CITY OF DORAVILLE
CITY COUNCIL ZOINING MEETING AGENDA
2421 VAN FLEET CIRCLE, SUITE 200
DORAVILLE, GEORGIA 30360

Wednesday, September 16, 2026 Zoning Meeting 6:00 PM

CLICK THIS LINK TO JOIN

X. CALL TO ORDER

Please take this time to silence your cell phones
Doraville is proud to be a City of Civility. While differences of opinion are natural, let us approach each other with open minds, speak with courtesy, and treat one another with dignity and respect. Respect is the foundation of good governance, and we thank you for upholding this spirit of civility with us.

Y. ROLL CALL

Honorable Mayor & City Council

- Joseph Geierman, Mayor
- Gerald Evans, Council Member, District 1, Post 1
- Taylor Ray, Council Member, District 1, Post 2
- Warren Simmons, Council Member, District 1, Post 3,Mayor Pro Tem
- MD Naser, Council Member, District 2, Post 1
- Carrie Armistead, Council Member, District 2, Post 2
- Chris Henshaw, Council Member, District 2, Post 3

Z. PLEDGE OF ALLEGIANCE

AA. APPROVAL OF MEETING AGENDA

- Approval of Meeting Agenda

BB. PROCLAMATIONS AND RECOGNITIONS

A. Dr. Cynthia Roman Hernandez, VP of the Latin American Association for Family Stabilization and Well-Being, for the Hispanic Heritage Month Proclamation

CC. PUBLIC COMMENT

Speakers are limited to three (3) minutes each.

DD. CONSENT AGENDA

EE. SPECIAL REPORT

A. Chamblee Doraville CID Annual Update
Presented By Matthew Oppenheimer, CID Board

FF. UNFINISHED BUSINESS

A. FY 27 Budget Presentation (Second Public Hearing)
Presented By China Agu, Director of Finance

B. A-26-05 - Consideration for approval of a text amendment submitted by the City of Doraville to amend Sec. 23-613 to permit accessory units by right in residential districts. (First Read) (Public Hearing)
Presented By Planning & Community Development

GG. NEW BUSINESS

A. Z-26-06 - Consideration for approval of a rezoning request, submitted by Kinder Morgan c/o Rick Seaman, to rezone the property located at 6446 New Peachtree Road from M-2-C (Heavy Manufacturing - Conditional) to M-1 (Light Manufacturing) to allow for a pressure washing company known as WiseGuys to operate. (First Read) (Public Hearing).
Presented By Planning + Community Development

B. CUP-26-02 - Consideration for approval of a conditional use permit request, submitted by Cassandra's Event Hall c/o Gloria Dorado, for a commercial recreation establishment greater than 3,000 square feet for an event hall located at 5805 Buford Highway Suite 18A and zoned T-5 (Urban Center). (First Read) (Public Hearing).
Presented By Planning + Community Development

C. CUP-26-04 - Consideration for approval of a conditional use permit, submitted by Cue District c/o Nabeel Khoja, for an accessory alcohol license for an established billiards hall located at 6035 Peachtree Road, Suite A-213, 214, 215, and zoned T-5 (Urban Center). (First Read) (Public Hearing).
Presented By Planning + Community Development

HH. DISCUSSION ITEMS

Z. REPORTS AND PRESENTATIONS

A. Capital Projects Tracking Web Application Presentation
Presented By Jude Waguespack, Stormwater Coordinator/GIS Analyst

B. Honeysuckle Park Master Plan presentation
Presented By Chris LaFleur, Director of Public Works

C. City Manager's Monthly Report
Presented By Charles D. Atkinson, City Manager

AA. OTHER BUSINESS

BB. COUNCIL COMMENTS

CC. EXECUTIVE SESSION

When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

DD. ADJOURNMENT

AGENDA ITEM NO. V.A

Agenda Item Memorandum

CITY COUNCIL (ZONING) AGENDA ITEM REPORT

ITEM TITLE: Dr. Cynthia Roman Hernández, VP of the Latin American Association for Family Stabilization and Well-Being, for the Hispanic Heritage Month Proclamation

DATE: September 16, 2026

SUBMITTED BY: Shanta Bingham, Mayor

ITEM TYPE: Proclamation

AGENDA SECTION: PROCLAMATIONS AND RECOGNITIONS

PRESENTED BY:

ATTACHMENTS:
Hispanic Hertiage Month Proclamation.pdf

Proclamation of the Honorable Mayor and City Council of the City of Doraville, Georgia

PROCLAMATION HONORING DR. CYNTHIA ROMAN-HERNANDEZ

WHEREAS, Dr. Cynthia Roman-Hernandez earned a Doctor of Philosophy and a Master of Social Work from the University of Puerto Rico, Río Piedras Campus, and has dedicated more than 25 years to improving the well-being of individuals, families, and communities; and

WHEREAS, since November 2010, Dr. Roman-Hernandez has served in the Family Well-Being Program at the Latin American Association, the oldest and largest nonprofit organization serving Hispanic and Latino immigrants in Georgia; and

WHEREAS, her work has supported the Basic Needs Program and important community initiatives, including the Annual Health Expo from 2015 through 2018, *La Feria de Recursos* in 2019, and advocacy efforts addressing housing, health, and hunger among women and families; and

WHEREAS, through the Basic Needs Program, Dr. Roman-Hernandez and the Latin American Association have empowered low-income individuals and families to overcome hardship, achieve stability, and pursue long-term self-sufficiency; and

WHEREAS, the City of Doraville recognizes Dr. Cynthia Roman-Hernandez for her extraordinary leadership, compassion, scholarship, and unwavering commitment to strengthening families, advocating for women, and serving Georgia's Hispanic and Latino communities.

NOW, THEREFORE, BE IT RESOLVED, I, Joseph Geierman on behalf of the Doraville City Council hereby honor and commend **Dr. Cynthia Roman-Hernandez** for her more than 25 years of exemplary service and for her lasting contributions to social work, community empowerment, and the well-being of individuals and families throughout Georgia and beyond.

IN WITNESS WHEREOF, we have hereunto set our hands and caused the Seal of the City of Doraville to be affixed this ___ day of _____, 2026.

CITY OF DORAVILLE, GEORGIA

_____
Honorable Joseph Geierman, Mayor

Attested By:

_____
Shanta J. Bingham, City Clerk

AGENDA ITEM NO. VIII.A

Agenda Item Memorandum

CITY COUNCIL (ZONING) AGENDA ITEM REPORT

ITEM TITLE: Chamblee Doraville CID Annual Update

DATE: September 16, 2026

SUBMITTED BY: Shanta Bingham, Charles D. Atkinson, City Manager

ITEM TYPE: Report

AGENDA SECTION: SPECIAL REPORT

PRESENTED BY: Matthew Oppenheimer, CID Board

ATTACHMENTS:
2026 Doraville City Council Presentation.pptx.pdf

CHAMBLEE DORAVILLE
COMMUNITY IMPROVEMENT DISTRICT

2026

City Council Annual Update

Doraville City Council | September 16, 2026



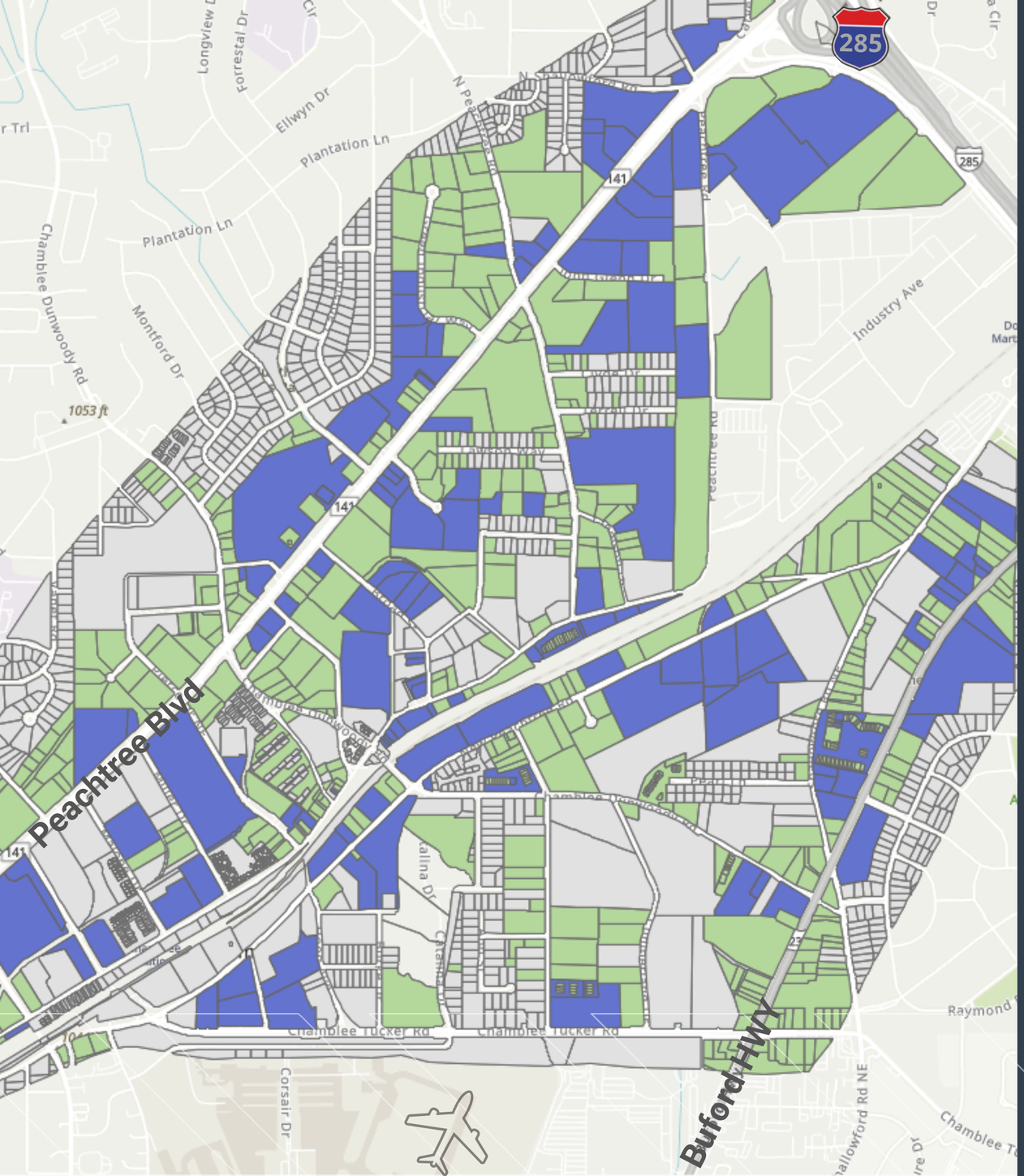


When We Are Aligned

Our Impact Multiplies

2026

CID Geography & Revenues



Participating v Non-participating Properties

165 Participating Parcels
(~113 property owners)
Commercial only (Industrial, Retail, Office, Hotel)
~ $1.3M CID Annual Revenues

572 Non-Participating Parcels
Commercial only (Industrial, Retail, Office, Hotel)

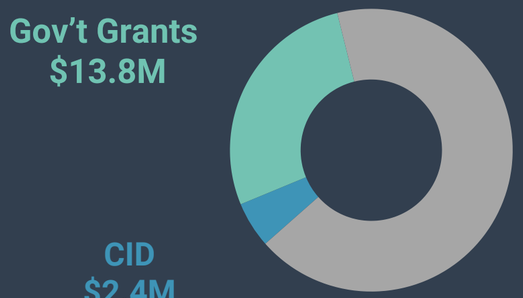
1,265 Ineligible / Exempt Parcels
Residential, Public, Utility, etc.



Work Program

- Intersection realignments
- Sidewalk infill / Multi-use trails
- Roadway & multimodal extensions
- Public Safety collaborations

10-Year, $52 Million Effort



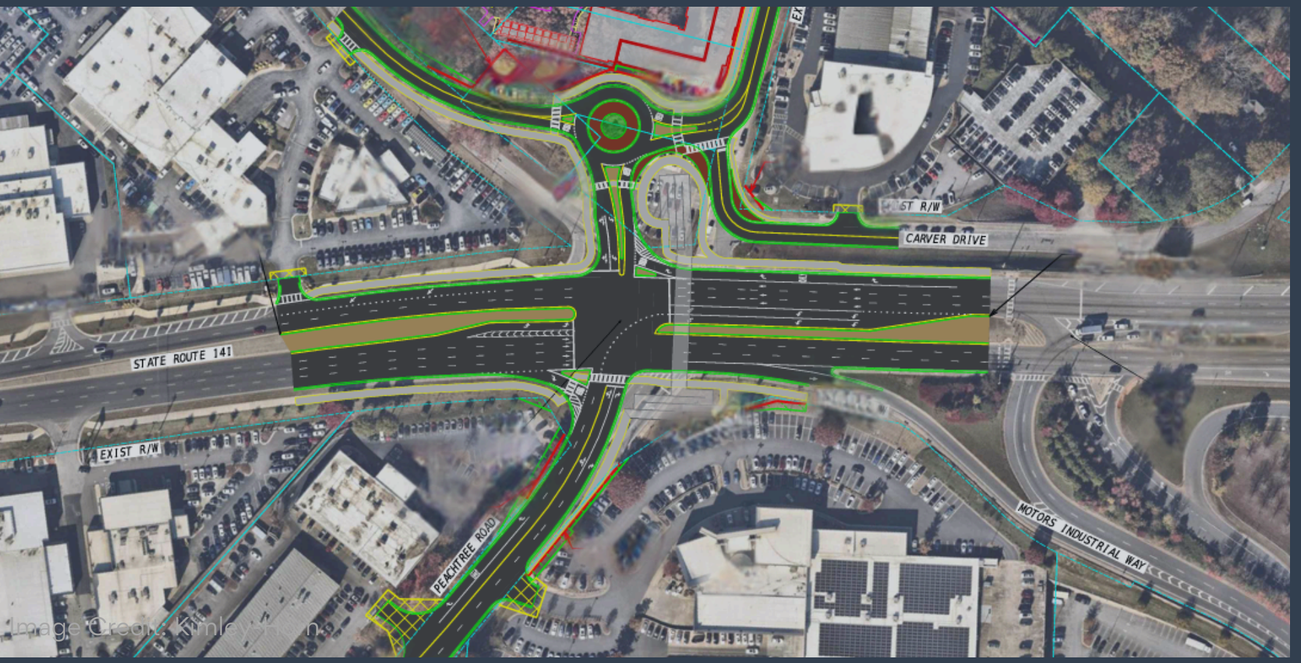
2026

Project Progress

Peachtree Blvd / Peachtree Rd / N. Shallowford in Chamblee & Doraville (CID/Chamblee-led)

Intersection Realignment

Est.Total: $21.6M



Preliminary Concepts	Scoping	2026 underway Prelim Eng & Enviro	2028 Final Design	2028 ROW & Utilities	2029 Construction

2026 Wins

- ✓ Completed 30% Design.
- ✓ Awarded ARC funding for 60% Design ($834K) with both cities and CID participating in the Local Match.
- ✓ Committed $257,800 in Local Match to apply for remaining balance for ROW and Final Design ($1.2M)

→ Begin 60% Design this Fall.

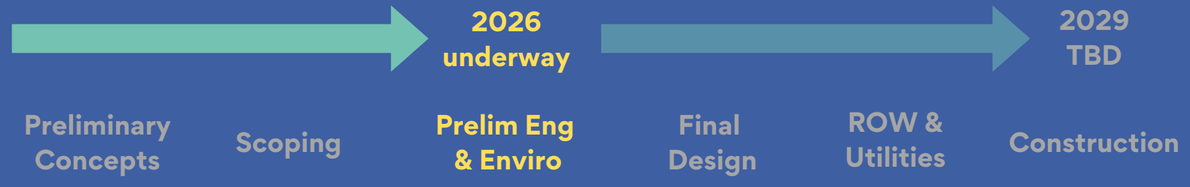
Shallowford Rd (Doraville-led)

Enhancements

Est.Total: $6.2M



Image Credit: Stantec



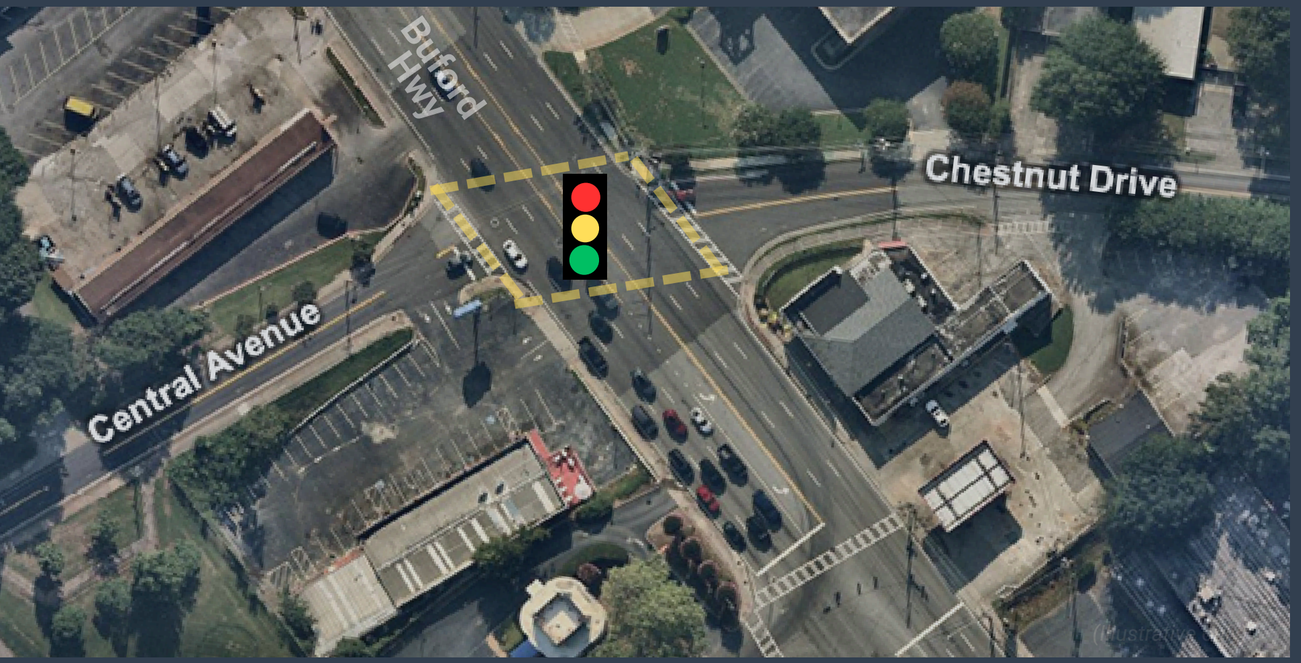
2026 Wins

- ✓ Underway with 60% Design
- ✓ Awarded ARC funding to complete Final Design ($560K)
- ➡ Applied for ROW funding through GTIB (Doraville -led).

