responsible for all maintain all local and state stream buffer requirements and compliance with the Corps of Engineers for wetlands.

;and for approval of the variance requests to vary from Section 1102-Design Standards and Section 1107 Minimum off-street parking requirements to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking spaces from 20 feet deep to 18 feet deep.

Ms. Weinert gave a second and the motion passed 3/0.

**E. ADJOURNMENT**: Ms. Medford made a motion to adjourn the meeting at 8:31 PM. Ms. Weinert gave a second and the motion passed 3/0.

Respectfully submitted, Melissa M. Foster Secretary

### CITY OF CLARKSTON

ITEM NO: H3	
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### CLARKSTON CITY COUNCIL MEETING

HEARING TYPE: Council Meeting

### **BUSINESS AGENDA / MINUTES**

ACTION TYPE: Resolution

MEETING DATES: December 4, 2018

SUBJECT: Variance requests from the Vietnamese Faith Baptist Church, Incorporated submitted by Craig Taylor (Agent) of 4692 East Ponce de Leon Avenue, to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking spaces from 20 feet deep to 18 feet deep.

DEPARTMENT: Planning & Development
ATTACHMENTS: ⊠ YES □ NO Pages:

PUBLIC HEARING: ⊠ YES ☐ NO

### **INFORMATION CONTACT:**

Shawanna Qawiy, Planning and Dev. Director

PHONE NUMBER: 404-296-6489

<u>PURPOSE</u>: The Mayor and City Council shall review the submitted variance requests from the Vietnamese Faith Baptist Church, Incorporated submitted by Craig Taylor (Agent) of parcel 18-142-01-086 located at 4692 East Ponce de Leon Avenue, consisting of 14.3941 acres to vary from Section 1102-Design Standards and Section 1107 Minimum off-street parking requirements of the Zoning Ordinance to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking space from 20 feet deep to 18 feet deep.

### NEED/ IMPACT:

The subject property recently annexed into the City limits of Clarkston, currently houses the vacant Vietnamese Faith Baptist Church, Incorporated. The subject property, a total of 14.386 acres, (8 acres will remain undeveloped) will be constructed into a 196 unit multifamily work force housing development. In an effort to decrease the impervious surface of the development and to reduce the number of cars, the applicant is seeking to reduce the parking space requirement of 2.0 spaces per unit to 1.5 spaces and to reduce the depth of each space from 20 feet to 18 feet.

These requests were reviewed at the November 20, 2018 Planning and Zoning Board Meeting.

### STAFF RECOMMENDATION: Staff Analysis Attached

Staff recommends conditional approval of the conceptual site plan with conditions. Staff recommends approval of the variance requests with conditions.

### PLANNING AND ZONING BOARD RECOMMENDATIONS: Meeting minutes attached.

Based on the November 20, 2018, Planning and Zoning Board public hearing meeting, the Board recommends conditional approval of the conceptual site plan with conditions and of the variance requests.

### VARIANCE APPLICATION

1055 ROWLAND STREET CLARKSTON, GA 30021 404.296.6489

This page must be completed by the Applicant. Please see Applicant Instructions for full requirements.

SUBMITTAL CHECKLIST			

where pessibilities grew

<b>Y</b>		5 9 9 1 1	
Yourapp	plication must include the following	ng items, or it will not be con	sidered complete:
	Plan(s) to scale demonstrating va	ariance requested	
	Survey PARMIOUSLY GUBMITTE		
	Property Deed PREVIDUSLY SU		
	Recorded Plat of Property (seven		
	Campaign Contribution Disclosur Filing Fee (payable to The City of		rree
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Schedule):			
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**VARIANCE APPLICATION** 

where possibillities grow

1055 ROWLAND STREET CLARKSTON, GA 30021 404.296.6489

Total Number of Parcels Involved:  Total Number of Total Project Area (are/s):  Total Number of Total Project Area (are/s):  Total Number of Buildings:  Project Submittal Checklist and all documents, plans, written analysis, and fees required therein accompany this application form.  Thereby certify that all information provided herein and in the accompanying documents is true and correct.  Applicant Signature  Property Owner  Property Owner  Dote  Total Project Area (are/s):  Total Project Area (are/s):  Total Number of Total Project Area (are/s):  Total Project Submitted Area (are/s):  Total Project Submitted Area (area	Case #:	Page 2	2 of 4	Rev. 11	/1/2017
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### **VARIANCE APPLICATION**

1055 ROWLAND STREET CLARKSTON, GA 30021 404.296.6489

### PROPERTY INFORMATION/OWNER AUTHORIZATION

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If more than one parcel is the subject of review, owner-applicant shall complete information for each parcel on additional page attachments; authorized agent-applicants must complete this page for EACH parcel.

attachments; authorized agent-applicants must comple	ete this page for EA	CH parcel.	
PARCEL (PROPERTY) INFORMATION		70.0 V	
4692 EAST-PONCE DE LEON	STONE	MOONTAIN CON	4 30083
Property Address/Location	Suite/Apt. #	Moonin Con City, State	Zip Code
18-142-01-086		14.386	
Parcel JD/Property Tax Identification Number		Total Acreage	\ \
HOUSE OF WORSHIP		R-85 (A	ekas)
Present Use(s)		Present Zoning (Office	cial Zoning Map)
MULM-FAMILY KESIDENTIAL	<u> </u>		
Proposed Use(s)			
☐ Indicate here if there are more than one subject	ct parcels (attach in	formation accordingly)	
Legal description includes: Or: Indicate	a hara that an ayhih	oit identifying property l	a sation is attached
regardescription includes.	e nere that an exhit	on identifying property i	ocation is attached.
			***************************************
Subdivision Name		Lot #	Block#
PROPERTY OWNER	2		
Owner (Person, Firm, Corporation, or Agency)	CHORCH L	24	
Owner (Person, Firm, Corporation, or Agency)	1 100	Company Name	NEW Y
4692 8. PONCE DE KGON AU	18 STONE	MOUNTAIN, 6	2A 30083
Mailing Address	Suite/Apt. #	City, State	7 30083 Zip Code
770-938-2550	CHI	NH. DAOR A	T. Ner
Primary Phone # Fax #		Email Address	
D	5 100		
PROPERTY OWNER'S AGENT (If applicable; n	nust match applica	ant contact information	n on page #1)
CRAICE TAYLER BLUER	IDGE ATLA	WTC	
Name and Company (Owner's Agent or Attorney)	1-10	1 11 20	**************************************
Mailing Address	Suite/Apt. #	City, State	Zip Code
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678-232-00/5 Primary Phone # Fax #	actifal	Email Address #	Conj
Fillidiy Filotie # Fax #		Email Address #	
AUTHORIZATION FOR AGENT (If applicable)		1	
Clunk randas		10/	19/2018
Owner Signature		Date	1/2010
CHINH VAN DAO			
Print Name		*	MCBRIA
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VARIANCE APPLICATION

1055 ROWLAND STREET CLARKSTON, GA 30021 404.296.6489

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Case #: Page 4 of 4 Rev. 11/1/2017

### Blue Ridge Atlantic

1122 Oberlin Road Raleigh, North Carolina 27605

September 20, 2018

Ms. Shawanna N. Qawiy Planning and Development Manager City of Clarkston 1055 Rowland Street Clarkston, GA 30021

RE: Annexation and Rezoning Request—4692 East Ponce de Leon Avenue

Dear Ms. Qawiy:

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The attached application documents should provide all of the relevant information needed to understand, review and act upon this request. However, if there is anything additional you might need, please let us know.

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We thank you for this opportunity to propose this much needed, affordably priced, very high quality housing in Clarkston, and look forward to working with you and the City.

Sincerely.

Craig Taylor

678-232-0015



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	Yes No No	
If the answ	ver is yes, you must file a disclosure report with the governing authority of City of Clarkston showing:	
1.	The name and official position of the local governing authority in City of Clarkston to whom the campaign contribution was made.	
	Name and official position of the applicant/representative (Please Print)	
	E Company of the Comp	
2	The dollar amount and description of each campaign contribution made during the two (2) years immediately	
	preceding the filing of this application and the date of each such contribution was made.	1
	Description of Campaign Contribution Dollar Amount (Please Print)	
This disclose Clarkston, 3	ure must be filed within ten (10) days after the application is first filed and must be submitted to the City of 1921 Church Street, Clarkston, GA 30021.	
Cu	aig Taylor, 8/30/18	
Signature (c	choose one) Applicant [ Owner ] Date	
	11 S EDW. 8/30/18	
Notary Signa	The state of the s	
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### **Project Impact Analysis**

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The community will be located immediately adjacent to the Sage Pointe Apartments and continue the consistent land use patterns noted along East Ponce de Leon. The east side of the site is bordered by a child care center, adding an immediate amenity available for resident use. Additionally, the site is bordered by the South Fork of Peachtree Creek, which will establish a significant buffer between the site and the single family housing located along Idlewood and behind the site. Since the site is currently outside of the city limits of Clarkston, it is not specifically called out in any future development plans, but is clearly consistent with existing development along the corridor.

The property is presently served with water and sewer There are no issues with water service. Sewer service is restricted along the South Ford of Peachtree Creek. The Developer will install an alternative system for handling sewer releases, using holdings tanks, timed releases (midnight to 5:00 AM) and rain sensors to ensure no releases during significant rain events. This is an acceptable method of dealing with sewer access along this restricted basin.

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As noted above, a significant feature of the site is the bordering of the location by Peachtree Creek. Given the topography of the site, the creek will not be impacted at all. The location of the creek and its floodplain affords to the site a positive natural buffer to other residential development in the area and will not be disturbed at all by this development.

According to the City of Clarkston's ULI study in 2015 and the Visioning 2040 Comprehensive Development Plan, one goal is to provide incentives to developers to invest in Clarkston and to more fully coordinate with DeKalb County on development options. This development project meets that goal by utilizing DeKalb County issued tax exempt bond financing to develop much needed, new, high quality and affordable housing (to residents at or below 60% of the median income).

According to the Plan, rental apartments represent 60% of Clarkston's housing stock, with over 1,900 units in 13 apartment communities. However, the median age of these apartment communities is 44 years. There have been no new apartments added to the rental inventory since 1988, and no apartments are currently under construction. This may change with some proposed senior housing and a couple of other initiatives to upgrade existing housing. However, with development pressure now coming to bear on Clarkston, units are being lost from the affordable inventory. Somewhere between 600 and 700 units have lost their rent and income restrictions and owners are now pushing rental rates higher. This will have a negative affect on the existing tenant based in Clarkston as well as a disincentive to continue Clarkston's position as a welcoming place for immigrants and refugees. With rents ranging from about \$750 for a one bedroom unit to \$1,100 for a four bedroom unit, the development will address a pressing need for a high quality, but affordable product in the market.

The Plan concludes that "the strong regional apartment market suggests that there is likely latent market demand for new apartments in the area." Currently many existing multi-family complexes in Clarkston are experiencing overcrowding. There is a significant need for new, high quality, yet affordable housing available and specifically targeted to the existing and incoming immigrant and refugee population upon which Clarkston has built its well-deserved status as perhaps the most welcoming city in America. The City and residents of Clarkston will greatly benefit from Peachtree Creek at Ponce being part of the larger social fabric of a unique, diverse and creative City.

According to the market analyst engaged to determine the viability of this development, to quote: "We believe there is an opportunity to introduce a 200-unit affordable rental community in the market area in the near-term with the recommended unit mix, rents, unit features/finishes, and community amenities."

This development will be a success economically, socially and culturally and set a new standard for what apartment living in Clarkston could and should be. Co-Star states that only two of Clarkston's apartment communities can be ranked as "B" level, with the balance all being "C", the lowest designation. Peachtree Creek at Ponce will reset the bar as the only Class A apartment community in the City, thereby inspiring and economically challenging the rest of the apartment owners in the community to rise to a new level. Its success will also encourage others to consider Clarkston as the place to invest, not only in housing, but as a place to do business, to buy a home, or to re-create in its rich diversity of food and culture. This development can truly be a key part to the larger transformative dynamic that is already at work in Clarkston. We will be proud and honored to be a part of that transformation.

