

1. Agenda

Documents:

[BOMC-4-22-20-WS-AGENDA.PDF](#)

2. Meeting Called To Order/Adoption Of Agenda

3. General Commercial (GC) Zoning Text Amendment

Documents:

[APPLICATION FOR GC PARKING AMENDMENT 4.14.20.PDF](#)
[GENERAL COMMERCIAL ZONE PARKING AMENDMENT FINAL 4.14.20.PDF](#)

4. Renovations At The Public Works Building & City Hall

5. New Planning & Zoning Board (PZB) Appointee

6. Resolution In Support Of The Coronavirus Community Relief Act

Documents:

[DEAR REPRESENTATIVE JOHNSON 042020.PDF](#)

7. Public Comment

8. Adjournment



**BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
APRIL 22ND, 2020
5:30 P.M.
VIA TELECONFERENCE**

AGENDA

- Item #1 Meeting Called to Order
- Item #2 Adoption of Agenda
- Item #3 **General Commercial (GC) Zoning Text Amendment**
This amendment would exempt property zoned GC from parking lot landscape requirements. The impending sale of the Department of Juvenile Justice (DJJ) Building and their request for additional parking is the impetus for this change. The code is currently a combination of DeKalb County codes with urban overlay standards from Avondale Estates, and has never been applied to existing GC parcels. The zoning code re-write will address problematic elements of the code, and staff supports this amendment until the new code can be implemented later this year.
- Item #4 **Renovations at the Public Works Building & City Hall**
A discussion about proposed renovations to resolve safety, storage, and environmental issues at the public works building and optimize security and office space at City Hall.
- Item #5 **New Planning & Zoning Board (PZB) Appointee**
A seat has been vacant on this board for several months. At their April 20th meeting, the PZB plans to recommend a new member for approval by the Board of Mayor and Commissioners (BOMC).
- Item #6 **Resolution in Support of the Coronavirus Community Relief Act**
This federal legislation, also known as HR 6467, would give smaller cities access to emergency federal funding, which is restricted to cities with populations greater than 500,000 under current legislation.
- Item #7 Public Comment
- Item #8 Adjournment

APPLICATION FOR TEXT AMENDMENT

TO EXEMPT PROPERTY ZONED GENERAL COMMERCIAL FROM PARKING REQUIREMENTS INCLUDING PARKING LOT LANDSCAPING REQUIREMENTS.

1) APPLICANT

City Manager Patrick Bryant

21 North Avondale Plaza

Avondale Estates, Georgia 30002

2) CURRENT PROVISIONS OF TEXT TO BE AFFECTED:

- a.) Section 1204 of the Zoning Ordinance, regarding Parking Requirements
- b.) Subsection 5-413(d) of the City Code, regarding parking lot landscaping.

3) PROPOSED WORDING OF TEXT CHANGES

Please see the attached proposed Ordinance.

4) REASON FOR AMENDMENT REQUEST

The impetus for this proposed amendment is the impending sale of the Department of Juvenile Justice Building. Section 1204 of the Zoning Ordinance requires many more parking spaces than required by the State of Georgia and more spaces than could conceivably be provided on the lot. The Design Guidelines for parking lots that are part of the Architectural Review Board review would require more trees and more space to be dedicated to non-parking than the site can accommodate. Finally, the tree ordinance would require more trees and shaded area than are possible at the site and the tree ordinance does not allow for a variance.

The properties zoned GC are already built out with fewer parking spaces than the code currently requires. While the DJJ building proposes to add some additional parking, even with the new parking, the number of parking spaces falls below the required minimum parking requirements. As is being demonstrated by the DJJ building, property owners are fully motivated by market forces to provide adequate parking. Reducing parking requirements is appropriate in an area that has an adjoining single-family neighborhood in walking distance and good proximity to MARTA services. This proposed change is consistent with the future use that the City envisions as the area evolves over time from suburban to more urban.

In the interest of moving forward with the DJJ building transaction immediately, staff is comfortable eliminating the review of parking lot landscaping plans within the GC zone until the parking landscape requirements can be fully reviewed and a new code is adopted later this year.