Chestnut Dr & Buford Highway Realignment (Doraville-led)

Intersection Realignment

Est.Total: $4.4M



2026 underway

2028 TBD

Preliminary Concepts | Scoping | Prelim Eng & Enviro | Final Design | ROW & Utilities | Construction

2026 Wins

- ✓ Completed 30% Design
- ✓ Awarded Congressionally Directed Spending (CDS) funds ($1M)

→ Beginning 60% Design this Fall

District-Wide (Chamblee & Doraville)

Public Safety Initiative

Est.Total: $TBD



projects TBD

2026 Wins

- ✓ Identified government, business, and civic stakeholders interested in targeted collaboration.
- ✓ Commissioned a report to assess the current environment and to identify collaborative efforts.

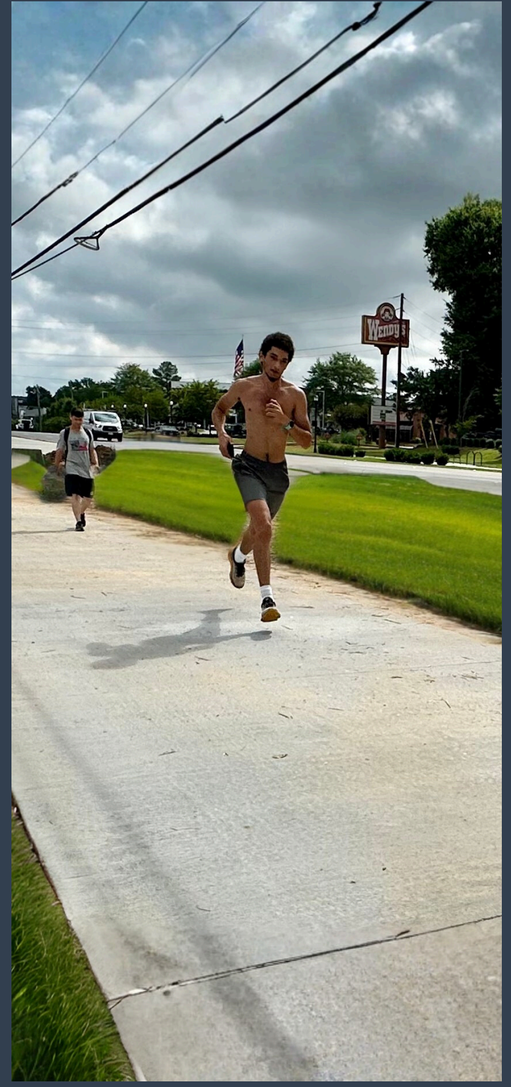
→ Convene the inaugural **Safe Cities for Quality of Life** committee this Fall to identify specific actions, organizational model, and funding opportunities.



Terrell Dr. Extension



Buford Highway Pedestrian Safety Improvements



P’tree Blvd Sidewalk Infill / Multi-Use Trail



Chamblee Tucker / Shallowford Rd Realignment



I-285 Express Lanes

And More!

2026

Work Session Outcomes & Next Steps



Quick Wins for Our Cities

Targeted investments from the CID for quick wins that improve the commercial area, such as:

- Broken Street / Ped Lights
- Medians
- Landscape / Plantings
- Sidewalk Infill
- Public Art



Thank You

AGENDA ITEM NO. IX.A

Agenda Item Memorandum

CITY COUNCIL (ZONING) AGENDA ITEM REPORT

ITEM TITLE: FY 27 Budget Presentation (Second Public Hearing)

DATE: September 16, 2026

SUBMITTED BY: Shanta Bingham, Finance

ITEM TYPE: New Business

AGENDA SECTION: UNFINISHED BUSINESS

PRESENTED BY: China Agu, Director of Finance

ATTACHMENTS:
FYE 2027 Proposed Budget Ordinance FY2027-Updated CA.docx
Budget 2027.pptx
FY2027 Budget Final Draft.pdf

ORR 2027-

ORDINANCE TO PROVIDE FOR THE ADOPTION OF A BUDGET, ITS EXECUTION AND EFFECT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027

BE IT ORDAINED by the Mayor and City Council of the City of Doraville, Georgia:

Section I. There is hereby adopted for the fiscal year October 1, 2026, through September 30, 2027, a Budget for the City of Doraville, Georgia, in the gross total amount of $70,545,633, based on the budget estimates as prepared by the City Manager as detailed herein. Amounts in this budget may be re-allocated within departments by approval of the City Manager as long as the total budgeted amounts do not exceed these appropriations by department within each fund.

Section II. General Fund. The General Fund for the City of Doraville shall have an appropriation of $25,074,227 for the general obligations and legal obligations in FY2027.

General Fund revenues for the fiscal year are estimated as follows:

Taxes	$ 20,968,150
Licenses and Permits	1,150,000
Intergovernmental	566,000
Charges for Services	144,200
Fines and Forfeitures	1,250,000
Investments	300,000
Contributions and Donations	3,000
Miscellaneous	266,052
Other Financing Sources	426,875
Total Estimated General Fund Revenues	**$25,074,277**

Should the total estimated revenues received exceed the amount estimated, the City Council shall allocate such excess to the General Fund subject to further action.

Section III. There is appropriated for the general operation and payment of certain legal obligations of the City of Doraville for the fiscal year 2027 a total of $23,475,227, or as much as may be deemed necessary, not to exceed this amount and such sums shall be disbursed from the following:

City Council	$397,422
City Manager	861,459
City Clerk	287,507
Elections	12,000
Finance	889,260
Legal	350,000
Information Technology	576,000
Human Resources	528,545
Communications	239,470
Municipal Court	680,383
Police	9,424,055
E-911	970,874
Public Works	2,187,918
Street Lighting	270,000
Recreation	542,323
Recreation Programs	250,318
Parks	72,000
Library	423,713

Planning and Zoning	1,140,529
Code Compliance	668,492
Tourism	74,500
Economic Development	389,457
Governmental Buildings	1,02001
Non-Operating	2,822,052
Total Estimated General Fund Expenditures	**$25,074,277**

Section IV. Confiscated Assets Fund. The Confiscated Assets Fund for the City of Doraville has an appropriation of $50,00.

Revenues for the Confiscated Assets Fund shall be from the following sources:

Revenues-Confiscated Assets	50,000
Total Confiscated Asset Fund Revenues	**$ 50,000**

The following disbursements are authorized for the fiscal year 2027:

Public Safety	50,000
Total Confiscated Asset Fund Expenditures	**$ 50,000**

Section V. Opioid Settlement Fund. The Opioid Settlement Fund for the City of Doraville has an appropriation of $5,000.

Revenues for the Opioid Settlement Fund shall be from the following sources:

Fines and Forfeitures	5,000
Total Opioid Settlement Fund Revenues	**$ 5,000**

The following disbursements are authorized for the fiscal year 2027:

Contracted Services	5,000
Total Opioid Settlement Fund Expenditures	**$ 5,000**

Section VI. E911 Special Revenue Fund. The E911 Fund for the City of Doraville has an appropriation of $330,000.

Revenues for the E911 Fund shall be from the following sources:

E911 Charges	330,000
Total E911 Fund Revenues	**$ 330,000**

The following disbursements are authorized for the fiscal year 2027:

Transfers	330,000
Total E911 Fund Expenditures	**$ 330,000**

Section VII. Public Art Fund. The Public Art Fund for the City of Doraville has an appropriation of $23,000.

Revenues for the Public Art Fund shall be from the following sources:

Licenses and Permits	23,000
Total Public Art Fund Revenues	**$ 23,000**

The following disbursements are authorized for the fiscal year 2027:

Contracted Services	23,000
Total Public Art Fund Expenditures	**$ 23,000**

Section VIII. Tree Fund. The Tree Fund for the City of Doraville has an appropriation of $215,000.

Revenues for the Tree Fund shall be from the following sources:

Tree Fund Receipts	215,000
Total Tree Fund Revenues	**$ 215,000**

The following disbursements are authorized for the fiscal year 2027:

Tree trimming and planting	190,000
Contracted Services	32,000
Total Tree Fund Expenditures	**$ 190,000**

Section IX. Multiple Grants Fund. The Multiple Grants Fund for the City of Doraville has an appropriation of $3,412,204.