Deed Book 10022 Pg 234 Filed and Recorded Oct-07-1938 99:35aa 1998-0095394 Real Estate Frankfor Tax FSE.08 日報書房日期習慣者書店房里園書店房

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By: 12 Hack Clandles

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AFTER RECORDING RETURNTO: Jerry D. McCamber , Esquire Arnall Galden & Gregory, LLP 2900 One Atlantic Center 1201 West Peachtres Expect Atlanta, Georgie 30309-3450

STATE OF GEORGIA COUNTY OF FULTON

### WARRANTY DEED

THIS DEED, made this / day of day of October, 1998, between ARTHUR M. DORTON, JR., EUGENE F. STRENG, DONALD C. WALLACE, AND JAMES L. WHITSON, JR., as the Trustees of INGLESIDE PRESBYTERIAN CHURCH, an unincorporated religious association existing under the laws of the State of Georgia, of the County of DeKalb and State of Georgia ("Grantor") and VIETNAMESE FAITH BAPTIST CHURCH, INC., a corporation duly organized and existing under the laws of the State of Georgia, of the County of DeKalb and State of Georgia ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid at or before the seating and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 120 and 142 of the 18th District of DeKalb County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

GRANTOR will warrant and forever defend the right and title to the above-described tract or parcel of land unto the Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Rullic

My Commission Express D. McCi EXPIRES GEORGIA

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INGLESIDE PRESBYTERIAN

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Arthur M. Dorton, Tr., as Trustee of Ingleside Presbyterian Church

Eugene F. Streng, as Trustee of

Ingleside Presbyterian Church

(SEAL) ASTRUSTEE

Donald C. Wallace, as Trustee of Ingleside Presbyterian Church

Mmes L. Whitson, Jr. as Trustee of

Ingleside Presbyterian Church

EVSTACEND/GET/THOUGHO

All that tract or parcel of land lying and being in Land Lots 120 & 142 of the 18th District, Dekalb County, Georgia, and being more particularly described as follows:

BEGINNING at point on the northerly right-of-way of East Ponce de Leon Avenue (50' R/W at this point/25' to centerline) 643.6 feet westerly from the intersection of said right-of-way and the centerline of Idlewood Road; thence North 03°21'01" East, a distance of 23.79 feet to a 1/2 inch rebar set on the northerly right-of-way of East Ponce de Leon Avenue (50' to centerline) and the POINT OF BEGINNING; thence along said right-of-way North 82°37'03" West, a distance of 255.14 feet to a 1/2 inch rebar set; thence leaving said right-of-way North 02°14'55" West, a distance of 1271.62 feet to a point in the centerline of the South Fork of Peachtree Creek; thence along said creek centerline the following calls: North 37°25'04" West, a distance of 51.72 feet to a point; thence North 00°27'33" West, a distance of 38.78 feet to a point; thence North 10°15'10" West, a distance of 22.10 feet to a point; thence North 62°09'52" West, a distance of 39.93 feet to a point; thence North 73°55'25" West, a distance of 27.04 feet to a point; thence North 52°39'45" West, a distance of 19.92 feet to a point; thence North 00°29'26" East, a distance of 26.64 feet to a point; thence North 40°21'58" West, a distance of 17.03 feet to a point; thence leaving said creek centerline South 89°25'38" East, a distance of 608.61 feet to a 1/2 inch rebar found; thence South 01°55'51" West, a distance of 660.19 feet to a 1/2 inch rebar found (bent); thence North 89°49'14" West, a distance of 20.11 feet to a 1/2 inch rebar found; thence South 00°00'10" East, a distance of 349.98 feet to a 1/2 inch rebar set; thence North 88°39'20" East, a distance of 19.91 feet to a 3/4 inch square stock; thence South 03°52'11" East, a distance of 269.61 feet to a 1/2 inch rebar set; thence North 78°43'54" West, a distance of 163.13 feet to a 1/2 inch rebar set; thence South 05°33'27" West, a distance of 112.63 feet to a fence post; thence South 03°21'01" West, a distance of 118.49 feet to a 1/2 inch rebar set, being the POINT OF BEGINNING.

Said tract contains 14.386 acres of land.

### Blue Ridge Atlantic

1122 Oberlin Road Raleigh, North Carolina 27605

September 20, 2018

Ms. Shawanna N. Qawiy Planning and Development Manager City of Clarkston 1055 Rowland Street Clarkston, GA 30021

RE: Annexation and Rezoning Request—4692 East Ponce de Leon Avenue

Dear Ms. Qawiy:

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	Yes No No						
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Clarkston, 3	Taylor Date						

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Deed Bank 10222 pg 234 Filled and Recorded Oct-07-1938 99:35aa 1998-10096394 Real Estate Transfer Tax 1758.88 「職者員「聯省資金額」報道國資金額員翻

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Deputy Clock

AFTER RECORDING RETURN TO: Jerry D. McCamber , Esquire Armall Galden & Gregory, LLP 2800 Our Atlantic Center 1201 West Peachtrase Street Atlanta, Georgia 19309-2459

STATE OF GEORGIA COUNTY OF FULTON

### WARRANTY DEED

THIS DEED, made this \( \frac{f}{2} \) day of day of October, 1998, between ARTHUR M. DORTON, JR., EUGENE F. STRENG, DONALD C. WALLACE, AND JAMES L. WHITSON, JR., as the Trustees of INGLESIDE PRESBYTERIAN CHURCH, an unincorporated religious association existing under the laws of the State of Georgia, of the County of DeKalb and State of Georgia ("Grantor") and VIETNAMESE FAITH BAPTIST CHURCH, INC., a corporation duly organized and existing under the laws of the State of Georgia, of the County of DeKalb and State of Georgia ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

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### Ded Box 10222 pg 235

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial

Notary kullic

My Commission Exercise D. McCV

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INGLESIDE PRESBYTERIAN CHURCH

\_ (SEAL) A TRIFTEE.

Arthur M. Dorton, Gr., as Trustee of Ingleside Presbyterian Church

Lights J. Strong (SEAL) Trustee

Engene F. Streng, as Trustee of Ingleside Presbyterian Church

elX! Waller (SEAL) HS TRATTEE

Donald C. Wallace, as Trustee of Ingleside Presbyterian Church

Mmes L. Whitson, Jr Vas Trustee of Ingleside Presbyterian

E-PSECENTINES TRACEGOES

All that tract or parcel of land lying and being in Land Lots 120 & 142 of the 18th District, Dekalb County, Georgia, and being more particularly described as follows:

BEGINNING at point on the northerly right-of-way of East Ponce de Leon Avenue (50' R/W at this point/25' to centerline) 643.6 feet westerly from the intersection of said right-of-way and the centerline of Idlewood Road; thence North 03°21'01" East, a distance of 23.79 feet to a 1/2 inch rebar set on the northerly right-of-way of East Ponce de Leon Avenue (50' to centerline) and the POINT OF BEGINNING; thence along said right-of-way North 82°37'03" West, a distance of 255.14 feet to a 1/2 inch rebar set; thence leaving said right-of-way North 02°14'55" West, a distance of 1271.62 feet to a point in the centerline of the South Fork of Peachtree Creek; thence along said creek centerline the following calls: North 37°25'04" West, a distance of 51.72 feet to a point; thence North 00°27'33" West, a distance of 38.78 feet to a point; thence North 10°15'10" West, a distance of 22.10 feet to a point; thence North 62°09'52" West, a distance of 39.93 feet to a point; thence North 73°55'25" West, a distance of 27.04 feet to a point; thence North 52°39'45" West, a distance of 19.92 feet to a point; thence North 00°29'26" East, a distance of 26.64 feet to a point; thence North 40°21'58" West, a distance of 17.03 feet to a point; thence leaving said creek centerline South 89°25'38" East, a distance of 608.61 feet to a 1/2 inch rebar found; thence South 01°55'51" West, a distance of 660.19 feet to a 1/2 inch rebar found (bent); thence North 89°49'14" West, a distance of 20.11 feet to a 1/2 inch rebar found; thence South 00°00'10" East, a distance of 349.98 feet to a 1/2 inch rebar set; thence North 88°39'20" East, a distance of 19.91 feet to a 3/4 inch square stock; thence South 03°52'11" East, a distance of 269.61 feet to a 1/2 inch rebar set; thence North 78°43'54" West, a distance of 163.13 feet to a 1/2 inch rebar set; thence South 05°33'27" West, a distance of 112.63 feet to a fence post; thence South 03°21'01" West, a distance of 118.49 feet to a 1/2 inch rebar set, being the POINT OF BEGINNING.

Said tract contains 14.386 acres of land.

### PEACHTREE CREEK AT PONCE APARTMENTS

DATE:

November 16, 2018

LOCATION:

Clarkston, Georgia

PREPARED FOR:

Blue Ridge Atlantic

PREPARED BY:

CALYX Engineers & Consultants, an NV5 Company



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### A. Introduction

A new apartment development consisting of 196 units is proposed at 4692 E. Ponce de Leon Avenue in Clarkson, Georgia. The development will have one access point onto E. Ponce de Leon Avenue.

The traffic analysis in this report isfor a single phase of construction. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is completed. This study includes analysis of the build conditions at the site driveway.

The report summarizes the traffic volume, analysis of traffic impacts including level of service (LOS) and conclusions and recommendations from the analysis.



Figure 1. Vicinity Map

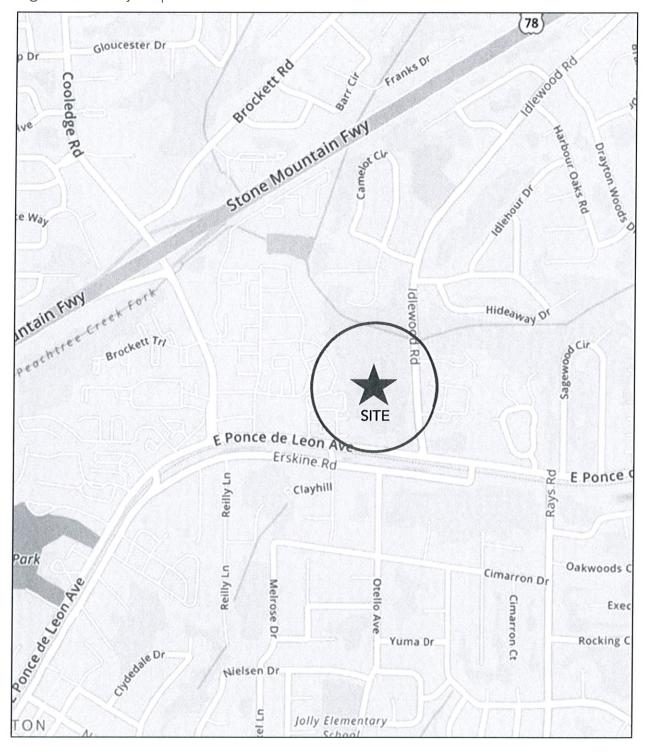
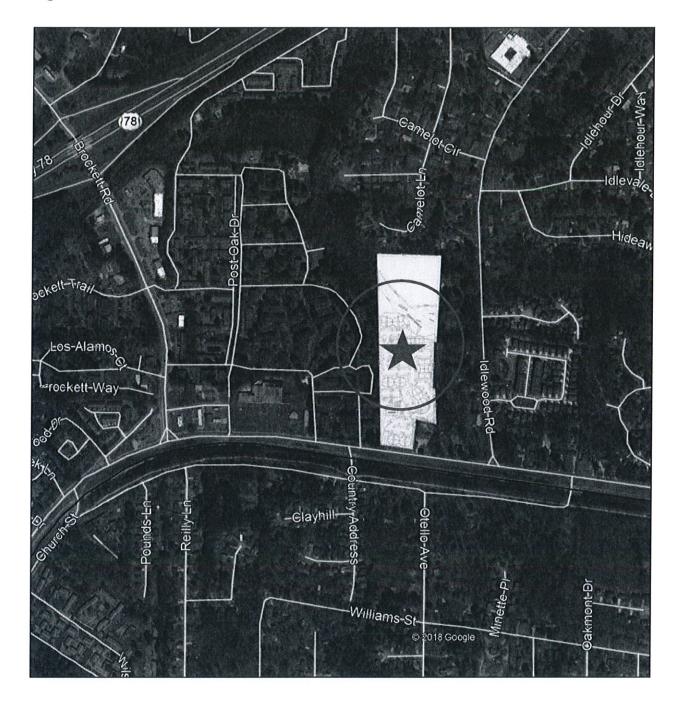




Figure 2. Site Location Aerial





### B. Existing Conditions

### B.1. Transportation Facilities

E. Ponce de Leon Avenue (Old Winder Hwy) is a two-lane, undivided highway that provides east-west connectivity to residential and commercial development. It is a 45 MPH, minor arterial through Clarkston. It interests Brockett Road near its interchange with US 78 (Stone Mountain Freeway). To the west, E. Ponce de Leon Avenue intersects I-285. There are numerous bus stops along E. Ponce de Leon in the vicinity of the project.

### B.2. Traffic Counts

Traffic counts were collected on E. Ponce de Leon Avenue on Thursday, November 1, 2018. The traffic recorders collected axle counts to determine truck percentages. The daily traffic volume was 20,000 and there were less than 1% heavy vehicles.



### C. Future Conditions

### C.1. Site Information

The new 196 unit apartment complex will have a single driveway onto E. Ponce de Leon Avenue, approximately 260 feet east of County Address and 900 feet west of the traffic signal at Idlewood Road. The site is currently occupied by a church building and ancillary facilities.

### C.2. Project Trip Generation

Table 1 summarizes the project trip generation calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017.

