

1. Agenda

Documents:

[BOMC-4-19-17-WS-AGENDA.PDF](#)

2. Meeting Called To Order

2.I. Adoption Of Agenda

3. Conditional Use Permit Micro-Brewery At 2767 E. College Ave

Documents:

[CONDUSEBREW.PDF](#)

4. Storm Water Enterprise Fund Overview Of Projected Expenditures And Revenue For 2017

5. An Ordinance Amendment Allowing Storm Water Service Fee Rates To Be Changed By Resolution

Documents:

[STORMWATER RATE ORD.PDF](#)

6. A Resolution By The Board Of Mayor And Commissioners Of The City Of Avondale Estates To Set The Storm Water Service Charge Rate

Documents:

[STORMWATER FEE RESOLUTION.PDF](#)

7. An Ordinance To Amend Chapter 5 Article 3 Of The Code Of Ordinances To Provide For Regulatory Fees For Building Permits And Inspections

Documents:

[BLDG PERMIT FEE ORD.PDF](#)

8. A Resolution By The Board Of Mayor And Commissioners Of The City Of Avondale Estates To Adopt A Fee Schedule For Building Permits And Inspections In The City

Documents:

[FEE SCHEDULE FOR BLDG PERMITS 04.13.17.PDF](#)

9. Central Business District (CBD) Residential Unit Cap

Documents:

[CBD CAP ORD.PDF](#)

10. Update And Next Steps On US 278 Livable Center Initiative (LCI) Grant

11. Tree Ordinance Request For Proposals (RFP) And Staff Recommendation

12. Proclamation Honoring Avondale Estates Garden Club Member Mary Lovings

Documents:

[MARYLOVINGPROC.PDF](#)

13. Proclamation Honoring The Avondale Estates Garden Club's 85th Birthday

Documents:

[GARDENCLUBPROC.PDF](#)

14. Resolution Recognizing Georgia Cities Week

Documents:

[2017 CITIES WEEK RES.PDF](#)

15. Proclamation Recognizing Historic Preservation Month In May

Documents:

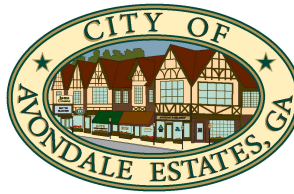
[HISTORIC PRESERVATION MONTH 2017.PDF](#)

16. Proclamation For Municipal Clerks Week May 8-12

Documents:

17. Public Comment

18. Adjournment



**BOARD OF MAYOR AND COMMISSIONERS  
WORK SESSION  
April 19<sup>th</sup>, 2017  
5:30 p.m.**

**AGENDA**

- Item No. 1 Meeting Called to Order
- Item No. 2 Adoption of Agenda
- Item No. 3 Conditional Use Permit Micro-Brewery at 2767 East College Avenue:  
A small batch craft brewer has applied to open in the back of the Chevron building. This use requires review and approval by the Board of Mayor and Commissioners.
- Item No. 4 Storm Water Enterprise Fund Overview of the Projected Expenditures and Revenue for 2017
- Item No. 5 An Ordinance Amendment Allowing Storm Water Service Fee Rates to be Changed by Resolution  
Storm Water Service Fee rates are currently established and regulated by **Chapter 20, Article I, Division 2 of the Code of Ordinances**. Any proposed changes to the Storm Water Service Fee is required to have three (3) readings as are all amendments to the Code of Ordinances. **Staff proposes removal of this section and recommends that a more efficient method to amending Storm Water Service Fees is by Resolution. The proposed language to amend the Code of Ordinances is attached.**
- Item No. 6 A Resolution by the Board of Mayor and Commissioners of the City of Avondale Estates to Set the Storm Water Service Charge Rate (See Item No. 5)
- Item No. 7 An Ordinance to Amend Chapter 5 Article 3 of the Code of Ordinances to Provide for Regulatory Fees for Building Permits and Inspections:  
The fee structure in the Code of Ordinances does not reflect the current fee structure that is used by the City and consultant Clark Patterson Lee. This amendment will remove any conflicts between the two.
- Item No. 8 A Resolution by the Board of Mayor and Commissioners of the City of Avondale Estates to Adopt a Fee Schedule for Building Permits and Inspections in the City (See Item No. 7)
- Item No. 9 Central Business District (CBD) Residential Unit Cap:

After the Planning & Zoning Board recommended removing the 250 unit cap, the Board of Mayor and Commissioners has read one reading out of three for the amended ordinance. The City did not receive approval for technical assistance under the Atlanta Regional Commission's Community Choices Program for the Zoning Code Audit. Next steps for both the residential cap ordinance and the Zoning Code Audit need to be determined.