Revenues for the Multiple Grants Fund shall be from the following sources:

Grants	3,412,204
Total Multiple Grants Fund Revenues	**$ 3,412,204**

The following disbursements are authorized for the fiscal year 2027:

General Capital Outlay	1,818,000
Planning and Zoning-Capital Outlay	2,131,204
Public Works-Capital Outlay	100,000
Total Multiple Grants Fund Expenditures	**$ 3,412,204**

Section X. Hotel/Motel Tax Fund. The Hotel/Motel Tax Fund for the City of Doraville has an appropriation of $150,000.

Revenues for the Hotel/Motel Tax Fund shall be from the following sources:

Taxes-Hotel/Motel	150,000
Total Hotel/Motel Tax Fund Revenues	**$ 150,000**

The following disbursements are authorized for the fiscal year 2027:

Payments to Other Agencies	56,250
Contracted Services	28,125
Transfer out to General Fund	65,625
Total Hotel/Motel Tax Fund Expenditures	**$ 150,000**

Section XI. Rental Motor Vehicle Excise Tax Fund. The Rental Motor Vehicle Excise Tax Fund for the City of Doraville has an appropriation of $50,000.

Revenues for the Rental Motor Vehicle Excise Tax Fund shall be from the following sources:

Taxes-Rental Motor Vehicle Excise	50,000
Total Rental Motor Vehicle Excise Tax Fund Revenues	**$ 50,000**

The following disbursements are authorized for the fiscal year 2027:

Transfers to General Fund	50,000
Total Rental Motor Vehicle Excise Tax Fund Expenditures	**$ 50,000**

Section XII. Special Purpose Local Option Sales Tax (SPLOST) Fund. The Special Purpose Local Option Sales Tax (SPLOST) Fund for the City of Doraville has an appropriation of $2,559,293.

Revenues for the Special Purpose Local Option Sales Tax (SPLOST) Fund shall be from the following sources:

Special Purpose Local Option Sales Tax (SPLOST)	1,900,000
Use of Fund Balance	50,000
Special Purpose Local Option Sales Tax (SPLOST) Fund Revenue	**$ 1,950,000**

The following disbursements are authorized for the fiscal year 2027:

Capital Outlay	1,950,000
Special Purpose Local Option Sales Tax (SPLOST) Fund Expenditures	**$ 1,950,000**

Section XIII. CID Assembly Maintenance Fund. The CID Assembly Maintenance Fund for the City of Doraville has an appropriation of $255,585.

Revenues for the CID Assembly Maintenance Fund shall be from the following sources:

Taxes	255,585
Total CID Assembly Maintenance Fund Revenues	**$ 255,585**

The following disbursements are authorized for the fiscal year 2027:

CID Payment	255,585
Total CID Assembly Maintenance Fund Expenditures	**$ 255,585**

Section XIV. Capital Projects. The Capital Projects Fund for the City of Doraville has an appropriation of $825,000.

Revenues for the Capital Projects Fund shall be from the following sources:

Operating Transfers	825,000
Total Capital Projects Fund Revenues	**$ 825,000**

The following disbursements are authorized for the fiscal year 2027:

Capital Outlay	825,000
Total Capital Projects Fund Expenditures	**$ 825,000**

Section XV. Tank Farm Special Service District. The Tank Farm Special Service District Fund for the City of Doraville has an appropriation of $1,2000,000.

Revenues for the Tank Farm Special Service District Fund shall be from the following sources:

Use of Fund Balance	1,170,000
Interest	50,000
Total Tank Farm Special Service District Fund Revenues	**$ 1,200,000**

The following disbursements are authorized for the fiscal year 2027:

Capital Outlay	1,200,000
Total Tank Farm Special Service District Fund Expenditures	**$ 1,200,000**

Section XVI. Invest Doraville Fund. The Invest Doraville Fund for the City of Doraville has an appropriation of $20,700,000.

Revenues for the Invest Doraville Fund shall be from the following sources:

Use of Fund Balance	23,500,000
Interest	450,000
Total Invest Doraville Fund Revenues	**$ 23,950,000**

The following disbursements are authorized for the fiscal year 2027:

Contracted Services	950,000
Capital Outlay	23,000,000
Total Invest Doraville Fund Expenditures	**$ 23,950,000**

Section XVII. General Obligation (GO) Bond Fund. The General Obligation Bond Fund for the City of Doraville has an appropriation of $8,250,000.

Revenues for the General Obligation Bond Fund shall be from the following sources:

Use of Fund Balance	5,350,000
Interest	1000,000
Total General Obligation Bond Fund Revenues	**$ 5,450,000**

The following disbursements are authorized for the fiscal year 2027:

Contracted Services	450,000
Capital Outlay	5,000,000
Total General Obligation Bond Fund Expenditures	**$ 5,450,000**

Section XVIII. Stormwater Management Fund. The Stormwater Management Fund for the City of Doraville has an appropriation of $4,266,167.

Revenues for the Stormwater Management Fund shall be from the following sources:

Charges for Services – Stormwater	1,505,000
Interest	55,000
Operating Transfers In – Fund Balance	2,706,167
Total Stormwater Management Fund Revenue	**$ 4,266,167**

The following disbursements are authorized for the fiscal year 2027:

Stormwater Operations	1,066,167
Stormwater Capital Outlay	3,200,000
Total Stormwater Management Fund Expenses	**$ 4,266,167**

Section XIX. Sanitation Fund. The Sanitation Fund for the City of Doraville has an appropriation of $855,000.

Revenues for the Sanitation Fund shall be from the following sources:

Sanitation Fees	855,000
Total Sanitation Fund Revenues	**$ 855,000**

The following disbursements are authorized for the fiscal year 2027:

Sanitation Services	855,000
Total Sanitation Fund Expenses	**$ 855,000**

Section XX. Tank Farm Debt Service Fund. The Tank Farm Special Service District Fund for the City of Doraville has an appropriation of $507,870.

Revenues for the Tank Farm Debt Fund shall be from the following sources:

SSD Taxes	507,870
Total Tank Farm Debt District Fund Revenues	**$ 507,870**

The following disbursements are authorized for the fiscal year 2027:

Debt Service Payment	507,870
Total Tank Farm Special Service District Fund Expenditures	**$ 507,870**

Section XXI. Revenue Bond Debt Service Funds. The Revenue Bond Debt Service Funds for the City of Doraville have appropriations of $1,549,827.

Revenues for the Revenue Bond Debt Service Funds shall be from the following sources:

Revenue Bond Taxes	1,549,827
Total Revenue Bond Debt Service Fund Revenues	**$ 1,549,827**

The following disbursements are authorized for the fiscal year 2027:

Debt Service Payment	1,549,827
Total Revenue Bond Debt Service Fund Expenses	**$ 1,549,827**

Section XXII. General Obligation (GO) Bond Debt Service Fund. The General Obligation Bond Fund for the City of Doraville has an appropriation of $687,288

Revenues for the General Obligation Bond Debt Service Fund shall be from the following sources:

SSD Taxes	687,288
Total General Obligation Bond Fund Revenues	**$ 687,288**

The following disbursements are authorized for the fiscal year 2027:

Debt Service Payment	687,288
Total General Obligation Bond Debt Service Fund Expenses	**$ 687,288**

SO RATIFIED AND ADOPTED by the Mayor and City Council of the City of Doraville, Georgia, in regular session assembled this 16 day of September, 2026.

CITY OF DORAVILLE, GEORGIA

_____ _____

First Reading Second Reading

CITY OF DORAVILLE, GEORGIA

_____
Joseph Gierman Mayor, City of Doraville

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

_____
Cecil McLendon, City Attorney

ATTEST:
OFFICE OF THE CITY CLERK (SEAL)

_____
Shanta Bingham, City Clerk

2027 Fiscal Budget

CITY OF DORAVILLE, GEORGIA

Highlights

- Budget was created with current millage rate of 9.00 mills which generated $1.2 million dollars in revenue.
  - Sidewalk projects
  - Pool Fund
  - Park Maintenance