Table 1: Project Trip Generation

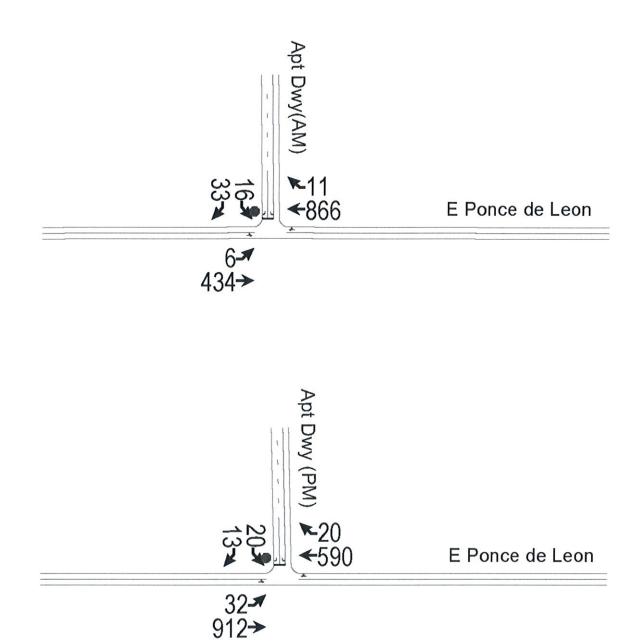
Land Use	Code	Project Density		Total	Inbound	Outbound
Multi-Family Housing	224	D - II: II-: - (10/)	Daily	1,066	533	533
(Mid Rico)	(Mid-Rise)	Dwelling Units (196)	AM	66	17	49
(IVIIG-NISE)			PM	85	52	33

### C.3. Trip Distribution and Assignment

Trip Distribution for the site is based on an evaluation of the traffic patterns evidenced by the existing counts and typical traffic patterns in the area. The prevailing traffic is to the west in the morning (67%) and to the east in the afternoon (70%). Figure 3 depicts the traffic volumes at the study intersection once the site is fully built and occupied.



Figure 3: Build Traffic Volumes



### D. Traffic Impact Analyses

The analysis for the study was performed using the traffic analysis software Synchro® 10. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM). Synchro® reports are included in the Appendix.

### D.1. Build Conditions Capacity Analysis

The results of the build conditions intersection capacity analysis are shown in Table 3.

Table 2: Build Capacity Analysis

			AM		PM	
Intersection	Control	Movement	Delay (s)	LOS	Delay (s)	LOS
		SBL	29.7	D	53.8	F
E. Ponce de Leon at Site Dwy	Stop	SBR	16.8	С	12.8	В
		EBL	9.8	Α	9.0	Α

The left turning vehicles coming out of the driveway will have somewhat long delays. However, while the traffic will have to wait on average 54 seconds, the projected 95%-ile queue is only one vehicle. That is, 95% of the time there will be one vehicle or less waiting to turn left.

### D.2. Turn Lane Analysis

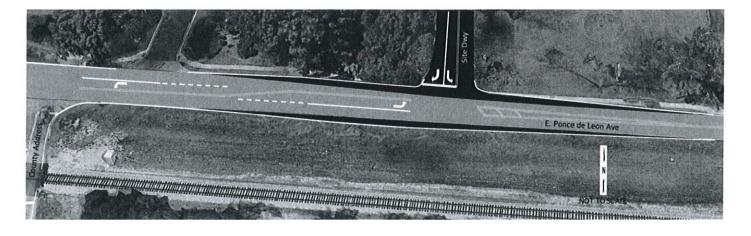
The intersection was examined to determine if any turn lanes are needed. The NCHRP publication, Report 457 was consulted to determine if left and/or right turn lanes on E. Ponce de Leon Avenue are justified and if there should be separate left and right turn lanes on the driveway. The results of the analysis are that a left turn lane would be beneficial on E. Ponce de Leon Avenue but a right turn lane is not needed. The analysis also showed that a single lane approach for the driveway would be sufficient but the capacity analysis is in opposition to that idea. Separate left and right turn lanes on the driveway would reduce the delay for the apartment complex traffic.

### E. Conclusions

A new apartment complex with 196 units is proposed for E. Ponce de Leon Avenue, between County Address and Idlewood Drive. The single access driveway will generate 66 vehicular trips (in and out) in the AM and 85 trips in the PM.

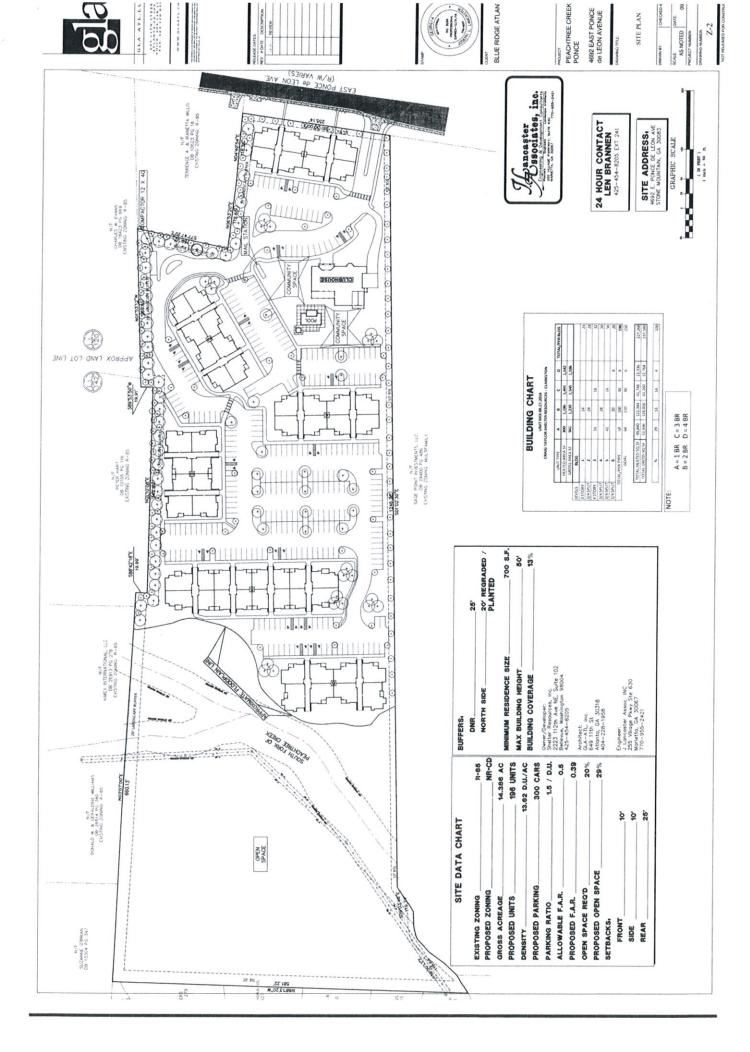
The driveway should be constructed with separate left and right turn lanes. A right turn lane is not needed on E. Ponce de Leon Avenue. If a left turn lane on E. Ponce de Leon Avenue is constructed, it should include a 90 foot turn lane and a 50 foot bay taper. The approach taper will be about 250 feet, measured from the west side of the driveway, assuming the lanes are 11 feet wide with widening on both sides of the road. Because there is a left turn bay for County Address, and the traffic volumes are relatively low, it may be advisable to widen E. Ponce de Leon Avenue enough to make the two turn bays back-to-back. See the illustration in Figure 4 below as an example of how a lane might be constructed.

Figure 4. Turn Lane Sketch



### **APPENDIX**





## CLASSIFICATION

## Ponce De Leon Ave W/O Idlewood Rd

Project #: GA18\_9627\_001e

City: Clarkston

Day: Thursday

Date: 11/1/2018

East Bound

Total # 13 # 12 # 11 # 10 6# 8# 47 9# \$ # #4 #3 #2 #1 % of Totals Totals 07:00 08:00 09:00 10:00 11:00 13:00 14:00 00:00 AM Time 01:00 03:00 04:00 05:00 06:00 15:00 17:00 19:00 20:00 22:00 23:00

es	Off Peak Volumes	Off P		PM 4-6			NOON 12-2	Ž		AM 7-9		ak Periods	Directional Peak Periods	ב
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17.00					15:00	16:00		15:00	16:00	15:00	16:00	17:00		PM Peak Hour
72%			SALITA SOCIO		%0	%0		%0	1%	1%	2%	%59		% PM
7083	C	c	0	0	7	8	0	15	137	69	482	6365	0	PM Volumes
737						2		Э	13	11	38	385	1	Volume
00.70						08:00		07:00	10:00	00:90	11:00	02:00	00:60	AM Peak Hour
/4/7	•		Y			%0		%0	1%	1%	2%	25%	%0	% AM
TATE	-	C	C	0	0	3	0	10	65	24	204	2410	1	AM Volumes

		Classification Definitions		
1 Motorcycles	4 Buses	7 >=4-Axle Single Units	10 >=6-Axle Single Trailers	13 >=7-Axla Multi-Tra
2 Passenger Cars	5 2-Axle, 6-Tire Single Units	8 <=4-Axle Single Trailers	11 <=5-Axle Multi-Trailers	

# CLASSIFICATION

# Ponce De Leon Ave W/O Idlewood Rd

Project #: GA18\_9627\_001w

City: Clarkston

Date: 11/1/2018

Day: Thursday

West Bound

Total #13 # 12 0000000000000000000000 # 11 %0 # 10 6# 8# #7 9# #2 #4 #3 #2 #1 Totals % of Totals 05:00 06:00 07:00 08:00 09:00 11:00 12:00 PM 13:00 00:00 AM 03:00 **15:00** 01:00 17:00 18:00 20:00 21:00 22:00 23:00

les	Off Peak Volumes	Off P		PM 4-6			NOON 12-2	Z		AM 7-9		ak Periods	Ulrectional Peak Periods	DIre
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866				1	1	2	2	2	27	15	57	763	1	Volume
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7027		<b>Y</b>		%0	%0	%0	%0	%0	1%	1%	3%	40%	%0	% AM
AEEE	0	O	O	2	3	4	2	15	114	09	333	4032	1	AM Volumes

		Classification Definitions		
1 Motorcycles	4 Buses	7 > =4-Axle Single Units	10 >=6-Axle Single Trailers	13 >=7-Avle Multi-Trail
2 Passenger Cars	5 2-Axle, 6-Tire Single Units	8 <=4-Axle Single Trailers	11 <=5-Axle Multi-Trailers	
	A C:!- !-: L	A T A.J. Cin. I. T	13 C AI. N.AIL: T	

# CLASSIFICATION

# Ponce De Leon Ave W/O Idlewood Rd

**Date:** 11/1/2018 Day: Thursday

Summary

Project #: GA18\_9627\_001 City: Clarkston

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8 8	0 0	134	2	0	1	2	0	0	0	0	0	0	0	142
00 50	0	174	σ,	m	1	0	0	0	0	0	0	0	0	187
05:00	0 0	326	33	6	9	0	0	0	1	0	0	0	0	375
00 5	0	969	52	25	23	2	0	0	0	0	0	0	0	798
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M O	0	883	93	13	16	3	0	0	2	0	0	0	0	1010
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0	3	1173	97	16	32	2	0	1	3	0	0	0	C	1330
0	0	1203	117	21	48	c	1	3	0	0	0	0	0	1396
0	0	1364	66	11	25	0	0	1	2	0	0	0	0 0	1502
0	0	1246	79	∞	18	4	0	1	1	1	0	0	0	1358
0	0	961	73	00	9	0	0	1	0	0	0	O	0	1049
0	0	794	55	9	10	П	0	0	0	C	C	c	0 0	220
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										207				

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1502			1	3	3	7	n	0	7.7	,,,,,			
77.00			Marine Control Prints		,	,	L	90	1,0	117	1364	~	Volume
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63%			%0	%0	%0	%0	%0	1%	1%	4%	21%	%0	% bM
12641	U	0	2	6	12	1	21	244	135	878	11333	9	PM Volumes
1300			1	1	4	2	9	38	25	84	1148	1	Volume
00-20			07:00	02:00	08:00	00:20	00:60	00:20	00:90	10:00	02:00	00:60	AM Peak Hour
7025	•		%0	%0	%0	%0	%0	1%	1%	3%	32%	%0	% AM
C1CT	•	0	2	3	7	2	25	179	114	537	6442	7	AIM Volumes

	13 >=7-Avla Multi-Trailore		
	10 >=6-Axle Single Trailers	11 <=5-Axle Multi-Trailers	
Classification Definitions	7 >=4-Axle Single Units	8 <=4-Axle Single Trailers	7 7 A.J. Cimals Tabliban
	4 Buses	5 2-Axle, 6-Tire Single Units	٠٠٠ ١٠٠١ - ١١٠٠١ ١ ١٠٠١
	1 Motorcycles	2 Passenger Cars	A.I. A Tim Cimal Illian

Figure 2 - 4. Guideline for determining minor-road approach geometry at two-way stop-controlled intersections.

Consider two approach lanes

200

400

300

200

INPUT

	'(	(uc	oito	one dire	վ/կ։ əա		οV	рв	Minor-Ros
Value	1317	%29	49		Value	174			
Variable	Major-road volume (total of both directions), veh/h:	Percentage of right-turns on minor road, %:	Minor-road volume (one direction), veh/h:	OUTPUT	Variable	Limiting minor-road volume (one direction), veh/h:	Guidance for determining minor-road approach geometry:	ONE approach lane is o.k.	