- Item No. 10 Update and Next Steps on US 278 Livable Center Initiative (LCI) Grant
- Item No. 11 Tree Ordinance Request for Proposals (RFP) and Staff Recommendation:  
Staff received two proposals for completing separate residential and commercial tree ordinances. Phase I (Residential) and Phase II (Commercial) of the Tree Ordinance. The Phases will be acted on separately with the residential ordinance first. The Phase I cost is \$1,500 and the Phase II cost is \$2,000.
- Item No. 12 Proclamation Honoring Avondale Estates Garden Club Member Mary Loving
- Item No. 13 Proclamation Honoring the Avondale Estates Garden Club's 85<sup>th</sup> Birthday
- Item No. 14 Resolution Recognizing Georgia Cities Week April 24-28
- Item No. 15 Proclamation Recognizing Historic Preservation Month in May
- Item No. 16 Proclamation for Municipal Clerks Week May 8-12
- Item No. 17 Public Comment
- Item No. 18 Adjournment



**CONDITIONAL USE PERMIT APPLICATION**

**Cost: \$50**

THIS SECTION COMPLETED BY CITY STAFF

Date Received: 3/20/2017 Application #: \_\_\_\_\_

Payment: Check# \_\_\_\_\_ Cash: 50 Received by: [Signature]

Type of Conditional Use Requested (List Code Section based on Article 9 of the Official Zoning Ordinance):

Small Batch, Craft Micro - Brewery (Sec. 825)

APPLICANT COMPLETE SECTIONS BELOW

Applicant: Stacia Familo-Hopek E-Mail: stacia@brewkraft.com

Applicant Mailing Address: 1270 Caroline St NE Ste D120-456, Atlanta, GA  
~~170 Boulevard SE E126, Atlanta, GA 30312~~ 30307

Applicant Phone: 404, 993, 8131 Fax: \_\_\_\_\_

Business Owner(s): [Signature] E-Mail: \_\_\_\_\_  
(If different than Applicant, attach Affidavit of Authorization as an Exhibit)

Business Owner's Mailing Address: \_\_\_\_\_

Business Owner(s) Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Property Owner(s): Kareem Ali  
Roshan Enterprises Inc E-Mail: Kareematlanta@gmail.com  
(If different than Applicant, attach Affidavit of Authorization as an Exhibit)

Property Owner's Mailing Address: 3125 Touchton Ct, Duluth, GA 30097

Property Owner(s) Phone: 770-786 1100 Fax: \_\_\_\_\_

Address/Location of Subject Property: 2765/ 2767 E College Ave, Decatur ~~Avondale Estates 30002~~ ~~30036~~ 30030

District(s): 15 Land Lot(s): 248 Block: 15 Parcel(s): 013

→ This request is for the rear of the building, building is approximately 10,030 SF, subject premises is approximately 4,955 SF.

## Conditional Use Permit Application

Please provide the following description of the proposed use and property, as listed below.

1. General description of the proposed use.

The property will be used to house a small-batch premium-product craft brewery, barrel-aging facility and taproom with outdoor patio for onsite consumption. A small kitchen for food service will be added later pending legislative approval.

2. Hours of Operation.

Operational hours within brewhouse will vary; day could start as early as 6am and end as late at 11pm depending upon production schedule; some days may have little-to-no production. Public taproom hours are expected to be 3pm-11pm Mo-Th, 3pm-12am Fr, 12pm-12am Sa and 12pm-10pm Su.

3. Size of building or tenant space.

Overall leased space is ~4955sq.ft. This will be split into four sections (lab/office/storage, brewhouse, barrel-aging room and taproom).

4. Number of parking spaces dedicated to the building or tenant space.

Site currently has 20 dedicated parking spaces; however, we would like to reduce that number to provide the outdoor patio space and bike racks (property-owner approved) that should improve pedestrian/bike use in the area. It will especially help to service the new multi-tenant construction at College Ave/Sams Crossing and at Avondale MARTA Station.

5. Explain how clients will enter and exit the property. Provide a site plan if needed.

Clients (taproom patrons) will enter through an expanded doorway (minimum 6'x7') on the Livingston Pl side of the building. An emergency exit will be available on the rear of the building.

## Conditional Use Permit Application

## 6. Explain why the proposed use is beneficial and compatible to the surrounding area.

You have noted that within the past several years, a few "destination" retail tenants have arrived, including the Pine Street Market butcher shop and the Beer Growler, identifying that these locations are very popular with Avondale Estates residents, and draw patrons from a wider region. We expect the same effect, possibly even greater due to its gathering space nature, from the brewery/taproom. An immediate effect is expected on the new College Ave/Sams Crossing development, providing residents there with a social gathering place 2 short blocks away.

Its proximity to the Avondale MARTA Station provides excellent opportunity for increased business traffic to the area. Small craft breweries tend to not only foster excellent local followings, but also provide for increased regional, state and national tourism. The operation's nature as a small-batch, premium-product brewery makes it a more sought after destination than traditional flagship-oriented large breweries.