- 2% average merit increase for employees

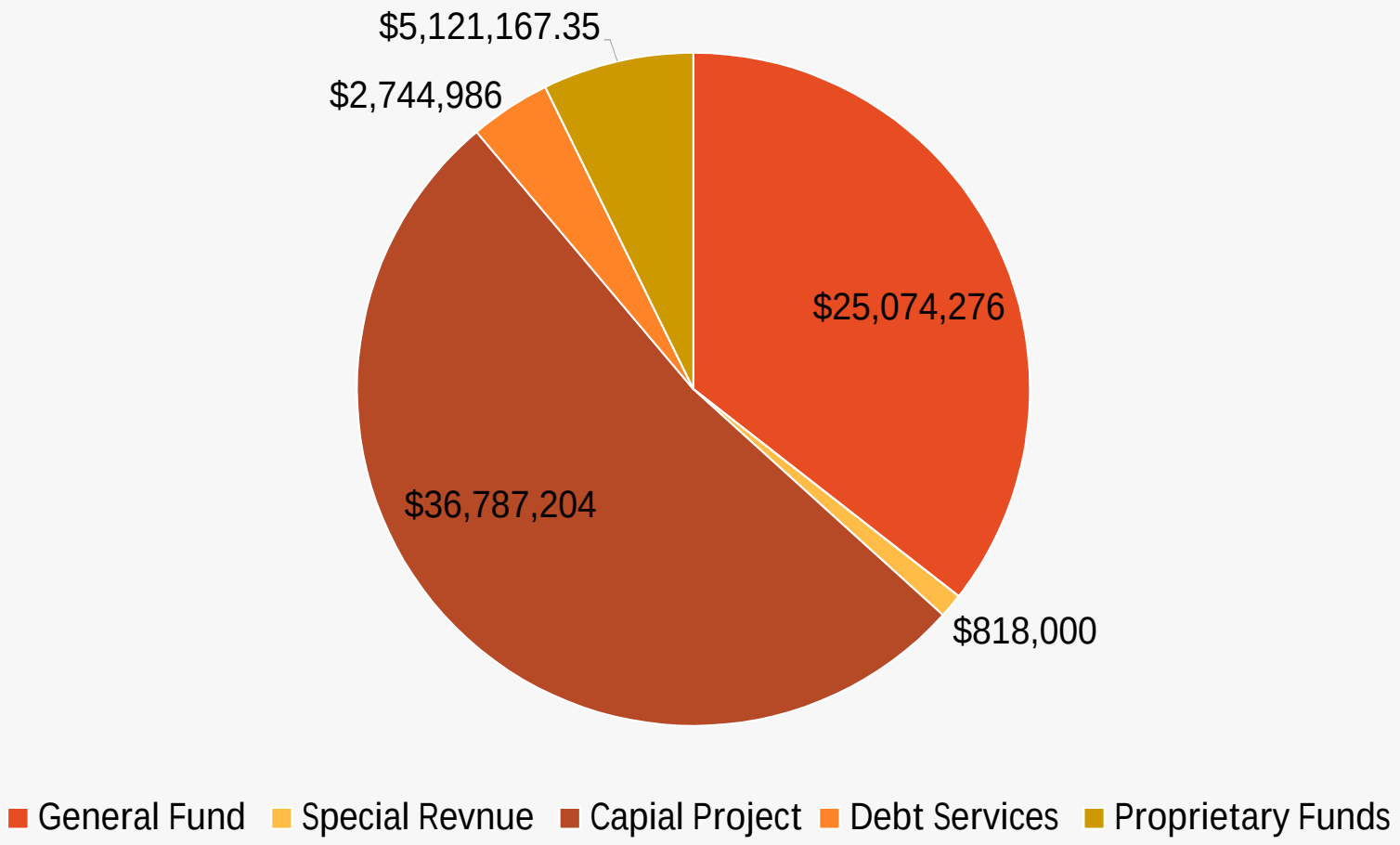
- Creation of two new departments:
- Economic Development Department
  - Economic Development Director and Business and Community Engagement
  - Government Buildings
    - All utilities and maintenance for all buildings will be expense

- Four new employees:
  - 1 Economic Development Director
  - 1 Library Specialist
  - GIS and Stormwater Specialist
  - Receptionist (3 months)

Highlights

- Fee Schedule Changes
  - Retaining Walls
    - Current fee:
      - Valuation: 48" or less in height $20 per linear foot
      - Valuation: greater than 48" in height $30 per linear foot
    - Proposed fee :
      - One and Two Family $2 Per Linear foot
      - All other Development Plans $6 Per linear foot
    - Example
      - Old Cost: 66FT Wall = $1,320 New Cost = $132
      - Old Cost: 369FT Wall = 11,095 New Cost = $$2,214
  - Demolition:
    - Current Fee: $500
    - Proposed Fee: One and Two Family $1 per square foot up to $500 Max
    - All other developments $1 per square foot, up to $1,000 Max

Fund Types


$5,121,167.35
$2,744,986
$25,074,276
$36,787,204
$818,000
General Fund
Special Revnue
Capial Project
Debt Services
Proprietary Funds

Year Comparison

Fund Name	2027	2026	% Change
General Fund	$25,074,277	$23,475,227	7%
Confiscated Assets	$50,000	$373,505	-87%
E- 911	$330,000	$312,000	6%
Tree Fund	$215,000	$50,000	330%
American Rescue Plan	$0	$72,490	-100%
Multiple Grant	$3,412,204	$5,109,884	-33%
Hotel/Motel	$150,000	$150,000	0%
Motor Rental Vehicle	$50,000	$50,000	0%
Public Art	$23,000	$8,000	
Local Capital Fund	$825,500	$720,390	15%
SPLOST 2023	$1,950,000	$2,559,294	-24%
SSD Tank Farm Capital	$1,200,000	$1,893,042	-37%
Invest Doraville Capital	$23,950,000	$20,700,000	16%
GO Bond Capital	$5,450,000	$8,250,000	-34%
Stormwater	$4,266,167	$2,243,945	90%
Solid Waste	$855,000	$715,500	19%
SSD Tank Farm Debt	$507,871	$501,048	1%
Invest Doraville Debt	$1,549,827	$1,547,278	0%
GO Bond Debt	$687,288	$722,067	-5%
Total	$70,546,134	$69,453,670	

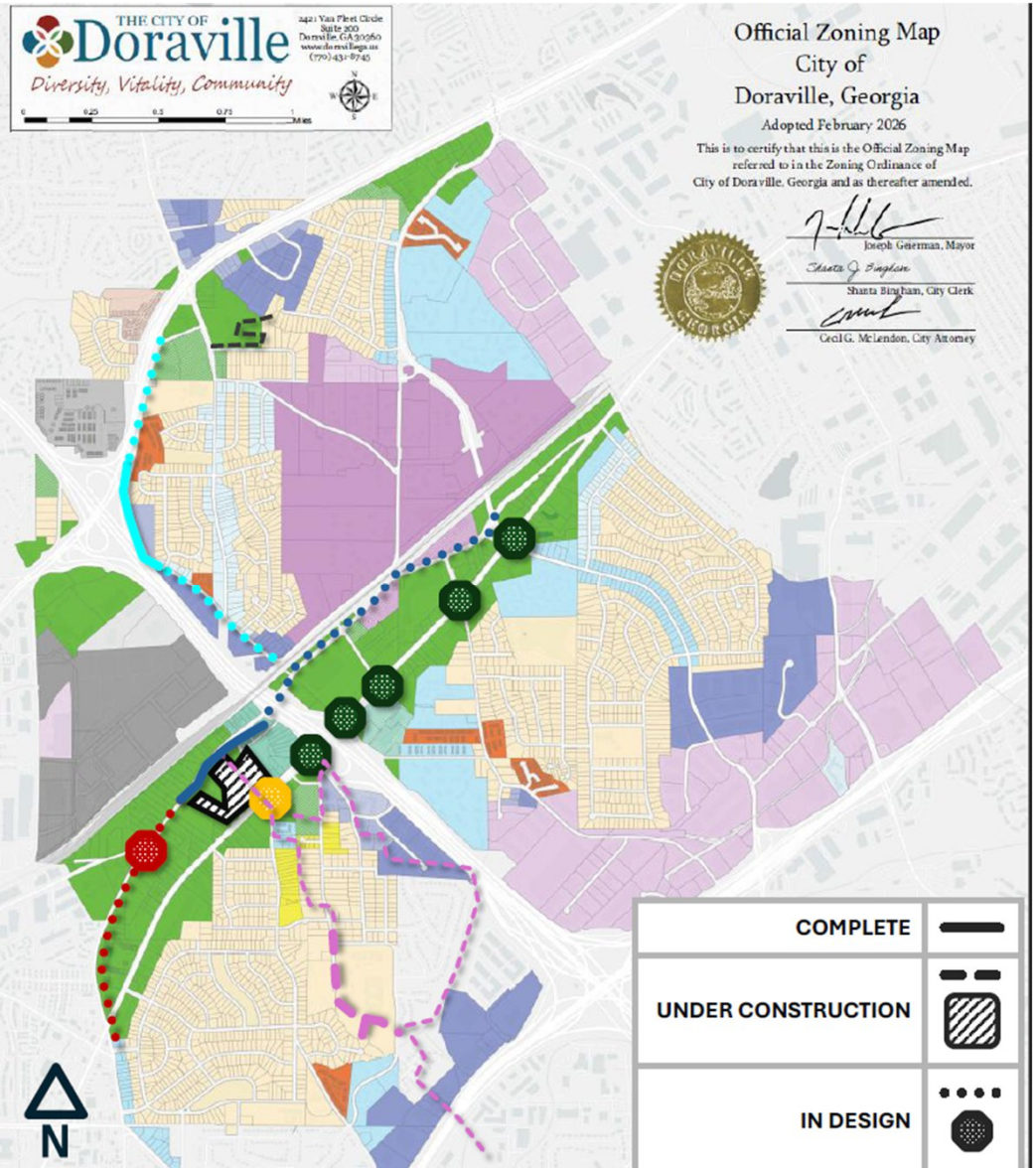
2027 Capital

- **Police Vehicles $355,593**
  - These are replacement vehicles for vehicles over 100,000 miles. These vehicles allow the agency to remove unsafe and high maintenance vehicles from fleet
- **City Wide Scanning Projects $150,000**
  - This will make all paper documents scanned into City's Digital repository and make documents searchable.
- **Parks Upgrades $525,000**
  - *Chicopee*
    - Walking Trail and railings
    - New Playground Equipment
  - *Brook and English Oak*
    - Upgraded weight Equipment
    - New and Updated Playground Equipment
  - *Autumn*
    - Upgraded benches and trash cans
  - *Halpern*
    - Upgrade Basketball Court (Full court if Erosion allows)
  - *Honeysuckle*
    - Funds set aside for pool
    - Field House
- **Vehicles**
  - Parks New Van
  - Public Works Replacement vehicle