ď	0
TNATANCO	
CALIBRATION	

800

009

200

One approach lane is o.k.

100

Major-Road Volume (total of both directions), veh/h

Minor Road	Critical gap, s:   Follow-up gap, s:	Follow-up gap, s
Right-turn capacity, veh/h:	6.2	3.3
Left-turn and through canacity veh/h-	A A	0.1

<sup>\*</sup> according to Table 17 - 5 of the HCM

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

Variable	Value	
85 <sup>th</sup> percentile speed, mph:	45	<sub>008</sub> ५/
Percent of left-turns in advancing volume (V <sub>A</sub> ), %:	3%	002 <b>49</b>
Advancing volume (V <sub>A</sub> ), veh/h:	944	
Opposing volume (V <sub>O</sub> ), veh/h:	610	009 (°∧

OUTPUT

Variable	Value
Limiting advancing volume (V <sub>A</sub> ), veh/h:	459
Guidance for determining the need for a major-road left-turn bay:	av:
Left-turn treatment warranted	

Left-turn treatment warranted. Advancing Volume (VA), veh/h Left-turn treatment not warranted. omuloV gnisoddO

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT			
Roadway geometry:	2-lane roadway ▼		
Variable	Value	140	L
Major-road speed, mph:	45	1/ <b>4</b>	
Major-road volume (one direction), veh/h:	877	ÐΛ	
Right-turn volume, veh/h:	11	<b>'∌</b> ≀	

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	877
Right-turn volume, veh/h:	11
OUTPUT	
Variable	Value
Limiting right-turn volume, veh/h:	15
Guidance for determining the need for a major-road	
right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

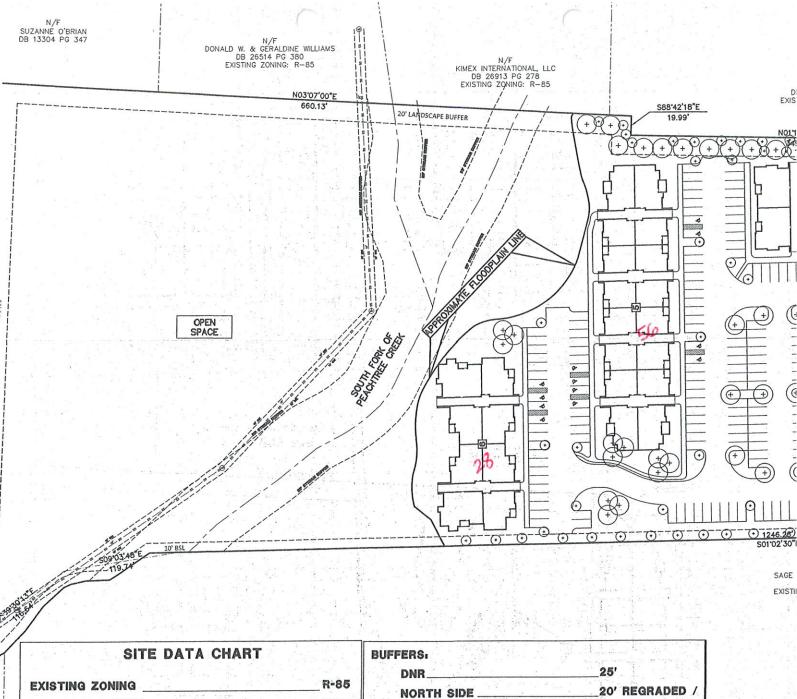
	1600
bay	1400 <b>eh/h</b>
Add right - tum bay	1200 <b>ction), v</b>
<u>  Add</u>	100 600 800 1000 1200 1400 Major-Road Volume (one direction), veh/h
	800 <b>(olnme (</b>
	600 r-Road V
	400 <b>Majo</b>
001 100 00 00 00 00 00 00 00 00 00 00 00	200
Right-Turn Volume, veh/h	

Intersection							
Int Delay, s/veh	0.8						
Movement	EBL	EBT	WBT	WBR	SBL	SBR	
Lane Configurations		4	f)		ሻ		THE PERSON NAMED IN
Traffic Vol, veh/h	6	434	866	11	16	33	
Future Vol, veh/h	6	434	866	11	16	33	
Conflicting Peds, #/hr	0		0	0	0	0	
Sign Control	Free	Free	Free	Free	Stop	Stop	
RT Channelized	ź	None	-	None		None	
Storage Length	-	-	-	-	0	0	and a special
Veh in Median Storage	,# -	0	0	•	0	•	
Grade, %	-	0	0	-	0	-	
Peak Hour Factor	92	97	97	92	92	92	
Heavy Vehicles, %	0	0	0	0	0	0	19.500 000.000
Mvmt Flow	7	447	893	12	17	36	
Major/Minor N	Major1	N	Major2	1	Minor2		
Conflicting Flow All	905	0	-	0	1360	899	
Stage 1			-		899	-	
Stage 2	-	-	-	-	461	-	
Critical Hdwy	4.1		•		6.4	6.2	
Critical Hdwy Stg 1	-	-	-	SOMER BECAN	5.4	-	
Critical Hdwy Stg 2					5.4	-	
Follow-up Hdwy	2.2	•	-	-	3.5	3.3	y an engagnise
Pot Cap-1 Maneuver	760				165	340	
Stage 1	-	-	-	-	401	-	
Stage 2		-	-		639	•	
Platoon blocked, %	- NEW AND AND AND ASSESSMENT	-	-	-			- No. of Co.
Mov Cap-1 Maneuver	760	•	•		163	340	
Mov Cap-2 Maneuver	-	-	-	-	163	-	
Stage 1					396	-	
Stage 2	-	-	-	-	639	-	
Approach	EB		WB		SB		
HCM Control Delay, s	0.1		0		21		
HCM LOS	0.1		U		C		
TIOM LOO	hrista.		40.000		J		
Management of the second of th		EDI		VAIDT	MOD	DI (C	
Minor Lane/Major Mymt		EBL	EBT	Variable Street		BLn1 SI	PHARMACON THE PARTY OF T
Capacity (veh/h)		760	- (-		•	163	340
HCM Lane V/C Ratio		0.009	-	-	-	0.107	
HCM Control Delay (s)		9.8	0				16.8
HCM Lane LOS		A	Α	-	911.010100.00	D	С
HCM 95th %tile Q(veh)		0	-			0.4	0.4

Intersection							
Int Delay, s/veh	1			7			
Movement	EBL	AND DESCRIPTION OF THE PERSON NAMED IN	WBT	WBR	SBL	SBR	
Lane Configurations	nillaur feet	4	1		ሻ		
Traffic Vol, veh/h	32		590	20	20	13	
Future Vol, veh/h	32		590	20	20	13	
Conflicting Peds, #/hr	0		_ 0	_ 0	0	0	
Sign Control	Free	Free	Free	Free	Stop	Stop	
RT Channelized	•	None	•	None	-	None 0	
Storage Length Veh in Median Storage,	# -	0	0	<u>-</u>	0	-	
Grade, %	# -	0	0	-	0		
Peak Hour Factor	92	93	93	92	92	92	(A. (A. (B)
Heavy Vehicles, %	0	0	0	0	0	0	LINE STATE
Mymt Flow	35	981	634	22	22	14	
				CONTROL OF THE PARTY	MENTERS AND A		EQ ET ESTA
Major/Minor N	lajor1	N	Major2		Minor2		
Conflicting Flow All	656	0	-	0	1696	645	
Stage 1					645		
Stage 2	-	-	-	-	1051	-	and the second section of
Critical Hdwy	4.1				6.4	6.2	
Critical Hdwy Stg 1	-		-	-	5.4	-	
Critical Hdwy Stg 2	-	•		•	5.4	•	
Follow-up Hdwy	2.2	-	-	-	3.5	3.3	
Pot Cap-1 Maneuver	941			•	103	476	
Stage 1	-		-	-	526	-	
Stage 2			1 A-		339	-	
Platoon blocked, %	CO MICHIGAN	-	-	-			
Mov Cap-1 Maneuver	941	•	-	•	95	476	
Mov Cap-2 Maneuver	-	-	erconomico	- SUNTERPRESENT	95	-	
Stage 1	-		•	•	483	•	
Stage 2		-			339		DE ZASSISION
Approach	EB		WB		SB		
HCM Control Delay, s	0.3		0		37.6		
HCM LOS					Ε		
Minor Lane/Major Mvmt		EBL	EBT	WBT	WBR S	SBLn1 S	BLn2
Capacity (veh/h)		941	-			95	476
HCM Lane V/C Ratio		0.037	-	-	-	0.229	0.03
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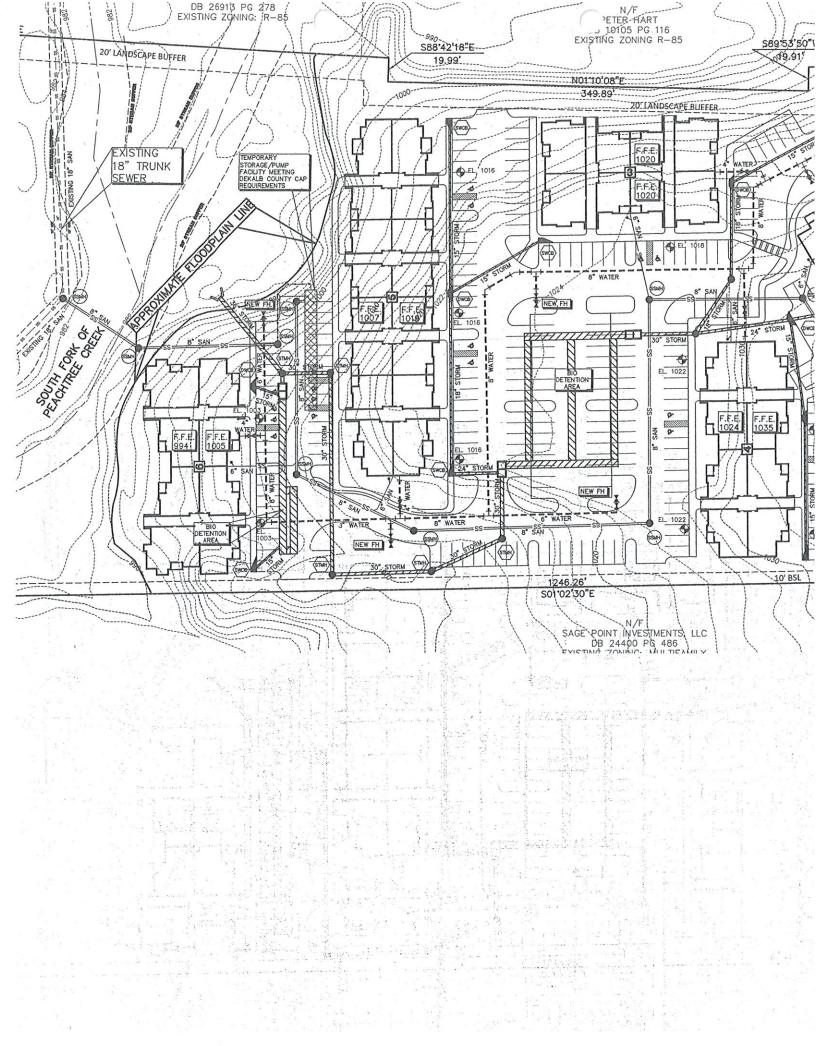
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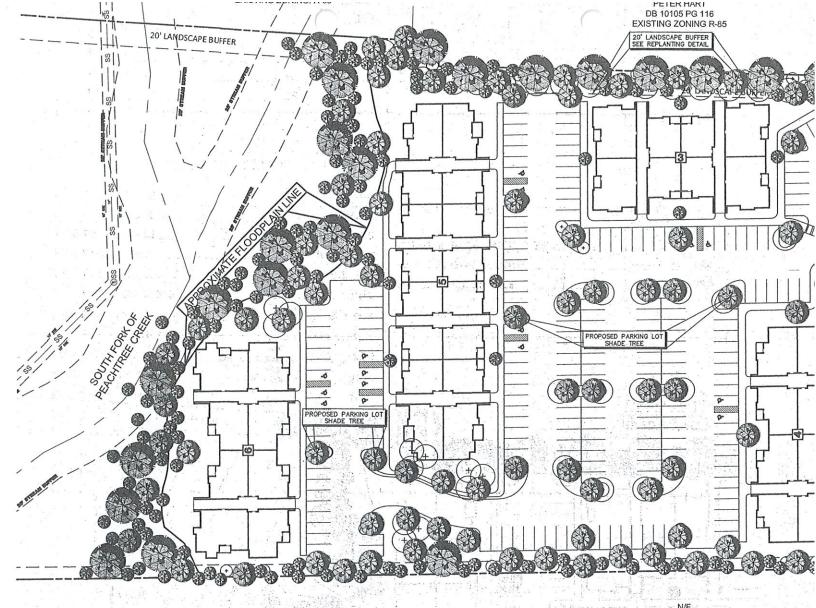
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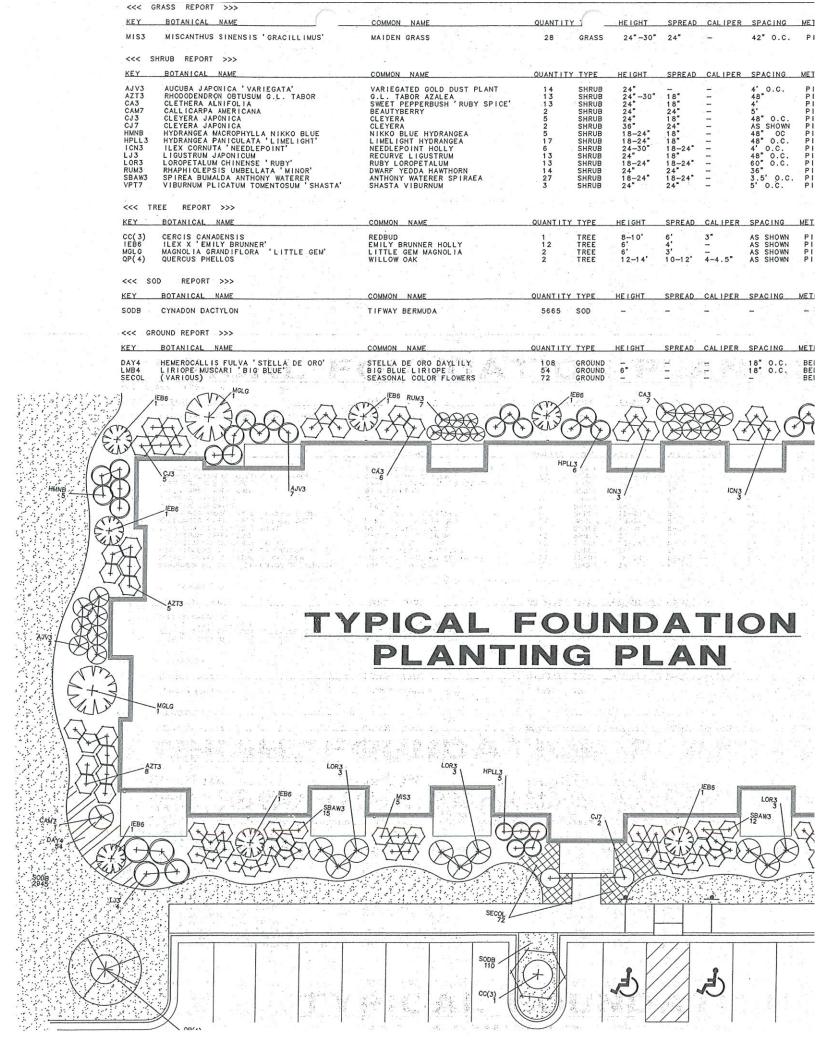
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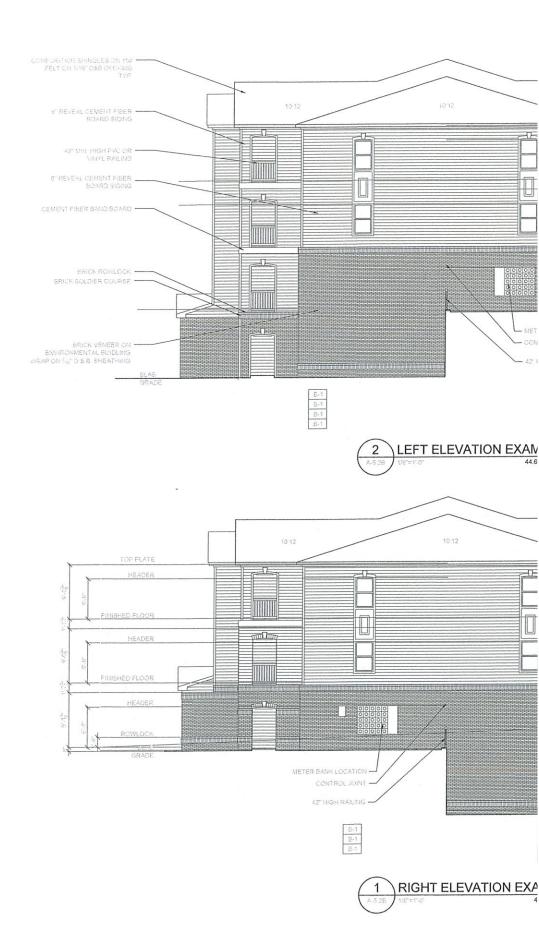