## 7. List the uses of all abutting properties.

- Chevron Convenience/Gas Station
- Vacant Parcel

### Justification for Conditional Use Permit

1. Would the proposed conditional use be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity of the Subject Property? Provide evidence based on the proposed business.

No. The brewery will only use EPA-approved cleansers and they will be both temperature and pH adjusted to facilitate appropriate wastewater disposal. The brewery will utilize "green" water use methods, recapturing a significant amount of steam/water for re-use within the entire brewing process. Additionally, the steam capture of the boiling process virtually eliminates the discharge of brewing water vapors into the outdoors. Although new fire suppression systems will be installed, the brewery itself will not utilize any open flames. The brewery's small-batch, premium-product nature provides for a more mature, reserved and responsible audience than other more traditional venues.

## Conditional Use Permit Application

2. Would the proposed conditional use diminish or impair property values within the surrounding neighborhood? Explain why the business will be beneficial or detrimental to the surrounding neighborhood.

No. The brewery and taproom will increase the walkability of the neighborhood. A study sponsored by CEOs for Cities, a national consortium of civic and business leaders, found that homes in neighborhoods with good walkability are more valuable than similar homes in neighborhoods where residents must drive to get to amenities. Walkability adds anywhere from \$4,000 to \$34,000 to home values, per the study. The bigger, more urban the city, the bigger the boost in home prices walkability adds.

3. Would the proposed conditional use increase local or state expenditures in relation to cost of servicing or maintaining neighboring properties? Explain.

No. The brewery is being sized more in-line with that of a brewpub, making its cost of servicing of very little difference to that of restaurants. As the Downtown Master Plan calls for both restaurants and even a brewpub, we see no significant increase to service the conditional use as a small craft brewery.

4. Would the proposed conditional use impede the normal and orderly development of surrounding property for uses predominant in the area? Explain. The Comprehensive Plan and the Downtown Master Plan can assist with the future land use proposed for the area.

No. The property is set back off US-278 and would not have any impact on road diet work. The property meets the 1 story proposed requirement of commercial units directly off the southside of US-278 in the Western Gateway.

5. Would the proposed conditional use be consistent with a desirable pattern of development for the locality in general? Explain. The Comprehensive Plan and the Downtown Master Plan can assist with the future land use proposed for the area.

Yes. We believe the brewery can help to further jumpstart the redevelopment currently underway in the Western Gateway. The property has been abandoned since the 1970s. Cleaning up and revitalizing this vacant property is an absolute must for the redevelopment of the Western Gateway. The brewery's taproom intends to blend the aesthetics of an age-old English pub with modern and historical industrial, providing for a



## Conditional Use Permit Application

cohesive blend of both Avondale Estates' Historic District and Western Gateway/Ingleside/Rail Arts District. Being a social-oriented venue can help to spur the gathering space use of nearby areas. One key to walkability of a neighborhood is to provide residents with dining and entertainment venues that keep them enjoying one another's company locally rather than requiring them to venture elsewhere. The brewery will have an immediate impact upon the walkability of the area, enhancing both pedestrian and bike access. We believe the artisan-oriented, premium-product, small-batch brewery fits inline with the desired craft and art nature of the nearby Rail Arts District.

The brewery will have an immediate positive impact to the local tax base, and as the brewery grows will provide additional employment opportunities. The brewery will be very community-focused and has a strong desire to assist with events, marketing and programs for Avondale Estates .

The very close proximity to the Avondale MARTA Station will help to promote regional transit to our location using means other than cars. The location is within 1 block of a proposed Pedestrian Refuge Island, making this an ideal location for patrons to access the brewery/taproom from the North side of US-278.

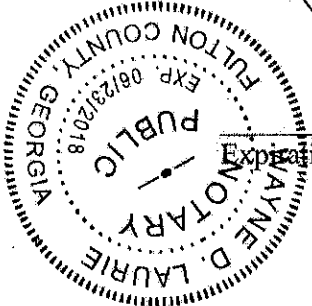
A Phase II expansion of the brewery calls for a rain water harvesting assessment for our grey-water needs (cleaning/cooling).

Currently, within the current State legislative session, SB85 has been proposed and it is looking promising for passage. As it was proposed by the Senate, it was approved and passed on to the House. The House made some additions, most notably adding Distilleries to the bill, to which they then approved. At the time of this writing, the bill has now been sent back to the Senate to approve the House's additions, which is expected to pass since the Senate originally proposed and passed the first version (they have until 3/30/2017 to pass it). Upon approval by the Senate, this bill will go into law on September 1, 2017. This bill is significant as, in order to fuel economic development and the growth of small breweries, it will allow breweries to both sell their products for on-site consumption, much like a tavern (up to 3000bbls annually), and allow for up to 288oz of packaged product per person to-go. Additionally, it removes the "no food" hinderance, allowing breweries to now serve food on-site, promoting a very responsible social outing at Georgia's breweries. Should this pass, the brewery/taproom does have future plans to serve food in a small capacity (sandwiches, charcuterie, tapas, bakery goods, etc.). The architecture of the property will be designed to support a minimal kitchen to be initially stubbed and then built out at a later date.