2027 Capital

- **0019884 Buford Highway Pedestrian Improvements $1,500,000**
  - I-285, Longmire Way, McElroy Road, and Oakcliff Road as outlined in the Doraville Citywide Mobility Plan.
- **0019885 Flowers Multiuse Path $265,000**
  - Dual-purpose multiuse path down Flowers Road from the railroad tracks / School Drive to Van Fleet Circle
- **0019790 Shallowford Road Streetscape $343,850**
  - Streetscape improvements for Shallowford Road and New Peachtree road from the southern endpoint of the current New Peachtree Road streetscape, across Buford Highway to Chamblee Dunwoody Road.
- **0020671 Chestnut Drive Realignment $300,000**
  - Realigning Chestnut Drive with Central Avenue at Buford Highway.
- **Phase 2a of the Peachtree Creek Greenway $2,035,549**
  - This project creates the connection to the new Sequoyah High School property from Aztec Road, Stewart Road, and Drury Court

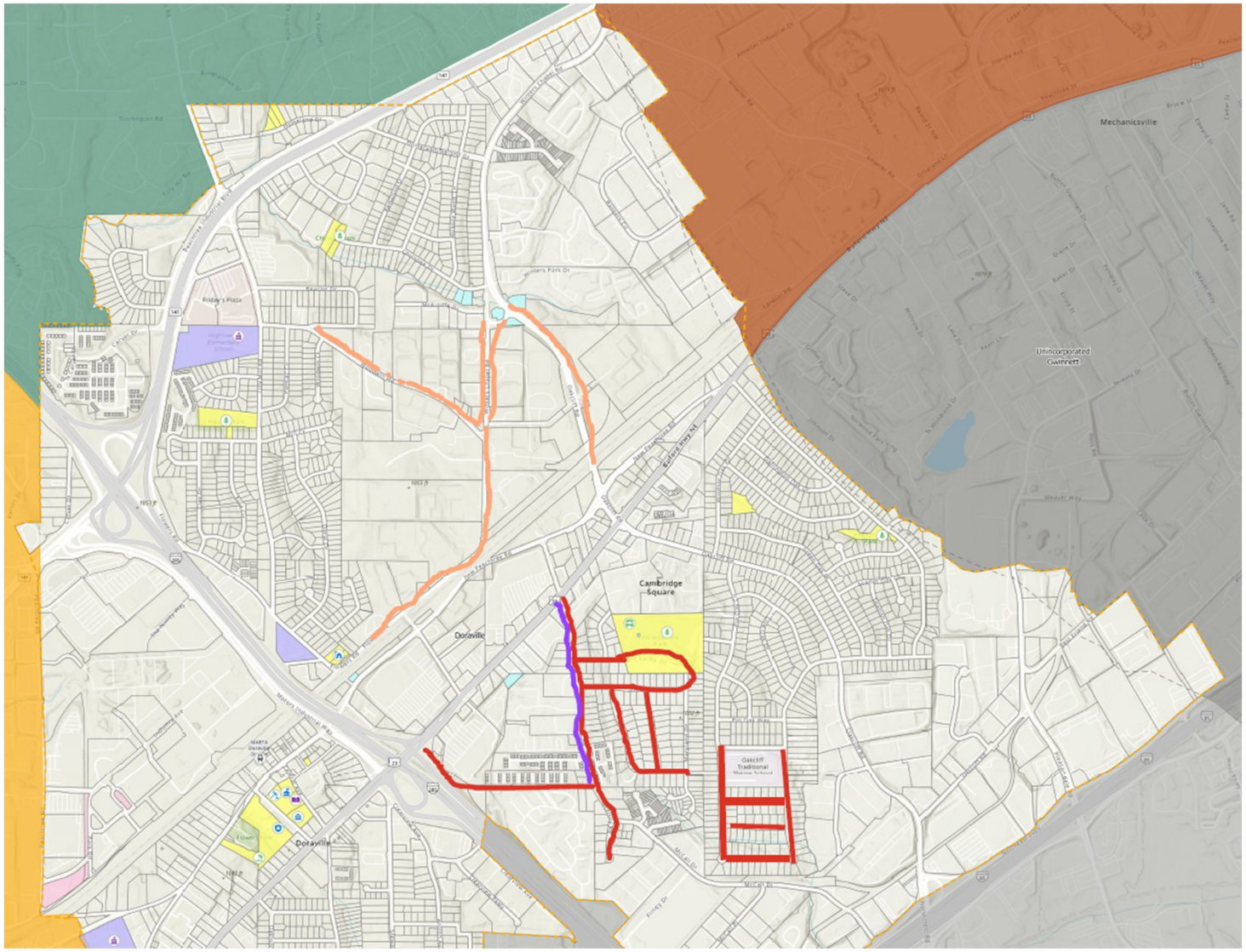




		PLANNED	
CITY CENTER		FLOWERS ROAD PATH (PI 0019855)	
PEACHTREE CREEK GREENWAY		BUFORD HIGHWAY PEDESTRIAN SAFETY IMPROVEMENTS (PI 0019884)	
NEW PEACHTREE ROAD PATH (PI 0019208)		CHESTNUT DRIVE REALIGNMENT (PI 0020671)	
SHALLOWFORD ROAD STREETSCAPE (PI 0019790)		CHICOPEE TRAIL	

2027 Capital

- **Stormwater Projects $1,300,000**
  - Use to fund project using 319 Grant for Northwoods Unity Garden Streambank Restoration and prioritized projects using the latest Stormwater Master Plan.
- **Capital Paving $1,200,000**
  - Paving streets based off pavement condition assessment, Pavement Management projects will be identified and prioritized over the course of the next 5 years
  - Road Name: Pin Oak Circle Begin: Willow to Oak Willow Oak Length: 0.72mi
  - Road Name: Friar Tuck Way Begin: Pin Oak Circle Pin Oak Circle Length: 0.16mi
  - Road Name: Little John Way Begin: Pin Oak Circle Pin Oak Circle Length: 0.16mi
  - Road Name: Jett Drive Begin: McElroy Maryland Length: 0.27mi
  - Road Name: Pleasant Valley Drive McElroy Carole Drive Length: 0.33mi
  - Road Name: Chatham Drive Begin: Jett Drive Carole Drive Length: 0.20mi
  - Road Name: North DeKalb Drive Begin: Buford Highway McElroy Length: 0.49mi
  - Road Name: Carole Drive Begin: Jett Drive Pin Oak Circle Length: 0.12mi
- **Grapple Truck $250,000**
  - Use to assist with yard waste collection
- **Sidewalks $425,000**
  - McElroy to Longmire
- **SSD Tank Farm Sidewalks $1,200,000**
  - Sidewalks will be installed from Woodwin DR to Winters Chaple to Longmire


Mechanicsville
Unincorporated Gwinnett
Cambridge Square
Doraville
Doraville
2027 Paving
2027 Sidewalks
2027 SSD Sidewalks


THANK YOU
FOR COMING

CITY OF DORAVILLE

FY2027 BUDGET

October 1, 2026 -
September 30, 2027

Budget Highlights

- Property tax revenue is based off 9 mills with a property tax revenue increase of $1.2 million
- There are three new positions added
    - Economic Development Director
    - Receptionist (3 Months)
    - GIS and Environmentalist Specialist
- Merrit increase for employees based off evaluation 3% highest
- There are two departments
    - Government Buildings
        - All utilities and maintenance for all buildings will be expense
    - Economic Development Department
        - Economic Development Director
        - Business and Community Engagement
- Capital Projects to include the following: (Details in Capital Section)
    - 4 Police Vehicles and 1 Public Works Vehicle
    - City Wide Scanning Project
    - Park Upgrades
    - Georgia Department Projects
        - Phase 2a Peachtree Creek Greenway (Construction)
        - Chestnut Drive Realignment (Preliminary Engineering)
        - Floweres Road Multiuse Path (Preliminary Engineering)
        - Buford Highway Pedestrian Improvements
        - Shallowford Road Streetscape (Preliminary Engineering)
    - Paving and Sidewalk projects (based off Paving 2026-2030 Plan)
    - SSD Tank Farm Sidewalk Project
    - Stormwater Project
    - Grapple Truck
    - Continuation of building of the People's Building