ORDINANCE NO. _____

AN ORDINANCE BY THE AVONDALE ESTATES BOARD OF MAYOR AND COMMISSIONERS TO AMEND THE ZONING ORDINANCE OF THE CITY TO EXEMPT PROPERTY ZONED GENERAL COMMERCIAL (“GC”) FROM PARKING REQUIREMENTS, INCLUDING PARKING LOT LANDSCAPE PLAN REVIEW BY THE ARCHITECTURAL REVIEW BOARD; AND TO AMEND THE TREE ORDINANCE TO EXEMPT PROPERTY ZONED GC FROM THE PARKING LOT LANDSCAPING REQUIREMENTS OF THE TREE ORDINANCE.

WHEREAS, within the City of Avondale Estates there exists a certain commercial area on the Eastern edge of the city that is zoned General Commercial; and

WHEREAS, the General Commercial area has already been built out with parking that does not comply with existing parking regulations of the Zoning Ordinance; and

WHEREAS, the Board of Mayor and Commissioners hereby finds that market forces will be sufficient to ensure adequate parking in the General Commercial area.

NOW THEREFORE, BE IT ORDAINED by the City of Avondale Estates as follows:

SECTION 1. Appendix A to the Code of Ordinances, known as the Zoning Ordinance of the City of Avondale Estates, is hereby amended to add new subsection (IV) to Section 1204, regarding parking, to read as follows:

“(IV) The parking requirements of subsection (III) this section 1204, including minimum space requirements and parking lot landscape plan review by the Architectural Review Board, shall not apply to property zoned General Commercial (“GC”), except that the following subsections of 1204(III) shall continue to apply to the GC zone: (D)(1) regarding grading and surface of parking lots, (D)(2) regarding lighting, (D)(3) regarding use of parking lots, (F) regarding boats and recreational vehicles, and (G) regarding storage of vehicles not bearing a current license plate.”

SECTION 2. City Code Chapter 5, Article X, regarding tree protection and preservation, is hereby amended to add new subsection (d)(5) to Section 5-413, to read as follows:

“(d)(5) The parking lot landscaping requirements of this section 5-413(d) shall not apply to property zoned General Commercial (“GC”).”

SECTION 3. This amendment shall become effective immediately upon its adoption in conformance with the Zoning Procedures Law.

[signature page follows]

SO ORDAINED, this ____ day of _____, 2020.

**BOARD OF MAYOR AND COMMISSIONERS
CITY OF AVONDALE ESTATES**

Jonathan Elmore, Mayor

Attest:

Gina Hill, City Clerk

Approved as to Form:

Stephen G. Quinn

Assistant City Attorney

Advertised: _____

PZB Public Hearing: _____

Advertised: _____

BOMC Public Hearing: _____

Dear Representative Johnson, Senator Perdue, and Senator Loeffler:

As both city leaders and constituents, we are writing on behalf of the City of Avondale Estates to urge you to support legislation that provides much-needed relief to cities with fewer than 500,000 residents. As you know, the various relief packages passed to date under the CARES umbrella have regrettably neglected this critical need.

Cities are on the front lines of responding to the COVID-19 public health crisis and desperately need direct financial support from the federal government. Cities are anticipating loss of revenue, resulting in cuts to critical public services. The federal government must ensure every city, town and village has direct access to emergency funding.

The virus is taking a toll on first responders, utility workers, and sanitation workers who are out in the community every day putting their own lives at risk to protect the public's health and safety. Without federal support, the cities working so hard to provide these critical services, particularly small cities, will struggle to survive. Immediate action is needed to support these communities.

Already, our City is far behind schedule in waste collection because of the need to keep sanitation workers separated physically and temporally to slow the spread of the virus. Similarly, many of our police officers are patrolling in mothballed, substandard vehicles to avoid potential contamination in "hot-seated" patrol cars. To compound the problem, our Special Purpose Local Option Sales Tax (SPLOST) revenues are likely to be significantly reduced by the economic downturn, curtailing our ability to remedy equipment and vehicle shortages created or exacerbated during this time with future capital purchases. Without federal assistance, our small city will not have the resources to provide the services its residents need and deserve for the duration of this crisis.

On behalf of the residents, families, and businesses in Avondale Estates, I urge you to support and cosponsor legislation to provide direct federal aid for local governments with a population of 500,000 or less to help us face mounting challenges related to COVID-19.

Sincerely,

Jonathan Elmore
Mayor

Brian Fisher
Mayor Pro Tem

Lionel Larratte
Commissioner

Dee Merriam
Commissioner

Lisa Shortell
Commissioner