[Signature]  
Notary Public

[Signature] 4/18/17  
Signature of Applicant Date

Check One: Owner  Agent



6/23/18  
Expiration Date/Seal

Conditional Use Permit Application Approved By:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

Revised: 1/13/15

## Keri Stevens

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**From:** Stacia Familo-Hopek <stacia.hopek@gmail.com>  
**Sent:** Friday, March 31, 2017 3:44 PM  
**To:** Keri Stevens  
**Subject:** Re: Follow Up Items

Hi Keri - below are the answers to your questions. Please let me know if I can clarify anything else.

**1. What is the total size of the building? We will have to determine the total parking spaces for the complex.**

The total size of 2765-2767 E College Ave facility 10,030sqft, currently split into three units. There are 36+ parking spaces on the full property, not including the temporary spaces adjacent to the gas station pumps during the Chevron station's normal course of daily business.

**2. What type of mitigation measure will be in place for the surrounding residents? How will waste be disposed?**

The only directly adjacent residential properties (2) are located at the rear of the building, near the far end of the parking lot, the loading dock and what will be the emergency exit area.

As we are a physically small location, we do not anticipate any increased traffic to impact the residents on Livingston Pl. or the surrounding area. We feel the property has more than sufficient parking to support the taproom, especially within a city focused on walkability. One of the key reasons in choosing this location was due to its proximity to mass transit. Its location at the corner of US-278 and Livingston Pl. provides us with excellent traffic control due to an existing traffic light. Residents on Livingston Pl. also have a rear entry to their street via connections through Arcadia/Katie Kerr, Clarendon or S Columbia. Its current location and physical layout is very conducive to the Avondale Estates Master Plan and related Traffic Feasibility studies. Currently the property has 4 ingress/egress points, but we do anticipate that may be reduced per the Master Plan.

The mitigation of sound resulting from our patio, which under preliminary plans will sit at a minimum of 30 feet from said residential properties, will be addressed if necessary using a barrier (fence, wall, etc.) as deemed most suitable both functionally and aesthetically. As we are building out to be a small-batch premium-product craft brewery, we will not be providing an outdoor environment that promotes a rowdy atmosphere. The patio will be designed as a place to socialize among neighbors and visitors in a casual and controlled manner. Any outdoor music, if permitted by the city, will be volume controlled to meet city requirements.

As noted within the conditional use application, our brewery design includes a steam capture system, which allows us to convert the steam from the brewing process back into liquid form, thus eliminating an external ventilation pipe sending the steam into the outside atmosphere. This capturing of steam then allows us to cool the converted vapors and reuse it as grey water in our cleaning processes. Not having to vent the steam will dramatically reduce the "brewery scent" that others may have become accustomed to with other breweries. In addition, no toxic and/or noxious fumes will be vented into the atmosphere (no toxic materials are used in the brewing process, and only EPA-approved cleaners will be used). As we also intend on deploying an all-electric brewhouse, the risk of fire due to any open flames within the brewery is effectively eliminated as we will not be using natural gas and/or propane for any portion of the brewing system.

We do not anticipate deliveries will have any impact upon residents that will differ from what occurs now. The adjacent Chevron station currently uses the same side parking lot to receive their deliveries from large trucks just as we would.

All wastewater will be pH and temperature adjusted to ensure no harm comes to the sewer system, a common process for properly-designed breweries. While spent grain is an organic material and decomposes in a landfill, we will be working with local bakeries and farms to dispose of our spent grain (a relatively small amount given our overall

capacity) whenever possible. The remainder will be disposed of via traditional trash pickups via a large swing-top dumpster (similar to that already seen on the property and in use by the Chevron station) at regular intervals or through special pickups arranged with waste carriers if they can facilitate a program specific to spent grain, as which is offered in some cities. Regular trash will utilize the same swing-top dumpster noted above. Recyclable materials (boxes, plastics, etc.) will be picked up by or delivered to respective processing facilities. We intend to implement as many "green" programs where possible.

The brewery will agree to and implement any/all reasonable conditions imposed upon it by the City of Avondale Estates deemed necessary to avoid or mitigate adverse impacts upon other property. We wish to truly become a fixture within the Avondale Estates community. Our hope is to provide both the nearby residents, the City of Avondale Estates and all outside visitors with a world-class small-batch premium-product craft brewery that will make everyone want to visit often and call it home.