Pay Grades and Positions

	Minimum	Mid	Max
1	$15.00/$31,200	$19.25/$40,040	$23.50/$48,880
2	$16.50/$34,320	$21.25/$44,200	$26.00/$54,080
3	$19.00/$39,520	$24.00/$49,920	$29.00/$60,320
4	$20.50/$42,640	$25.75/$53,560	$31.00/$64,480
5	$22.00/$45,760	$28.00/$58,240	$34.00/$70,720
6	$24.00/$49,920	$30.50/$63,440	$37.00/$76,960
7	$26.50/$55,120	$33.50/ $69,680	$40.50/84,240
8	$29.00/$60,320	$36.75/$76,440	$44.50/$92,560
9	$31.50/$65,520	$40.00/$83,200	$48.50/$100,880
10	$34.50/$71,760	$43.75/$91,000	$53.00/$110,240
11	$38.00/$79,040	$48.00/$99,840	$58.00/$120,640
12	$41.50/$86,320	$52.50/$109,200	$63.50/$132,080
13	$45.00/$93,600	$57.50/$119,600	$70.00/$145,600
14	$49.50/$102,960	$62.75/$130,520	$76.00/$158,080
15	$54.00/$112,320	$68.50/$142,480	$83.00/$172,640
16	$59.00/$122,720	$75.00/$156,000	$91.00/$189,280

Department	Job Title	ACA Profile	Pay Type	Pay Grade	Number of Positions
City Manager	City Manager	Full-Time	Salaried	Contract	1
City Manager	Assistant City Manager	Full-Time	Salaried	15	1
Department	**Job Title**	**ACA Profile**	**Pay Type**	**Pay Grade**	**Number of Positions**
City Clerk	City Clerk	Full-Time	Salaried	12	1
City Clerk	Deputy City Clerk	Part-Time	Hourly	6	1
City Clerk	Receptionist	Full-Time	Hourly	3	1
Department	**Job Title**	**ACA Profile**	**Pay Type**	**Pay Grade**	**Number of Positions**
Financial Administration	Director of Finance	Full-Time	Salaried	14	1
Financial Administration	Assistant Finance Director	Full-Time	Salaried	11	1
Finance Administration	Accounting Associate	Full-Time	Hourly	5	1
Financial Administration	Accounting Technician	Full-Time	Hourly	4	1
Financial Administration	Business License and Revenue Technician	Full-Time	Hourly	3	1
Department	**Job Title**	**ACA Profile**	**Pay Type**	**Pay Grade**	**Number of Positions**
Human Resources	Director of Human Resources	Full-Time	Salaried	12	1
Human Resources	Human Resources Coordinator	Full-Time	Salaried	7	1

Department	Job Title	ACA Profile	Pay Type	Pay Grade	Number of Positions
Communications	Communications Coordinator	Full-Time	Salaried	7	1
Communications	Communication Specialist	Full-Time	Hourly	5	1
Department	**Job Title**	**ACA Profile**	**Pay Type**	**Pay Grade**	**Number of Positions**
Municipal Court	Clerk of Court	Full-Time	Salaried	9	1
Municipal Court	Senior Court Clerk	Part-Time	Hourly	7	1
Municipal Court	Deputy Court Clerk	Full-Time	Hourly	4	2
Department	**Job Title**	**ACA Profile**	**Pay Type**	**Pay Grade**	**Number of Positions**
E911	Emergency Communications Supervisor	Full-Time	Hourly	7	1
E911	Communications Officer III & IV	Full-Time	Hourly	4	2
E911	Communications Officer I & II	Full-Time	Hourly	3	7
Department	**Job Title**	**ACA Profile**	**Pay Type**	**Pay Grade**	**Number of Positions**
Police	Chief of Police	Full-Time	Salaried	15	1
Police	Assistant Police Chief	Full-Time	Salaried	14	1
Police	Major	Full-Time	Salaried	13	2
Police	Police Captain	Full-Time	Salaried	12	2
Police	Lieutenant	Full-Time	Hourly	11	6
Police	Sergeant	Full-Time	Hourly	10	7
Police	Chief's Aide	Full-Time	Hourly	10	1
Police	Corporal/ Detective I, II, III	Full-Time	Hourly	9	8
Police	Officer I II III	Full-Time	Hourly	8	21
Police	Bailiff	Part-Time	Hourly	6	2
Police	Administrative Assistant, Training/Certification	Full-Time	Hourly	5	1
Police	Animal Control Officer	Full-Time	Hourly	4	1
Police	Transport Officer	Full-Time	Hourly	4	3
Police	Records Clerk	Full-Time	Hourly	2	3

Department	Job Title	ACA Profile	Pay Type	Pay Grade	Number of Positions
Public Works	Director of Public Works	Full-Time	Salaried	12	1
Public Works	Maintenance Superintendent	Full-Time	Salaried	6	1
Public Works	Foreman	Full-Time	Hourly	5	1
Public Works	Heavy Equipment Operator	Full-Time	Hourly	4	3
Public Works	Light Equipment Operator	Full-Time	Hourly	3	7
Public Works	Office Manager	Full-Time	Hourly	3	1
Public Works	Maintenance & Repair Worker	Full-Time	Hourly	2	6

Department	Job Title	ACA Profile	Pay Type	Pay Grade	Number of Positions
Stormwater	Stormwater/GIS Analyst	Full-Time	Salaried	6	1
Stormwater	Stormwater/GIS Technician	Full-Time	Hourly	5	1
Stormwater	Foreman Heavy Equipment Operator	Full-Time	Hourly	1	1
Stormwater	Heavy Equipment Operator	Full-Time	Hourly	1	1
Stormwater	Light Equipment Operator	Full-Time	Hourly	1	1

Department	Job Title	ACA Profile	Pay Type	Pay Grade	Number of Positions
Parks & Recreation	Manager of Recreation, Parks & Cultural Affairs	Full-Time	Salaried	9	1
Parks & Recreation	Recreation Coordinator	Full-Time	Salaried	5	1
Parks & Recreation	Office Manager	Full-Time	Hourly	3	1
Parks & Recreation	Recreation Specialist/Instructor	Part-Time	Hourly	1	4
Recreation Programs	Seasonal Counselors	Seasonal	Hourly	1	10
Recreation Programs	Assistant Camp Director	Part-Time	Hourly	1	2

Department	Job Title	ACA Profile	Pay Type	Pay Grade	Number of Positions
Library	Library Director	Full-Time	Salaried	10	1
Library	Senior Library Technician	Full-Time	Hourly	3	1
Library	Library Specialist	Full-Time	Hourly	2	2
Library	Library Specialist	Part-Time	Hourly	2	1

Department	Job Title	ACA Profile	Pay Type	Pay Grade	Number of Positions
Planning and Zoning	Director of Planning & Community Development	Full-Time	Salaried	12	1
Planning and Zoning	Senior Planner	Full-Time	Salaried	8	1
Planning and Zoning	City Planner	Full-Time	Salaried	6	1
Planning and Zoning	Permit Technician	Full-Time	Hourly	3	1

Department	Job Title	ACA Profile	Pay Type	Pay Grade	Number of Positions
Economic Development	Economic Development Director	Full-Time	Salaried	12	1
Economic Development	Business and Community Engagement Coordinator	Full-Time	Salaried	6	1

Department	Job Title	ACA Profile	Pay Type	Pay Grade	Number of Positions
Code Enforcement	Director of Code Enforcement	Full-Time	Salaried	11	1
Code Enforcement	Code Enforcement Supervisor	Full-Time	Salaried	6	1
Code Enforcement	Code Enforcement Officer II	Full-Time	Hourly	3	2
Code Enforcement	Code Enforcement Officer	Full-Time	Hourly	3	2

Fee Schedule

CITY OF DORAVILLE

FEE SCHEDULE - EFFECTIVE 10/1/2026

ADMINISTRATION AND POLICE

REGULATED BUSINESS LICNESE (All fees are annual unless otherwise noted.)

Peddler's Permit	$	500.00	Professional Bonding	$	1,000.00
Billiards & Pool Hall	$	500.00	Employee ID Card	$	50.00
Food Truck Permit	$	50.00	Administrative Fee PD	$	50.00
Pawnshop	$	1,000.00	**Special Events Permit**		
Employee ID Card	$	50.00	Application Fee	$	100 / event
Administrative Fee PD	$	50.00	Application Fee if alcohol provided	$	50 / event
Finger Prints			Additional Services (traffic control, public works, etc.)		Actual Cost
Precious Metals/Gems/Watch	$	500.00	**Tanker License**		
Employee ID Card	$	50.00	License	$	100/ 2yrs
Administrative Fee PD	$	50.00	Late Fee	$	50.00
Finger Prints			**Coin Operated Machines**		
Escort/Dating Service	$	1,500.00	Registration Fee	$	100.00
Employee ID Card	$	50.00	Short Term Rental	$	100.00
Administrative Fee PD	$	50.00	Registration Fee	$	100.00
Finger Prints			**Background Investigation**		
Massage Parlor	$	1,500.00	Applicant	$	100.00
Soft Tissue Massage	$	1,000.00	Criminal History Only	$	25.00
Employee ID Card	$	50.00	Insurance Company	$	75.00
Administrative Fee PD	$	50.00	**All**		
Finger Prints			Application fee	$	75.00
Sexually Oriented Businesses (11/12 mod.)	**$**	**350.00**			
name change/location change	$	50.00			

Alcohol Beverage License (ABL) (All fees are annual unless otherwise noted.)