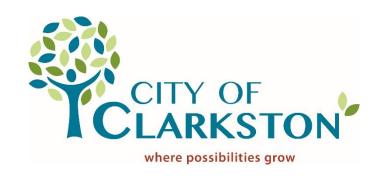
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## PLANNING & ZONING BOARD MEETING

**MINUTES** 

November 20, 2018 7:00 PM City Hall 3921 Church Street

- **A. CALL TO ORDER**: The meeting was called to order at 6:58 PM.
- **B. ROLL CALL**: Chairman Birendra Dhakal, Felicia Weinert, Amy Medford, P&D Director Shawanna Qawiy, and Secretary Melissa Foster.
- **C. APPROVAL OF OCTOBER 2018 MEETING MINUTES**: Ms. Medford made a motion to approve the minutes as written. Ms. Weinert gave a second and the motion passed 3/0.

#### **D. NEW BUSINESS**

- 1. PUBLIC HEARING: Variance requests from (Silver Oaks Apartments) Netz Fund Silver Oaks, LLC/TWG, Development, and LLC c/o J. Alexander Brock to vary from Section 614 of the Zoning Ordinance to eliminate the Street Frontage Requirement (proposed Tract II) and to vary from Section 622 of the Zoning Ordinance-Permitted encroachments upon required setbacks. If granted, these variances will allow the applicant to divide the existing lot, known at 1281 Brockett Road, Clarkston, GA 30021 into two lots. Dennis Webb was present to speak for the request. Ms. Qawiy read the staff recommendation for conditional approval of the request and the public hearing was opened. Mr. Webb gave an overview and answered questions. Dean Moore-Rayford Trail wanted more information about the project and was told he could have requested additional information prior to the meeting. Harry Kendricks-Brockett Road stated he did not have enough time or information to make an informed decision. Chris Busing-Mauck Street responded to a statement Mr. Webb made regarding timeliness of approval of the request and said "your emergency is not our problem". Bob Humphries-Norman Road asked if there's a way to get more information prior to the meetings. The public hearing was closed. Ms. Medford made a motion to approve the variance requests to vary from Section 614 of the ordinance to eliminate the street frontage requirement (proposed tract II) and to vary from Section 622 permitted encroachments upon required setbacks to allow the applicant to divide the existing lot into two lots with the following conditions:
  - 1- Tract 1 will contain the existing 41 buildings to be renovated and improved and the 25 foot rear setback encroachment of the existing pool deck.
  - 2- Tract 2 will remain undeveloped and will contain the existing detention pond and the 10 foot front yard encroachment of the existing pool deck, even with the transfer of ownership.
  - 3- The new plat shall contain an access and maintenance easement agreement for maintenance of the stormwater structure and runoff for the property. The maintenance easement agreement shall be recorded and shall remain in effect even with the transfer of ownership.
  - 4-The current plat shall be submitted to DeKalb County and City staff for review of compliance with all added (current) conditions before being recorded.

5- The owners shall be responsible for compliance with the Corps of Engineers for wetlands.

Ms. Weinert gave a second and the motion passed 3/0.

**PUBLIC HEARING:** A variance request from the Vietnamese Faith Baptist Church, Incorporated submitted by Craig Taylor (Agent) of parcel 18-142-01-086 located at 4692 East Ponce de Leon Avenue, consisting of 14.3941 acres to vary from Section 1102-Design Standards and Section 1107 Minimum offstreet parking requirements to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking space from 20 feet deep to 18 feet deep. Craig Taylor was present to speak for the request. Ms. Qawiy read the staff recommendation for conditional approval of the conceptual site plan and approval of the variance requests. The public hearing was opened and Dean Moore-Rayford Trail questioned whether there should be a pull-off bus lane so traffic would flow better and to possibly move the Marta bus stop. Beverly Burks-Mount Berry Court asked the Board to strongly consider that all the variance criteria are met before granting the variance. Mr. Moore asked Ms. Qawiy to clarify the ordinance for variances. The public hearing was closed.

Ms. Medford made a motion for conditional approval of the conceptual site plan as designed with the following conditions;

- 1- The pre-application meeting with City staff and the owners/developers is required to determine all specifications as required for conformity with the regulations of the Zoning Ordinance.
- 2- The owners shall be responsible for all maintain all local and state stream buffer requirements and compliance with the Corps of Engineers for wetlands.

;and for approval of the variance requests to vary from Section 1102-Design Standards and Section 1107 Minimum off-street parking requirements to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking spaces from 20 feet deep to 18 feet deep.

Ms. Weinert gave a second and the motion passed 3/0.

**E. ADJOURNMENT**: Ms. Medford made a motion to adjourn the meeting at 8:31 PM. Ms. Weinert gave a second and the motion passed 3/0.

Respectfully submitted, Melissa M. Foster Secretary

#### CITY OF CLARKSTON

#### CLARKSTON CITY COUNCIL MEETING

**BUSINESS AGENDA / MINUTES** 

MEETING DATE: December 4, 2018

ITEM NO: H4

ACTION TYPE: Resolution

<u>SUBJECT:</u> Approve 2019 Local Maintenance Improvement Grant (LMIG) application submittal to the Georgia Department of Transportation

DEPARTMENT: City Administration PUBLIC HEARING: □YES ☒ NO

ATTACHMENT: X□ YES NO

Pages: 6

**HEARING TYPE:** 

**Council Meeting** 

INFORMATION CONTACT: Keith Barker

PHONE NUMBER: 404-296-6489

#### **PURPOSE:**

To approve the 2019 Local Maintenance Improvement Grant (LMIG) application submittal to the Georgia Department of Transportation.

#### **NEED/IMPACT:**

Each year, Georgia cities and counties have the opportunity to submit applications to GDOT to receive funds earmarked for transportation and infrastructure improvement. Successful application require a commitment of the governing authority to match the LMIG funds, successful implementation of previous LMIG projects and appropriateness of the proposed project.

The grant amount is determined by a formula that considers a community's population and total centerline mileage in July of the previous calendar year. Based upon this formula, Clarkston's allocation for 2018 will be \$88,634.92.

Additionally, the city will request that the unspent 2018 LMIG allocation of \$84,118.28 be shifted to FY 2019 and combined with the 2019 LMIG allocation applied towards construction of the "Rowland Street Green Street – Road Diet" Project. This project entails converting a segment of Rowland Street into a shared pedestrian/vehicular street. The FY 18 & 19 LMIG funding will be utilized to install pedestrian enhancements such as new crosswalks and sidewalks; new curb, resurfacing, speed control devices, driveway pruning and striping.

#### **RECOMMENDATIONS:**

Staff recommends the City Council approve the submittal of the 2019 LMIG application to the Georgia Department of Transportation.

# GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2019

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT INFORMATION
Date of Application: December 4 <sup>th</sup> , 2018
Name of local government: City of Clarkston, GA
Address: City Annex Building; 1055 Rowland Street, Clarkston, GA 30021
Contact Person and Title: Keith Barker, City Manager
Contact Person's Phone Number: 678-749-2057
Contact Person's Fax Number: NA
Contact Person's Email: <u>kbarker@cityofclarkston.com</u>
Is the Priority List attached? Yes
LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION
I,
Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).
Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that

may arise from said Loss.

# GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2019

#### LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

		E-Verify Number			
	_(Signature)	Sworn to and subscribed before me,			
Mayor / Commission Chairperson  LOCAL GOVERNMENT SEAL:	_(Print) _(Date)	This day of, 20  In the presence of:  NOTARY PUBLIC  My Commission Expires:  NOTARY SEAL:			
	FOR GDOT U	SE ONLY			
		nd the amount allocated to the local government is all of those projects listed in the Project List.			
This day of	, 20				
GDOT Office of Local Grants					

December 18<sup>th</sup>, 2012 June 30<sup>th</sup>, 2013 (revised) August 3<sup>rd</sup>, 2014 (revised) November 2015 (revised) June 2016 (revised)

August 9<sup>th</sup>. 2016 (revised)

November 27<sup>th</sup>, 2017 (revised)

November 18<sup>th</sup>, 2018 (revised)

CITY OF CLARKSTON - LMIG STATUS UPDATE

PROJECT NAME/TYPE	PROJECT TYPE	PROJECT LIMITS/LENGTH	PROJECT SCOPE	PROJECT SCHEDULE	CITY EXPENDURES
East Ponce de Leon  2013 LMIG	Drainage Improvements	Between 4317 & 4329 East Ponce de Leon Ave	Replace inadequate drainage infrastructure on city ROW; culverts, catch basins and curb/gutter	<ul> <li>Design plans completed – May 2013</li> <li>Easement Acquisition 100% complete (March 2013)</li> <li>Construction bid opening July 22<sup>nd</sup>, 2013</li> <li>Completed November 2013</li> </ul>	<ul> <li>Design/Construction plans         <ul> <li>\$17,000</li> </ul> </li> <li>Final Construction Cost         <ul> <li>\$135,000</li> </ul> </li> </ul>
Rogers St/PATH Trail  Church St (Note #1)	Drainage Improvements  Road Patching	PATH Spur between Rogers St and PATH Trail Between DeKalb County Line (east	Improve existing drainage channel parallel to spur trail; new culvert on Rogers St  Full depth asphaltic patching	<ul> <li>Design plans completed – May 2013</li> <li>Easement Acquisition 100% complete (March 2013)</li> <li>Construction bid opening July 22<sup>nd</sup>, 2013</li> <li>Completed November 2013         Estimated construction "let' schedule late 2013/2014     </li> </ul>	NA (not LMIG eligible)
Various sidewalk repairs (Montreal Rd)	New sidewalks	end) & Market St  NA	Provide sidewalk connectivity to meet ADA standards; construct new sidewalks within city right-of- way	<ul> <li>Design plans completed         November 2013     </li> <li>Construction completed May         2014     </li> <li>Project completed June 2014</li> </ul>	<ul> <li>Design/Construction         Plans - \$12,000</li> <li>Program         Management/Engineering         - \$4000</li> <li>Final Construction Cost         - \$173,726</li> </ul>

PROJECT NAME/TYPE	PROJECT TYPE	PROJECT LIMITS/LENGTH	PROJECT SCOPE	ESTIMATED PROJECT COST	PROJECT SCHEDULE- CONTRACT AMOUNT	CITY EXPENDITURES
East Ponce de Leon (PH I) sidewalks from Montreal Rd to West Smith St LMIG 2015	Replace existing non-ADA complaint sidewalks	Approximately 1500 feet	Provide sidewalk connectivity to meet ADA standards; remove existing sidewalks w/ new 5 ft. sidewalks and ADA ramps. Sidewalks within city right-of-way	<ul> <li>Engineering - \$12,000</li> <li>Construction - \$193,000 (granite header curb); \$132,000 (concrete header curb)</li> <li>Inspection/Adm \$6000</li> <li>Sign relocation - \$10,000</li> </ul>	<ul> <li>Bid opening 10/13/2015 – 5 bidders</li> <li>Low bid \$156,206.50 (granite)</li> </ul>	LMIG Allocation - \$40,534  Final contract amount \$178,488  City match 30% of allocation; project total cost > \$52,694 is satisfied
East Ponce de Leon (PH II) sidewalks from West Smith St to approximately 4392 East Ponce de Leon  LMIG 2016 LMIG 2017	Replace existing non-ADA complaint sidewalks	Approximately 1200 ft.	Provide sidewalk connectivity to meet ADA standards; remove existing sidewalks w/ new 5 ft. sidewalks and ADA ramps. Sidewalks within city right-of-way	<ul> <li>Engineering - \$4000</li> <li>Construction Contract - \$199,656.05 (bid opening 5/26/2016; low bid is Leach Landscaping, Inc.)</li> <li>Const. Insp. &amp; testing - \$5000 (estimated)</li> </ul>	Construction to commence Oct./Nov. 2016)     All temporary construction easements donated	• 2016 LMIG allocation - \$64,148.84 • 2017 LMIG allocation - \$75,920.94  Total LMIG = \$140,069.78  Final contract amount \$201,556.09  City match is 30% of allocation; project total cost must be > \$182,090. Based on the contract amount, the state requirement is satisfied
Rowland Street "Road Diet – Green Street" (see attached location map)  LMIG 2018 & 2019	Covert street into a "shared" pedestrian – vehicular facility	Approx. 1200 feet	Install pedestrian enhancements that includes new sidewalks, C&G, crosswalks, speed control devices, driveway pruning, resurfacing and striping	<ul> <li>Engineering - \$83,726</li> <li>Construction - \$935,000</li> <li>2018 &amp; 2019 LMIG funds to be applied towards construction phase</li> </ul>	<ul> <li>Design commenced October 2018</li> <li>Anticipate construction to commence Fall 2019</li> </ul>	• 2018 LMIG allocation - \$84,118.28 • 2019 LMIG allocation - \$88,634.92

FY	

## LOCAL MAINTENANCE & IMPROVEMENT GRANT Program (LMIG) STATEMENT OF FINAL PROJECT EXPENDITURES

DATE:
COUNTY:
CITY:
PI#:
Submitted By:
LMIG EXPENDITURES: \$
*10% or 30% MATCH: \$
TOTAL LOCAL GOVERNMENT EXPENDITURES: \$
TOTAL PROJECT EXPENDITURES: \$
By signature below, I hereby certify that the above expenditures are for the work completed on the attached final Project List for the FY LMIG Program.
Authorized Local Government Official:
Construction Field Audit Performed (For GDOT use only): Yes No (Circle One)
APPROVED: (DISTRICT ENGINEER)
(DISTRICT ENGINEERY

\*Note: Required local match will be based on (10% or 30%) of the LMIG Allocation.



#### PATH – Clarkston Phase SECTION E-2

#### **Project Limits & Description**

Convert Rowland Street to a "Green Street" from Market Street to NIC; bikers/pedestrians sharing the public right-of-way with vehicles; landscape island between parking lot & road; landscape island to also become a stormwater quality feature (bioswale) for road runoff; milling & resurfacing, new striping, new curb and gutter - 1200 feet

#### **Project Details**:

- Staff recommends new ordinance that allows for changes in use of public road right-of-way
- Provide a public meeting for dissemination of information on project; modifications to public use of Rowland St right-of-way
- Potential opportunity for federal funds on "Green Street" project planning to implementation approx. 3-5 years
- Discuss with church administration modifications to Baptist and Methodist parking lot access all access onto Rogers Street
- Landscaping to encroach into parking lots city 2013 survey reflects 50 ft. ROW on Rowland
- International Bible School parking lot paving church responsible for cost
- Methodist Church parking lot paving church responsible for cost
- Coordination of Green St improvements with Streetscape scope on Market

#### **Estimated Cost:**

CITY:

**\$1,000,000** (construction and design)

PATH:

Willing to consider a yet TBD funding level. Will revisit project with the city in 2019

### **Rowland Street - Existing**



**SECTION E-2** 



### **Rowland Street - Proposed**



**SECTION E-2** 







#### PATH – Clarkston Phase SECTION E-1

#### **Project Limits & Description**

Restrict vehicle access to Rowland Street, from Market St. to Norman Road. Provide for bike and pedestrian access only. Install bollards on both ends of Rowland Street, convert Norman Rd at PATH trail to a 2-way stop condition (Rowland Street will be a "free-flowing condition for bikers/pedestrians) & install brick pavers or other architectural/landscaping features at PATH crossing with Norman Rd.

#### **Project Details**:

- Provide public meeting for dissemination of information on the closure of Rowland to vehicles
- Discuss access modifications with office park owners and provide alternate access to Market
- City responsible for maintenance
- If council approved, modifications would occur after streetscape project is completed after 11/2019. Sidewalks and relocation of granite curb would be removed from the streetscape scope. Request for scope change would be submitted to GDOT in late 2017/early 2018. Asphalt milling and resurfacing would remain in the streetscape project scope.

#### **Estimated Cost:**

City:

\$60,000

<u>PATH</u>

\$0.00

#### CITY OF CLARKSTON

#### CLARKSTON CITY COUNCIL MEETING

**BUSINESS AGENDA / MINUTES** 

MEETING DATE: December 4, 2018

ACTION TYPE: Ordinance

404-296-6489

<u>SUBJECT:</u> Amend Chapter 3 of the Code of Ordinances regarding alcohol to define, permit and regulate Microbreweries and establish fees for Microbreweries License

DEPARTMENT: City Administration				PUBLIC HEARING: □YES ☒ NO		
		_				
1	ATTACHMENT: ⊠ YES □NO Pages: 2		INFORM/	IATION CONTACT: Jamie Carroll		

#### **PURPOSE**:

Adopt an ordinance to Amend Chapter 3 of the Code of Ordinances regarding alcohol to define, permit and regulate Microbreweries and establish, by resolution, the fees for Microbreweries License

PHONE NUMBER:

#### **NEED/IMPACT:**

**HEARING TYPE:** 

**Council Meeting** 

The City of Clarkston has determined that one or more small breweries locating within the City would have a positive impact on economic development and would benefit the general welfare. The City Council desires to define "microbreweries" and designate their permitted operation by the proposed ordinance.

If the Council adopts the microbrewery ordinance, then Code Section 3-130(c) and Section 3-133(b) require the Council set a one-time fee, by resolution, for a microbrewery license and a permit for open area/patio/deck alcohol sales, respectively. The accompanying resolution provides for the establishment of those fees by the Council.

#### **RECOMMENDATIONS:**

No Staff recommendation.

ORDINANCE NO.	
---------------	--

AN ORDINANCE BY THE CITY OF CLARKSTON TO AMEND CHAPTER 3 OF THE CODE OF ORDINANCES REGARDING ALCOHOL TO DEFINE, PERMIT AND REGULATE MICROBREWERIES; TO PROVIDE FOR THE MANUFACTURE OF BEER OR MALT BEVERAGE BY MICROBREWERIES; TO PROVIDE FOR BEER AND MALT BEVERAGE SALES BY THE PACKAGE BY MICROBREWERIES AND FOR CONSUMPTION ON THE PREMISES; AND FOR OTHER PURPOSES.

WHEREAS, State law codified at O.C.G.A. § 3-5-24.1 allows breweries to sell beer and/or malt beverage to consumers for consumption on premises and by the package for consumption off premises; and

WHEREAS, the City Council has determined that one or more small breweries locating within the City would have a positive impact on economic development and would benefit the general welfare; and

**WHEREAS**, the City Council desires to define and regulate "microbreweries" by means of this ordinance.

NOW THEREFORE, BE IT ORDAINED by the Clarkston City Council as follows:

<u>SECTION 1.</u> City Code Section 3-2 is hereby amended to add the following definition:

"Microbrewery means an establishment primarily engaged in manufacturing (i.e., brewing) beer and/or malt beverage in an amount not to exceed two million gallons per calendar year."

<u>SECTION 2.</u> City Code Chapter 3 regarding alcohol is hereby amended to add new Article VII, regulating Microbreweries, to read as follows:

#### "ARTICLE VII – MICROBREWERIES

#### Sec. 3 - 130. Manufacture of Beer or Malt Beverage.

- (a) No person shall manufacture beer/malt beverage within the City without first obtaining a microbrewery license pursuant to this Article.
- (b) Microbreweries licensed pursuant to this Article are limited to producing no more than 2,000,000 gallons of beer/malt beverage per calendar year.
- (c) The annual fee amount for a microbrewery license pursuant to this Article shall be established by duly adopted resolution of the City Council.

#### Sec. 3 - 131. Sales for Consumption on the Premises by Microbrewery.

Every license to manufacture beer/malt beverage issued to a microbrewery pursuant to this Article shall include a license to sell beer/malt beverage by the drink for consumption on the same premises.

#### Sec. 3 - 132. Package Sales for Consumption off the Premises by Microbrewery.

- a) Every license to manufacture beer or malt beverage issued to a microbrewery for a premises that complies with the minimum distances set forth in subsection (b) of this section shall include a license to sell beer/malt beverage by the package at the same premises for consumption off the premises.
- b) A microbrewery license issued pursuant to this Article shall not include a license to sell alcohol by the package where the licensed premises is located within 100 yards of any school, school grounds or college campus as such terms are defined by State law.
- c) No microbrewery may sell more than two hundred eighty-eight (288) ounces of packaged beer and/or malt beverage to a single consumer within a single day.

#### Sec. 3 - 133. Open Area/Patio/Deck Sales by Microbreweries.

- a) A microbrewery shall not offer or allow consumption of beer or malt beverage upon any open area, patio, or deck unless the microbrewery first obtains a license pursuant to this section..
- b) A microbrewery holding a license for alcohol sales for consumption on the premises may apply for a license to offer open area/patio/deck sales and consumption by submitting an application and fee (in an amount to be established by resolution of the city council) to the city clerk. Such application shall include, at a minimum, a scaled drawing depicting (i) the open area, patio or deck proposed for such sales/consumption, (ii) any wall, rail or barrier proposed for the area, and (iii) any public street within 100 feet of the area.
- c) Upon receipt of an application pursuant to this section, the city manager and chief of police shall review the application and advise the city council in writing of their recommendation as to whether the permit should be granted.
- d) An application pursuant to this section shall be heard and decided by the city council at its next regular meeting occurring at least 15 days after the date the application is received. The city council shall approve such application unless it determines that alcohol sales for consumption at the proposed open area, patio or deck would be inconsistent with the public health, safety or welfare.

e) Any approved microbrewery open area/patio/deck shall be subject to all applicable regulation under the city's building and other codes, such as maximum capacity, fire safety, etc.