**1. Any exterior changes require approval by the Architectural Review Board**

**2. The space will need to fulfill all building and fire codes**

Our architect and general contractor have already reviewed your published PDF that maps out the Avondale Estates permitting process. Thank you for publishing that; it was very helpful and quite beneficial to help get a jump start on what Avondale Estates specifically requires for the process. It was quite refreshing to know upfront how Avondale Estates operates.

Regards,  
Stacia Familo-Hopek  
Brewkraft

On Thu, Mar 30, 2017 at 8:03 AM, Keri Stevens <[kstevens@avondaleestates.org](mailto:kstevens@avondaleestates.org)> wrote:

Thank you.

**From:** Stacia Familo-Hopek [mailto:[stacia.hopek@gmail.com](mailto:stacia.hopek@gmail.com)]  
**Sent:** Wednesday, March 29, 2017 9:48 PM  
**To:** Keri Stevens <[kstevens@avondaleestates.org](mailto:kstevens@avondaleestates.org)>  
**Subject:** Re: Follow Up Items

Hi Keri-

I wanted to confirm that I received your questions, I will send a response soon.

Thank you,

Stacia



Stacia Familo-Hopek &lt;stacia.hopek@gmail.com&gt;

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**Conditional Use Permit**

2 messages

**Kareem Ali** <kareematlanta@gmail.com>

Mon, Mar 20, 2017 at 1:15 PM

To: stacia.hopek@gmail.com

Cc: Johnny Downs &lt;jonathan.downs@outlook.com&gt;, Sam Hakani &lt;cometostar@gmail.com&gt;, rob@brewkraft.com

To whom it may concern,

I, Kareem Ali of Roshan Enterprises, do authorize Brewkraft, LLC to operate a small-batch micro-brewery at back leasing space of property located at 2767 E College Avenue, Avondale Estates, GA 30030 subject to terms of the lease agreement.

Thanks,

Kareem Ali  
Roshan Enterprises Inc  
3125 Touchton Ct.  
Duluth, GA 30097  
770-786-1100

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**Stacia Familo-Hopek** <stacia.hopek@gmail.com>

Mon, Mar 20, 2017 at 1:16 PM

To: Kareem Ali &lt;kareematlanta@gmail.com&gt;

Cc: Johnny Downs &lt;jonathan.downs@outlook.com&gt;, Sam Hakani &lt;cometostar@gmail.com&gt;, Rob Hopek &lt;rob@brewkraft.com&gt;

Thank you!

[Quoted text hidden]

**ORDINANCE NO. 17-\_\_\_\_\_**

**AN ORDINANCE BY THE CITY OF AVONDALE ESTATES TO AMEND CHAPTER 20, ARTICLE I, DIVISION 2 OF THE CODE OF ORDINANCES; TO PROVIDE FOR STORMWATER SERVICE FEE RATES TO BE ESTABLISHED BY RESOLUTION; AND TO REPEAL CONFLICTING ORDINANCES.**

**WHEREAS**, State and Federal law require the City to regulate stormwater so as to maintain certain quality standards; and

**WHEREAS**, City Charter § 1.12(20) authorizes the City to operate a stormwater utility and the City has created a stormwater utility enterprise fund to fund management of the City's stormwater system; and

**WHEREAS**, the stormwater utility enterprise fund obtains revenues through a service fee imposed upon all non-exempt property within the City; and

**WHEREAS**, the Board of Mayor and Commissioners has determined that it is in the best interest of the City to set the stormwater service fee rate by resolution.

**NOW THEREFORE, BE IT ORDAINED BY** the City of Avondale Estates Board of Mayor and Commissioners as follows:

Section 1. City Code § 20-42 is hereby amended to read as follows:

**“Sec. 20-42. - Stormwater service fee rates.**

- (a) Stormwater service fee rates may be determined and modified from time to time by the board of mayor and commissioners so that the total revenue generated by said fees and any other sources of revenues or other resources allocated to stormwater management by the board of mayor and commissioners shall be sufficient to meet the cost of stormwater management programs, systems and facilities, including but not limited to the payment of principal and interest on debt obligations, operating expense, capital outlays, non-operating expense, provisions for prudent reserves and other costs as deemed appropriate by the board of mayor and commissioners of the city. Stormwater service fee revenues in any given year may exceed or be less than the cost of service in that year, provided, however, that the stormwater service fee rate shall be based on meeting the long-term projected cost of stormwater management programs, systems and facilities. All unencumbered stormwater management funds derived from service fees and other sources of revenue not expended at the end of a fiscal year shall remain in the stormwater management utility enterprise fund account and balances shall be forwarded to the next fiscal year.

(b) The stormwater service charge shall be assessed annually as follows:

(1) *Single-family dwelling units.* Single-family dwelling units, as defined by this article, shall be billed for one equivalent residential unit, as defined in this article.

(2) *Other developed lands.* All developed lands not classified as single-family dwelling units, as defined by this article, shall be billed for one equivalent residential unit, as defined by this article, for each two thousand nine hundred (2,900) square feet of impervious surfaces or partial increment thereof located on the property.

(c) The stormwater service charge rate per equivalent residential unit, as defined in this article, shall be established by resolution of the board of mayor and commissioners. Once so established, such rate shall remain in effect until amended by subsequent resolution of the board of mayor and commissioners.”

Section 2. This Ordinance is intended to be severable. If any section, subsection, paragraph, sentence or word of this Ordinance is for any reason held to be invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Mayor and Commissioners hereby declares that it would have passed each section, subsection, paragraph, sentence or word of this Ordinance irrespective of the invalidity of any other section, subsection, paragraph, sentence or word.

Section 3. This Ordinance shall become effective immediately upon its adoption by the Avondale Estates Board of Mayor and Commissioners.

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

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

\_\_\_\_\_  
**Jonathan Elmore, Mayor**

**ATTEST:**

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Gina Hill, City Clerk

**APPROVED AS TO FORM:**

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Robert E. Wilson, City Attorney



**RESOLUTION NO. 17-\_\_\_\_\_**

**A RESOLUTION BY THE BOARD OF MAYOR AND COMMISSIONERS  
OF THE CITY OF AVONDALE ESTATES TO  
SET THE STORMWATER SERVICE CHARGE RATE.**

**WHEREAS**, City Charter § 1.12(20) authorizes the City to operate a stormwater utility and to impose a service fee to fund the operations of such utility; and

**WHEREAS**, City Code § 20-42 contemplates that the stormwater service fee rate will be set by resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Mayor & Commissioners of the City of Avondale Estates, as follows:

- 1) The stormwater service charge rate is hereby set at \_\_\_\_\_ per equivalent residential unit.
- 2) Such rate shall be effective for year 2017 and remain in effect until and unless changed by subsequent resolution.

**SO RESOLVED** by the Avondale Estates Board of Mayor and Commissioners this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

\_\_\_\_\_  
JONATHAN ELMORE, MAYOR

ATTEST:

\_\_\_\_\_  
Gina Hill, City Clerk

**ORDINANCE NO. 17-\_\_\_\_\_**

**AN ORDINANCE BY THE CITY OF AVONDALE ESTATES TO AMEND CHAPTER 5, ARTICLE III OF THE CODE OF ORDINANCES; TO PROVIDE FOR REGULATORY FEES FOR BUILDING PERMITS AND INSPECTIONS IN AMOUNTS TO BE ESTABLISHED BY RESOLUTION; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.**

**WHEREAS**, O.C.G.A. § 48-13-9 authorizes municipalities to impose a regulatory fee upon building and construction activities; and

**WHEREAS**, O.C.G.A. § 48-13-9 authorizes municipalities to determine the amount of a regulatory fee imposed on construction activity in conjunction with the estimated value of the proposed building or system as established by building valuation data published by the International Code Council; and

**WHEREAS**, it is the intent of the Board of Mayor and Commissioners to impose building permitting and inspection fees that are reasonable and competitive with other local jurisdictions; and

**WHEREAS**, the Board of Mayor and Commissioners has determined that it is in the best interest of the City to set permitting and inspection fee amounts by resolution.

**NOW THEREFORE, BE IT ORDAINED BY** the City of Avondale Estates Board of Mayor and Commissioners as follows:

Section 1. City Code § 5-79, “Permit Fees,” is hereby repealed and the following language adopted in its place:

**“Sec. 5-79. Building Permit and Inspection Fees.**

- (a) Fees for permits and inspections required by this chapter shall be determined by resolution of the Board of Mayor and Commissioners.
- (b) The current fee amount(s) / formula(s) established by the City pursuant to subsection (a) shall be published on the City’s website and in writing at City Hall.”

Section 2. City Code § 5-100, “Reinspection Fees,” is hereby deleted and replaced with the following language:

**“Sec. 5-100. Reinspection Fees.**

- (a) The Board of Mayor and Commissioners may establish and impose reasonable fees for reinspection of permitted construction activity or systems by resolution.

(b) Any current reinspection fees established by the Board of Mayor and Commissioners pursuant to subsection (a) shall be published on the City's website and in writing at City Hall."

Section 3. This Ordinance is intended to be severable. If any section, subsection, paragraph, sentence or word of this Ordinance is for any reason held to be invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Mayor and Commissioners hereby declares that it would have passed each section, subsection, paragraph, sentence or word of this Ordinance irrespective of the invalidity of any other section, subsection, paragraph, sentence or word.