#### Sec. 3 - 134. Applicability of Other Articles to Microbreweries.

- a) Article I of this Chapter ("In General") shall apply to microbreweries, except that Sections 3-26, concerning open area and patio sales, and 3-27, concerning bona fide restaurants, shall not apply to microbreweries.
- b) To the extent that this Article and Article I conflict, this Article shall control as to microbreweries.
- c) Articles II, III, IV, V and VI of this Chapter shall have no application to microbreweries.

#### Secs. 3 - 135 to 3 - 139: Reserved."

<u>SECTION 3.</u> This ordinance shall become effective immediately upon its adoption by the City Council and signature by the Mayor.

<u>SECTION 4.</u> Any provision of the City Code in conflict with this ordinance is hereby repealed.

SO	ORDAINED.	this	day of	, 20

CITY COUNCIL CITY OF CLARKSTON, GEORGIA

	Ted Terry, Mayor	
Attest:		

Tracy Ashby, City Clerk

Approved as to Form:

Stephen G. Quinn, City Attorney

RESOLUTION NO.	
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#### A RESOLUTION BY THE CLARKSTON CITY COUNCIL TO SET FEE AMOUNTS FOR MICROBREWERY ALCOHOL LICENSES AS WELL AS MICROBREWERY OPEN AREA/PATIO/DECK ALCOHOL SERVICE PERMIT APPLICATIONS.

WHEREAS, the City of Clarkston has authorized Microbreweries to operate within the City upon obtaining a license to do so; and

**WHEREAS**, City Code Section 3-130(c) provides that the annual fee amount for a microbrewery license shall be established by duly adopted resolution of the City Council; and

WHEREAS, City Code Section 3-133(b) provides that the one-time application fee amount for consideration of a permit for open area/patio/deck alcohol sales by a microbrewery shall be established by duly adopted resolution of the City Council.

resolution of the City Council.	effect until and unless changed by subsequent, 20
SO RESOLVED, this day of	, 20 CITY COUNCIL

Tracy Ashby, City Clerk

Attest:

#### CITY OF CLARKSTON

#### CLARKSTON CITY COUNCIL MEETING

TILIVI NO. 110	
ACTION TYPE:	

ITEM NO. HE

Resolution

HEARING TYPE: Council Meeting **BUSINESS AGENDA / MINUTES** 

MEETING DATE: December 4, 2018

SUBJECT: To consider a new alcohol beverage license application.

DEPARTMENT: Alcohol Review Committee				PUBLIC HEARING: ☐ YES 図NO		
ATTACHMENT: ☑ YES ☐ NO			INFORMA	TION CON	TACT: City Manager	
Pages:			PHONE NU	JMBER:	404-296-6489	

<u>PURPOSE</u>: The Alcohol Review Committee (ARC) has received and reviewed a new alcohol beverage license application for Beer/Wine/Malt Beverages and Distilled Spirits. The location to be considered for this alcohol beverage license is Dawghouse Restaurant & Lounge located at 4622 E Ponce de Leon Ave.

NEED/ IMPACT: The owners of DawgHouse Restaurant &Lounge have made application for an alcohol beverage license for Beer/Wine/Malt and Distilled Spirits. To date: all of the required inspections for alcohol application have been performed and passed as well as all of the required background checks. All inspections to include FOG, Department of Health and Certificate of Occupancy have been approved/issued. The ARC has performed a thorough review of the various components to this application. The owner has been informed that the City will be closely reviewing all quarterly food/alcohol and monthly distilled spirits tax reports to ensure that they are in compliance with all applicable codes, including Sec. 3-27, which articulates the provisions for by-the-drink sales of alcohol only being allowed at bona fide restaurants.

<u>RECOMMENDATIONS:</u> Staff (ARC) recommends that the Mayor and Council approve the alcohol beverage license application for Beer/Wine/Malt Beverage and Distilled Spirits.



#### Alcohol Beverage License Renewal Review

Date: 11-28-2018 ¶ New ☐ Amendment ☐ Renewal

Business/Trade Name: Dawghouse Restaurant & Lounge

Contact Name: **Domineek King & Mark Ford**Business Address: **4622 E Ponce de Leon Ave** 

TYPE OF BUSINESS

□ Retail Alcohol Package Store

#### TYPE OF LICENSE AND FEES

Retail Dealers On-Premise Consumption/Retail Dealers Package

□ Beer/Malt Beverages \$750

□ Wine \$750

Beer/Wine/Malt Beverages \$1,000

Distilled Spirits \$2,500

□Administrative (Investigative Application) Fee (applicable to all Licenses) \$200.00 □Employee Work Permit Initial/Renewal \$50.00 (per employee)

#### FOR OFFICE USE ONLY

New Application Alcohol Beer/Wine/Malt/ Distilled Spirits by the drink All License Fees paid

All Required Forms submitted & Complete, All Required Fees Paid

Business License reviewed/approved/Issued 11-7-2018

Code Compliance performed full file review and onsite inspection and no issues noted to prohibit approval. Report enclosed. Verified the submitted Survey meets compliance with minimum distances,

Reviewed by P/D Mgr. No issues noted to prohibit approval

Chief of Police review, to include verifying full background check, no issues noted to prohibit approval.

State Alcohol license would not be submitted until a City alcohol license is issued.

RECOMMENDATION: Current ARC review -recommend approval.



## New Alcohol Beverage License Application

**Instructions:** This application must be typed or printed legibly and executed under oath. Each question must be fully answered. If space provided is not sufficient to answer the question please use a separate sheet of paper. Holding an alcohol beverage license with the City of Clarkston is a privilege.

	r New	□ Amendment	
Date: 11/5/14	Li 14CW	1 American	
Contact Name: Domineck	1 hing	Phone: 404-432-7523	_
Business/Trade Name:Oawsho	use Restu	cayant & Lounge	
D/B/A: Derwichouse		· · · · · · · · · · · · · · · · · · ·	
Business Address: 4622 E po	nerde leon	6 Clarkston GA 30021	
Emergency Contact Name: Mane:	ر <b>سا (۱</b>	Phone: 504-223-6149	
TYPE OF BUSINESS			
□ Convenience Store			
□ Grocery Store			
□ Package Store			
□ Manufacturer			
☐ Specialty Beverage Store			
Restaurant			
□ Wholesale			
□ Other:			
TYPE OF LICENSE AND FEES			
Retail Dealers On-Premise Consum	ntion/Retail Dea	alers Package	
□ Beer/Malt Beverages \$750	Perote Rotan Bea	aiois i aonage	
□ Wine \$750			
Beer/Wine/Malt Beverages \$1,00	Λ		
	U		
Distilled Spirits \$2,500	50		
□ Wholesale Wine or Beer/Malt \$3:	30	-	
□ Wholesale Beer/Wine/Malt \$450	Φ. Ζ. Δ.		
□ Wholesale Distilled Spirits (City)			
□Administrative (Investigative App			
	wai \$50.00 (per	r employee) Must apply Clarkston Municipal Courts Offi	ce
(404-292-9465			

### FOR OFFICE USE ONLY

Department 52 50 50	Date Approve/Deny	Comments	
	11-26-18 (00) hore	m. Li Regussi	
Gity Clerk			
Planning & Development &	NO WESUP RESEARCE	NOALL WANTELL WALL	yes us out here
Police Department	11-21-18 Approve	Brecana day	ect of cavinism to
	1 1 2 HAPTOLE		
Quality of Life Officer:	NUMERIUSE (DISTINATION)		
City Manager	11129/16 7/7/12 BaND		

#### APPLICANT INFORMATION

Please submit a passp	oort photograph o	f owner(s) with co	mpleted application.	
Full Name: Downer Current Address: 2	( Ming/Mark 75 Memorjul	Ford drive SE Unit 4	Date of Birth: /	,
Name of Agent or Re			licant):	
Phone:Address:				
Address of Applicant	(if different for t		७०५ ५	
Have you ever been a	urrested? ∠Yes □	No (If yes, explain	n) Simph battery - Vismissi	<i>J</i>
	ty: □ Sole Proprie	* <b>*</b>	whip □ Corporation □ Other	not issued
by the City of Clarkst		_	aid for at said business? ♥Yes □ No (If cation.)	not issued
Federal Tax ID Numb	oer:	! s	tate Tax ID Number:	
landlord. A copy of th	ne Lease must be a	attached to this ap	vide name, address, and contact number plication.) Langki Enforprise 255-4696	
Name each person(s)	having a financia	l interest in the Es	tablishment.	
Full Name	Position	Social Security Number	Address	% of Interest
Dominer / Chin	owner	( · ) 10 0) [L	275 memorial dr se unit 424, Atlant 64 36312	5 0
Mark For	Owner		183 Morrald Dr 1 Stone Mountain Ga 3008	80

Have you or anyone with interest in the establishment ever or do you currently hold an alcohol beverage license with any other municipality, county, or state? □ Yes No

If so, have you or anyone holding interest in the establishment ever been placed on probation or had your license revoked? 

— Yes PNo (If yes, please explain on separate sheet of paper and attach hereto.)

Provide name, address, Social Security Number, and phone number for each Manager if different from owner. A passport photograph, Personnel Statement, and Background Check must be submitted for each manager.

Full Name	Position	Social Security Number	Address	% of Interest
Domineak King	Owner	112	275 menorial dr SE Atlantaga 30721	50
Mark E. Ford	Owner	·	1183 morrfield Dr	50

If <u>new application</u> for Retail Sale, attach a surveyor's plat and state the straight line distance from property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are sold.

Church: 1589 #4	School: 3,000 #
Library: 6310 #	Public Recreation: 4,550 H

#### VERIFICATION OF APPLICATION

I hereby make application for an Alcohol Beverage License for the City of Clarkston. I understand that holding this license is a privilege. I do hereby affirm and swear that the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand the City of Clarkston reserves the right to enforce any and all ordinances regardless of payment of license fee and further that it is my/our responsibility to conform with said ordinances in full. I hereby acknowledge that all requirements shall be adhered to. I can read the English language and I freely and voluntarily have completed this application. I understand that it is a felony to make false statements or writings to the City of Clarkston pursuant to O.C.G.A. §16-10-20.

felony to make false statements or writings to the City of	Clarkston pursuant to O.C.G.A. §16-10-20.
Signature of Applicant or Agent	
Print or Type Name	
$\alpha$ , $\alpha$	ame of applicant) personally appeared before me, and answers made therein, and under oath, has sworn that
said statements and answers are true.	Annihimming.
This 7 day of November, 2018.	SOLUTION OF THE PUBLISH OF THE PUBLI
Notary Public Notary Public	
My commission expires on:	ATE OF CE OF THE STATE OF

Verification applicant, do solemnly swear, subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application for a City of Clarkston license as a dealer in alcoholic beverage and distilled spirits are true, and no false or fraudulent statements or answer is made therein to procure the granting of such license. I hereby submit for an Alcoholic Beverage Privilege License Personnel Statement for the City of Clarkston. I do hereby swear or affirm that the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just case for invalidation of this statement and any related application. I certify that neither I, nor any of the other owners of the retail or wholesale establishment, nor the manager of such establishment has been convicted or has plead guilty or entered a plea of nolo contendere to any crime, misdemeanor, and/or felony involving moral turpitude, lottery, or illegal possession or sale of narcotics or liquors within a period of ten (10) years immediately prior to the filing of such application. I understand the City of Clarkston reserves the right to enforce any and all ordinances regardless of payment of license fees and further that it is my/our responsibility to conform to said ordinance in full. I hereby acknowledge that all requirements shall be adhered to. I can read the English language and I freely and voluntarily have completed this application. I understand that it is a felony to make false statements or writings to the City of Clarkston pursuant to O.C.G.A. §16-10-20. Applicant's Signature (full name in ink)

I certify that Noming (name of applicant) personally appeared before me, and that he signed his name to the foregoing statements and answers made therein, and under oath, has sworn that said statements

and answers are true.

And 724

day of November , 2018.

Seal:

#### Verification

applicant, do solemnly swear, subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application for a City of Clarkston license as a dealer in alcoholic beverage and distilled spirits are true, and no false or fraudulent statements or answer is made therein to procure the granting of such license. I hereby submit for an Alcoholic Beverage Privilege License Personnel Statement for the City of Clarkston. I do hereby swear or affirm that the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just case for invalidation of this statement and any related application. I certify that neither I, nor any of the other owners of the retail or wholesale establishment, nor the manager of such establishment has been convicted or has plead guilty or entered a plea of nolo contendere to any crime, misdemeanor, and/or felony involving moral turpitude, lottery, or illegal possession or sale of narcotics or liquors within a period of ten (10) years immediately prior to the filling of such application. I understand the City of Clarkston reserves the right to enforce any and all ordinances regardless of payment of license fees and further that it is my/our responsibility to conform to said ordinance in full. I hereby acknowledge that all requirements shall be adhered to. I can read the English language and I freely and voluntarily have completed this application. I understand that it is a felony to make false statements or writings to the City of Clarkston pursuant to O.C.G.A. §16-10-20.