Section 4. This Ordinance shall become effective immediately upon its adoption by the Avondale Estates Board of Mayor and Commissioners.

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

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

\_\_\_\_\_  
**Jonathan Elmore, Mayor**

**ATTEST:**

\_\_\_\_\_  
Gina Hill, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Robert E. Wilson, City Attorney

**RESOLUTION NO. 17-\_\_\_\_\_**

**A RESOLUTION BY THE BOARD OF MAYOR AND COMMISSIONERS OF THE CITY OF AVONDALE ESTATES TO ADOPT A FEE SCHEDULE FOR BUILDING PERMITS AND INSPECTIONS IN THE CITY.**

**WHEREAS**, O.C.G.A. § 48-13-9 authorizes municipalities to impose a regulatory fee upon building and construction activities; and

**WHEREAS**, City Code § 5-79 contemplates that such fees be set by resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Mayor & Commissioners of the City of Avondale Estates, as follows:

- 1) The building permit and inspection fee schedule attached hereto as Exhibit “A” is hereby adopted.
- 2) The City Manager shall publish the attached fee schedules pursuant to City Code §§ 5-79(b) and 5-100(b).

**ADOPTED** by the Avondale Estates Board of Mayor and Commissioners this \_\_\_\_ day of \_\_\_\_\_, 2017.

BOARD OF MAYOR AND COMMISSIONERS  
CITY OF AVONDALE ESTATES, GEORGIA

\_\_\_\_\_  
JONATHAN ELMORE, MAYOR

ATTEST:

\_\_\_\_\_  
Gina Hill, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert E. Wilson, City Attorney

**ORDINANCE NO. 17-**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF AVONDALE ESTATES; TO REMOVE THE RESIDENTIAL UNIT CAP IN THE CENTRAL BUSINESS DISTRICT (CBD); AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Mayor and Commissioners is desirous of residential and commercial redevelopment in the City of Avondale Estates; and

**WHEREAS**, the Board of Mayor and Commissioners finds that the residential unit cap is detrimental to redevelopment efforts and in conflict with the Downtown Master Plan.

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

**SECTION 1.** Section 1113.03 of Appendix A to the Code of Ordinances, known as the Zoning Ordinance of the City of Avondale Estates, is hereby amended to repeal subsection 1113.03 I. A. 1. Such subsection is hereby designated as "reserved".

**SECTION 2.** This amendment shall become effective immediately upon its adoption in conformance with the Zoning Procedures Law.

First Reading: Feb. 27, 2017

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

Advertised \_\_\_\_\_

PZB Public Hearing \_\_\_\_\_

Advertised \_\_\_\_\_

BOMC Public Hearing \_\_\_\_\_

[signature page follows]

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

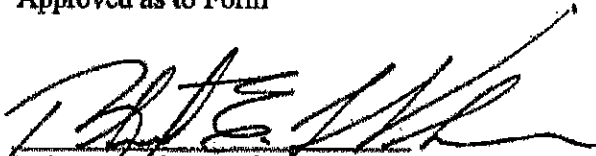
BOARD OF MAYOR AND COMMISSIONERS,  
CITY OF AVONDALE ESTATES, GEORGIA

By \_\_\_\_\_  
Gina Hill, City Clerk

\_\_\_\_\_  
Jonathan Elmore, Mayor

(SEAL)

Approved as to Form

  
\_\_\_\_\_  
Robert E. Wilson, City Attorney

## A PROCLAMATION

**WHEREAS**, The Avondale Estates Garden Club was organized on June 10, 1931, which makes it one of the oldest in Georgia; and

**WHEREAS**, Avondale Estates resident Mrs. Mary Lovings is the longest-serving member, having been in the Club for 45 years; and

**WHEREAS**, Mrs. Lovings has served as both President and Co-President of The Avondale Estates Garden Club; and

**WHEREAS**, among other roles, Mrs. Lovings has served as Legislative Chairman for the Dekalb Federation of Garden Clubs, The Redbud District of the Garden Club of Georgia, Inc., and The Deep South Region of The National Garden Clubs, Inc.; and

**WHEREAS**, Mrs. Lovings is currently the Chairman of the Garden Club of Georgia's Environmental Team for Water Quality and Editor of The Environmental Newsletter; and

**WHEREAS**, Mrs. Lovings was a well-respected teacher at Avondale High School and brings that gift of teaching to The Avondale Estates Garden Club; and

**WHEREAS**, Mrs. Lovings' promotion of a sustainable environment for future generations has benefitted our City and beyond; and

**THEREFORE**, the Board of Mayor and Commissioners of the City of Avondale Estates, honors Mrs. Mary Lovings and is grateful for her years of ambassadorship of Avondale Estates through her many state-wide garden club affiliations and achievements.

Dated this day, April 24, 2017

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Jonathan Elmore, Mayor

## A PROCLAMATION

**WHEREAS,** The Avondale Estates Garden Club was organized on June 10, 1931, by Mrs. Germaine McGovern of 22 Dartmouth Avenue; and

**WHEREAS,** The Avondale Estates Garden Club's first community service project was planting of the Abelia Hedge between South Avondale Road and North Avondale Road in 1932 at a cost of forty dollars; and

**WHEREAS,** The Avondale Estates Garden Club has planned, financed, and helped plant trees, shrubs, and flowers in public areas of Avondale Estates since its inception; and

**WHEREAS,** plantings done by the early members of The Avondale Estates Garden Club are still enjoyed today, including the Christmas tree at Clarendon Avenue and South Avondale Plaza and many trees at Lake Avondale planted to honor deceased Club members and their spouses; and

**WHEREAS,** The Avondale Estates Garden Club has contributed to projects outside the City, including plantings at the Georgia Governor's Mansion and Piedmont Park; and

**WHEREAS,** The Avondale Estates Garden Club has a mission to advance gardening and home grounds; to aid in the protection of forest, wild flowers, and birds; to encourage the art of flower arranging; and

**WHEREAS,** The Avondale Estates Garden Club is a charitable and educational organization with a strong presence in our community; and

**THEREFORE,** the Board of Mayor and Commissioners of the City of Avondale Estates, honors and recognizes The Avondale Estates Garden Club on the anniversary of its inception.

Dated this day, April 24, 2017

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Jonathan Elmore, Mayor



A RESOLUTION

A RESOLUTION OF THE CITY OF AVONDALE ESTATES RECOGNIZING GEORGIA CITIES WEEK, APRIL 24-28, 2017 AND ENCOURAGING ALL CITIZENS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES

WHEREAS, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

NOW THEREFORE, BE IT RESOLVED, that the City of Avondale Estates declares April 24-28, 2017 as Georgia Cities Week.

BE IT FURTHER RESOLVED, that the City of Avondale Estates encourages all citizens, government officials and employees recognize and celebrate the week accordingly.

RESOLVED this 24<sup>th</sup> day of April, 2017

BOARD OF MAYOR AND COMMISSIONERS  
CITY OF AVONDALE ESTATES

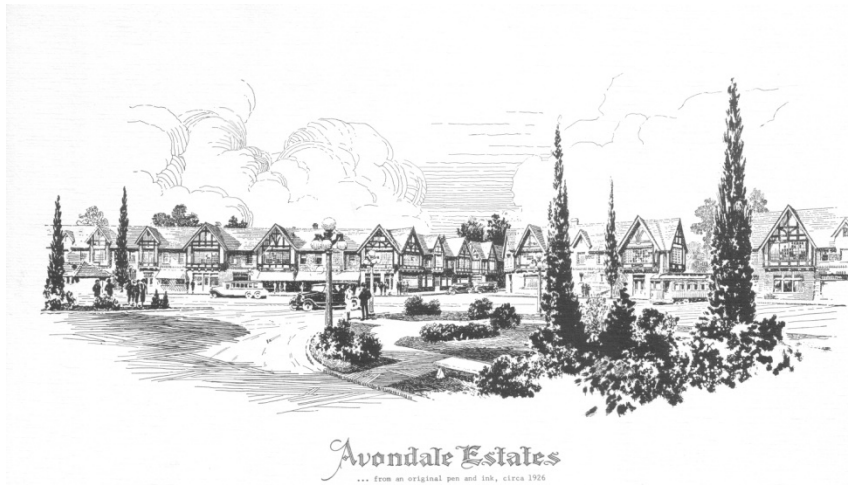
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Jonathan Elmore, Mayor

ATTEST

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Gina Hill, City Clerk



# Proclamation

## Historic Preservation Month

### May 2017

**WHEREAS**, historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

**WHEREAS**, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

**WHEREAS**, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

**NOW, THEREFORE**, I, Jonathan Elmore, do proclaim May 2017 as National Preservation Month, and call upon the residents of Avondale Estates to join their fellow citizens across the United States in recognizing and participating in this special observance.

This 22nd day of May, 2017

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Jonathan Elmore, Mayor

ATTEST:

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Gina Hill, City Clerk

# *Proclamation*

*Municipal Clerks Week*

*May 7 - 13, 2017*

*Whereas, The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world, and*

*Whereas, The Office of the Municipal Clerk is the oldest among public servants, and*

*Whereas, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and*

*Whereas, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.*

*Whereas, The Municipal Clerk serves as the information center on functions of local government and community.*

*Now, Therefore, we do recognize the week of May 7 through May 13, 2017, as Municipal Clerks Week.*

*Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017*

\_\_\_\_\_  
*Jonathan Elmore, Mayor*