Applicant's Signature (full name in ink)

Applicant's Name (Print or Type)

This 7 day of November

Notary Public

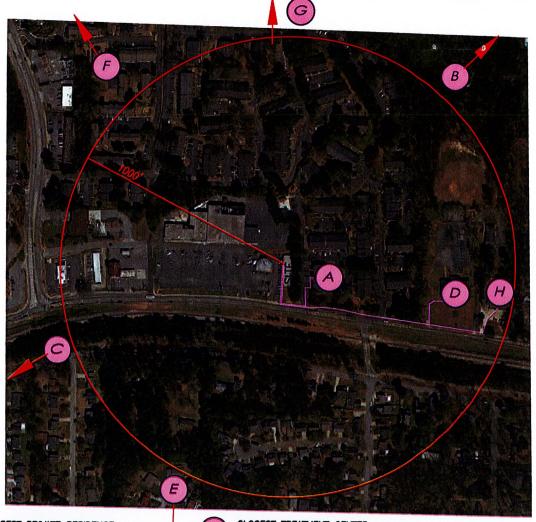
Seal:

#### City of Clarkston Alcohol Beverage Inspection

Dawg House Restaurant 4622-G E. Ponce De Leon Ave Clarkston, GA 30021

The property was inspected on November 19, 2018. A copy of the Alcohol Ordinance was given to the owner. There is a full kitchen, a full dining room which measures 50x29 feet. The bar measurement is 24 feet. The owner stated there will be five seats at the bar. The dining room will include booth seating for 94 guests, and six tables with seating for 24 guests. The nearest school is Appletree Learning Academy located in Tucker, GA and the distance is .2 miles from the restaurant. The distance from the nearest church Vietnamese Faith Baptist Church to the restaurant is .2 miles away in Stone Mountain, GA. The nearest park Milam Park is 2.1 miles away from the restaurant. The nearest library is located 1.5 miles away at 951 N. Indian Creek Dr. The nearest adult entertainment establishment Strokers is .6 miles away located on Brockett Rd. There are no single-family residences within 50 yards of the restaurant, and the nearest multi-family residence is 488 feet from the restaurant. No advertising signs were posted at the time of inspection.

Shennetha Smith
City of Clarkston, Municipal Code Compliance Officer
3921 Church St
Clarkston, GA 30021
Office: 404-296-6489 ext. 235



CLOSEST PRIVATE RESIDENCE
(428± WALK) (150'± STRAIGHT LINE)
SAGE POINTE APARTMENTS
4650 E PONCE DE LEON AVE
CLARKSTON, GA 30021

CLOSEST SCHOOL
(4637± WALK) (3,000'± STRAIGHT LINE)
IDLEWOOD ELEMENTARY SCHOOL
1484 IDLEWOOD RD,
TUCKER, GA 30084

CLOSEST PUBLIC LIBRARY
(8506± WALK) (6310'± STRAIGHT LINE)
CLARKSTON PUBLIC LIBRARY
951 N INDIAN CREEK DR
CLARKSTON, GA 30021

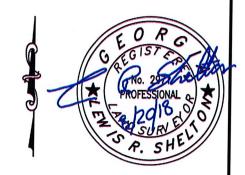
CLOSEST CHURCH 1589'±
(1025± WALK) (750'± STRAIGHT LINE)
FAITH GRACE BAPTIST CHURCH
4692 E PONCE E LEON AVE.
STONE MOUNTAIN, GA 30083

CLOSEST PARK
(4,550'± STRAIGHT LINE)
MILAM PARK
3867 NORMAN RD, CLARKSTON, GA 30021
(4,550'± STRAIGHT LINE)

CLOSEST TREATMENT CENTER
(4,725± WALK) (2,728'± STRAIGHT LINE)
A BETTER TOMORROW CENTER
1605 POST OAK DR APT C,
CLARKSTON, GA 30021

CLOSEST ADULT ENTERTAINMENT
(3,013± WALK) (2,110'± STRAIGHT LINE)
STROKERS
1353 BROCKETT RD
CLARKSTON, GA 30021

APPLETREE LEARNING CENTER & ACADEMY
(1,1115± WALK) (957'± STRAIGHT LINE)
4700 E Ponce de Leon Ave
Stone Mountain, GA 30083
CLARKSTON, GA 30021



- FIELD WORK PERFORMED 8/15/18 TO PREPARE THIS MAP USING A ROTATAPE AND HEMISPHERE S320 GPS RECEIVERS.
- ALL OTHER MEASUREMENT ARE FROM THE FRONT DOOR OF THE STRUCTURES FROM WHICH ALCOHOLIC BEVERAGES ARE SOLD OR OFFERED FOR SALE IN A STRAIGHT LINE TO THE NEAREST PUBLIC SIDEWALK, WALKWAY, STREET, ROAD OR HIGHWAY BY THE NEAREST ROUTE TO THE FRONT DOOR OF THE BUILDING OR TO THE NEAREST PORTION OF THE GROUND, WHICHEVER IS APPLICABLE. JOB #18-096 8/20/18

LRS Surveying, LLC

29 Maple Ridge Dr. Suite 104 CARTERSVILLE, GA. 30121 Tel: (770) 235—3610 email: LShelton@LRSsurveying.com LSF001008 GRAPHIC SCALE
1" = 300'

1" = 300°

ALCOHOL SURVEY

4622 E PONCE DE LEON AVE CLARKSTON, GA DEKLAB COUNTY TAX PARCEL 18 142 01 101

## DawgHouse

Boneless Wings
• 1 lb. Boneless Wings Combo \$13.70
<ul> <li>Your choice of two flavors with two servings of your choice of dipping sauce. Served</li> </ul>
with your choice of side and a drink.
• 3/4 lb. Boneless Wings Combo \$11.70
<ul> <li>Your choice of one flavor and one dipping sauce. Served with your choice of side and a</li> </ul>
drímk.
• 1/2 lb. Boneless Wings Combo \$8.70
<ul> <li>Your choice of one flavor and one dipping sauce. Served with your choice of side and a</li> </ul>
drink.
• 1/2 lb. Boneless Wings \$5.95
<ul> <li>Your choice of one flavor and one dipping sauce.</li> </ul>
• 3/4 lb. Boneless Wings \$8.95
<ul> <li>Your choice of one flavor and one dipping sauce.</li> </ul>
• 1 lb. Boneless Wings \$10.95
<ul> <li>Your choice of two flavors with two servings of your choice of dipping sauce.</li> </ul>
• 1 1/2 lbs. Boneless Wings \$15.95
<ul> <li>Your choice of three flavors with two servings of your choice of dipping sauce.</li> </ul>
• 2 lbs. Boneless Wings \$20.95
<ul> <li>Your choice of four flavors with four servings of your choice of dipping sauce.</li> </ul>
,
Famous Wings
• 10 Famous Wings \$8.95
<ul> <li>Your choice of one flavor and one dipping sauce.</li> </ul>
• 15 Famous Wings \$12.75

Your choice of two flavors and one dipping sauce.

	• 25 Famous Wings \$20.85
	<ul> <li>Your choice of three flavors and two servings of your choice of dipping sauce</li> </ul>
ì	
	Combos
	• Combo 2 \$22.95
	o 2 lbs. of boneless wings, large french fries, three 12 oz. sodás and ranch or bleu chees
<u> </u>	dressings on request.
missi emministra	• Combo 3 \$14.50
	<ul> <li>1/2 lb. of boneless wings, 8 wings, regular french fries, two 12 oz. sodas and ranch of bleu cheese dressings on request.</li> </ul>
	• Combo 4 \$25.95
	<ul> <li>1 lb. of boneless wings, 16 wings, large french fries, three 12 oz. sodas and ranch or bleu cheese dressings on request.</li> </ul>
	Gourmet Wraps
	• California Chicken Wrap \$5.95
	o Chicken, bacon, provolone cheese, spinach, lettuce, tomato and awesome cilantro garlie
<b>*</b>	mayo.
	Southwestern Chicken Wrap \$5.95
	<ul> <li>Chicken, bacon, cheddar cheese, lettuce, tomato and chipotle ranch.</li> </ul>
	Chicken Bacon Ranch Wrap \$5.95
	<ul> <li>Chicken, bacon, provolone cheese, lettuce, tomato and our signature ranch dressing.</li> </ul>
ener our exemple annumentary	Buffalo Chicken Wrap \$5.95
	<ul> <li>Chicken, bleu cheese, lettuce, tomato and hot sauce.</li> </ul>
	<ul> <li>Wingnut Chicken Wrap \$5.95</li> </ul>
·····	<ul> <li>Chicken, provolone cheese, lettuce, tomato and choice of sauce.</li> </ul>
	• Tilapia Wrap \$5.95
	<ul> <li>Fried tilapia, lettuce, tomato, and special recipe tartar sauce.</li> </ul>

• Veggie Burger Wrap \$5.95
o Gourmet veggie burger with provolone cheese, mushrooms, peppers and lettuce.
• Gyro Wrap \$5.95.
<ul> <li>lamb, beef, lettuce, tomato and tzatziki on pita.</li> </ul>
• Fried Boneless Chicken Wrap \$5.95
<ul> <li>Served with bleu cheese and your favorite wing flavor.</li> </ul>
<ul> <li>Grilled Boneless Chicken Wrap \$5.95</li> </ul>
<ul> <li>Served with bleu cheese and your favorite wing flavor.</li> </ul>
• Philly Steak \$5.95
o onion, pepper, tomato, lettuce, mayo
American Cheese burger \$5.95
o lettuce, tomato, mayo, cheese
Burgers and Sandwiches
• Cheeseburger \$4.25
$\circ$ 1/4 lb. of beef with cheese, lettuce, tomato and mayo.
Bacon Cheeseburger \$4.95
$\circ$ 1/4 lb. of beef with bacon, cheese, lettuce, tomato and mayo.
All American Cheeseburger \$5.95
$\circ$ 1/2 lb. of beef with cheese, lettuce, tomato and mayo.
Veggie Burger Deluxe \$5.95
o Gourmet veggie burger, provolone cheese, lettuce, tomato, onions and peppers.
Tilapia Sandwich \$5.95
<ul> <li>Fried tilapia, lettuce, tomato and special recipe tartar sauce.</li> </ul>
Chicken Philly Sandwich \$5.95
<ul> <li>Grilled chicken, provolone, lettuce, tomato, grilled onions, peppers and mayo.</li> </ul>
DUTH OF CULTURE OF THE CONTRACTOR
• Philly Cheese Steak Sandwich \$5.95
• Cheesesteak, provolone, lettuce, tomato, grilled onions and peppers.
• Wingnuts Cheeseburger \$5.95
<ul> <li>Lettuce, tomatoes, bleu cheese and your choice of wing flavor.</li> </ul>

,

-

<ul> <li>Fat Sean Sandwich \$6.50</li> <li>Chicken fingers, two mozzarella sticks, fries, lettuce, tomato and marinara or honey mustard sauce on an 8" hoagie.</li> </ul>
mustaru sauce on an o' magge.
• Fat Alvin Sandwich \$6.95
Cheesesteak, chicken fingers, two mozzarella sticks, fries, lettuce, mayo and ketchup on an 8" hoagie.
Fat Mike Sandwich \$6.50
<ul> <li>Gyro meat, two mozzarella sticks, fries, lettuce, tomato and tzatziki sauce on an 8" hoagie.</li> </ul>
Sides
• French Fries \$3.95+
Beer Battered Onion Rings \$3.95+
<ul> <li>Served with ranch.</li> </ul>
Mozzarella Sticks (5) \$5.55
<ul> <li>Served with marinara.</li> </ul>
• Garden Side Salad \$2.95+
• Side of Celery (6) \$0.75
<ul> <li>Side of Blue Cheese Dressing \$0.55</li> </ul>
<ul> <li>Side of Ranch Dressing \$0.55</li> </ul>
• Extra Sauce \$0.55

# CITY OF CLARKSTON ITEM NO: H7 CLARKSTON CITY COUNCIL MEETING

HEARING TYPE: Council Meeting

**BUSINESS AGENDA / MINUTES** 

ACTION TYPE: Resolution

MEETING DATE: December 4, 2018

SUBJECT: To allow the Mayor and City Council members to make recommendations and approve to fill one (1) vacant position and to reconfirm one (1) expiring term position on the Planning and Zoning Board.

DEPARTMENT: Planning & Development			PUBLIC HEARING: ☐ YES ☒NO
ATTACHMENTS: ☐ YES ☐ NO Pages:		Shawanna	TION CONTACT: a Qawiy, Planning and Dev. Director UMBER: 404-296-6489

<u>PURPOSE</u>: The Mayor and City Council has reviewed submitted applications and recommend Mr. Harry Kendrick as a viable candidate to fill a vacant position on the Planning and Zoning Board. The term can be extended to a four (4) year term after the current term has expired and at the recommendation of the Mayor and City Council.

The Mayor and City Council shall also make the recommendation to extend the term of current Planning and Zoning Board member Charles McFarland whose current term will expire on December 31, 2018. The term can be extended to a four (4) year term after the current term has expired and at the recommendation of the Mayor and City Council.

**RECOMMENDATION:** N/A