Administrative Fee			**Retail Package or Retail Consumption or Wholesale**		
Beer	$	100.00	Beer	$	1,000.00
Wine	$	100.00	Wine	$	1,000.00
Distilled Spirits	$	100.00	Distilled Spirits	$	3,000.00
Beer & Wine	$	100.00	Beer & Wine	$	2,000.00
Beer & Distilled Spirits	$	100.00	Beer & Distilled Spirits	$	3,000.00
Wine & Distilled Spirits	$	100.00	Wine & Distilled Spirits	$	3,000.00
Beer, Wine & Distilled Spirits	$	100.00	Beer, Wine & Distilled Spirits	$	4,000.00
Server Permit	$	25.00	Sunday Sales	$	1,000.00
Fingerprints		Inclusive	**Wine, Beer and Distilled Spirits Tasting**		
Administrative fee PD		Inclusive	Administrative (Application) Fee	$	100.00
Alcoholic Beverage Temp License (ABL)			Beer Tasting License	$	300.00
Alcohol Beverage Temp License (non-profit/charity events)		0.00	Wine Tasting License	$	300.00
			Beer and Wine Tasting License	$	600.00
			Beer and Distilled Spirits Tasting License	$	600.00
			Wine and Distilled Spirits Tasting License	$	600.00
			Wine, Beer and Distilled Spirits Tasting License	$	900.00

CITY OF DORAVILLE

FEE SCHEDULE - EFFECTIVE 10/1/2026

ADMINISTRATION AND POLICE	
Film and Television Production (All fees are annual unless otherwise noted.)	
Application Fee for Public or Private Property	**Fee for filming done without a permit**
$200.00 Non-Refundable, Includes first day	200 % of the original permit fee
Media Production Permit Daily Fee	**Photography Permit, Annual**
$150.00 per day, Per location	$ 100.00
Park Facility or City Facility Daily Rental Fee	**Photography Permit, One-Day (application fee only)**
$500.00 per day, Per location	$ 50.00
Rush fee (applicable to applications submitted in full with less than 3 days notice)	**Deposit for filming in a public property (Municipal Court, City Hall, Park, Facility)**
$300 if less than 5 business days	$ 350.00
Street Closure	**Sidewalk Closure**
$200 per up to 1000 feet. >1000 feet $200 will be charged for each 1000 feet or less.	$500 per up to 1000 feet. >1000 feet $500 will be charged for each 1000 feet or less. Add $20 per day per each parking space where the paid parking space is in the street closed.
Online Processing $ 4.00	

CITY OF DORAVILLE

FEE SCHEDULE - EFFECTIVE 10/1/2026

ADMINISTRATION AND POLICE

MISCELLANEOUS FEES & CHARGES (All fees are annual unless otherwise noted.)

Street Name Change Request	$ 2,000.00	**Processing fee**	
Sanitation		Municipal Court Fines and Fees - 2.25% of the total transaction	
Fee -	$315 / annually	All other departments - $4.00 per transaction/Swipe	
Special Collections $100 Min - $450 Max / Load		**NSF Check Fee**	$ 30.00
Temporary Use Permit	$ 75.00	**Court Cost Processing fee**	
Additional Sevices (traffic control, public works, etc.)	Actual Cost	Administrative Fee - $25.00 per citation	
		Failure to Appear Fee - $200.00/ case	
Move a Structure Off-Site		**Administrative fee**	$ 75.00
Permit	$ 1,000.00	**Document Reproduction Fees**	
Police Dept. Traffic Control/Escort	Actual Cost	Business and Legal Size	
Vehicle Impoundment		B&W	$.10 /page
Booting License	$ 100.00	Color	$.10 /page
Vehicle Impoundment License	$ 500.00	Oversize, Large Volume, or Specialty	Actual Cost
Vehicle Impoundment Operator		**Incident report**	$5/ each
Application	$25/ each		
License	$ 50.00		

Certified Copies

per page fees; does not include per page fees for uncertified copies or 3rd party printing charges for oversize, large volume or specialty printing

Certified Copies (City Clerk) - $5.00 per document

Certified Dispositions (Municipal Court) - $5.00 for the first page; $2.00 each additional page

CITY OF DORAVILLE

FEE SCHEDULE - EFFECTIVE 10/1/2026

COMMUNITY DEVELOPMENT		
STANDARD FEES FOR ALL PERMITS		
Application Fee	$75	
Change of Contractor	$50	
Working Without A Permit	Double the permit fee	
Permit Extension	50% of the permit fee	
Plan Review	1st and 2nd Review	Included in the permit fee
	3rd Review	50% of the permit fee
	Subsequent Reviews	50% of the previous review fee
Inspection	1st Inspection (per type and area)	Included in the permit fee
Reinspections (fees due prior to a scheduled reinspection)	1st Reinspection	If passed - no charge If failed - $100
	2nd Reinspection	$150
	3rd Reinspection	$200
	Subsequent Reinspections	Previous reinspection fee + $50

CITY OF DORAVILLE

FEE SCHEDULE - EFFECTIVE 10/1/2026

COMMUNITY DEVELOPMENT		
CONSTRUCTION		
Certificate of Occupancy or Certificate of Completion	$25 for Residential	$100 for Commercial
Building Permits	Shell Building	$1 per square foot
	Renovation, Repair, or Remodel	$1.50 per square foot
	New Construction or Addition	$2 per square foot
	Garage or Carport	$1 per square foot
	Shed, Pergola, or Similar Structure	$1 per square foot
	Driveway	$100
	Deck, Patio, or Walkway	$1 per square foot
	Roof	$150 for One & Two Family
		$350 for All Other Development Types
	Patio Cover or Awning	$1 per square foot
	Swimming Pool	$25 per square foot
	Temporary Construction Trailer	$100 per every 90 days
Fences and Walls (does not include retaining walls)	One & Two Family	$1 per linear foot
	All Other Development Types	$3 per linear foot
Demolition	One & Two Family	$1 per square foot, up to $500
	All Other Development Types	$1 per square foot, up to $1000
Trade Permits	Mechanical, Electrical, Plumbing	$100
Fire Permits	Sprinkler or Alarm System	$350
	Fire Hood Suppresion System	$150
Electric Vehicle Permit	Charging Station	$250 per unit
Solar Panel Permit	Solar Panel	$100
Cell Tower Permits	New Tower	$1,000
	Equipment modification on existing tower	
	Generators (new or modification)	$450
Special Event Permit Structures	Tent	$25
	Stage	$25

CITY OF DORAVILLE

FEE SCHEDULE - EFFECTIVE 10/1/2026

COMMUNITY DEVELOPMENT		
TREES		
Fees	**Tree Removal Permit**	$50 per tree
	Tree Pruning (For Tree Types A & B)	$25 per tree
Fines	**First Illegally Removed or Destroyed Tree**	
	Type A Tree (Overstory)	$400
	Type B Tree (Midstory)	$300
	Type C Tree (Understory)	$200
	Type D (Small)	$100
	Each Subsequent Tree	
	Type A Tree (Overstory)	$800
	Type B Tree (Midstory)	$600
	Type C Tree (Understory)	$400
	Type D (Small)	$200
	Tree Type or Number Cannot Be Determined	
	One & Two Family	$800 per tree up to a maximum of $9,600
	All Other Development Types	$160,000 per acre, prorated for the disturbed area
Recompense	**One & Two Family**	$800 per missing overstory tree or tree equivalent
Film and Television Production		$200
	Monument Sign	$400
	Pole Sign	$400
	Sign Face or Panel Replacement	$25 per panel or tenant insert
	Billboard	$2,000
	Banner, Flag, Pennant, Streamer, Balloon, Inflatable, & Others	$125
	Vacant or For Lease Signs	$450
	Minor Land Disturbing Activity	$200
	Residential Detached Lot (LDP only)	$300
	Grading & Land Development for < 0.5 acre	$400
	Grading & Land Development for 0.5 to 1 acre	$500
	Grading & Land Development for > 1 acre	$600 + $200 per acre
	Stamped Engineered Plans Required for Walls 48" or Greater	
	One & Two Family	$2 per linear foot
	All Other Development Types	$6 per linear foot

CITY OF DORAVILLE

FEE SCHEDULE - EFFECTIVE 10/1/2026

PARKS & RECREATION	
Fee Cataegories	
Category 1	City of Doraville
Category 2	AA Groups, Doraville Cluster Schools, Facilitators with Signed Agreements
Category 3	Local Civic, Faith Based, Private Schools, Nonprofit Organizations
Category 4	Businesses, Other Contracted Organizations, Individuals or Groups

Facility & Rental Fees				
Facility / Service	**Category / User**	**Rate Basis**	**Rate/Notes**	**Refundable Deposit**
Field Rentals(Lights included)	Category 2	Per Field	$15/hr, $150/day max	$ 500.00
	Category 3	Per Field	$25/hr, $250/day max	$ 250.00
	Category 4	Per Field	$40/hr, $400/day max	$ 250.00
Pavilion Rental	All Pavilions	Per 4 hour block	$50	$ 50.00
Facility Rental	Category 2	Charging for program	$10 per hour	
	Category 2	**NOT** charging for program	$0 per hour	
	Category 3	Per Occurance	Two meetings (2 hours/meeting) at no cost, additional rentals at cost of Category 4	$ 150.00
Civic Center	Category 4	Per Occurance	$100 first 2 hrs + $25 each additional hr	$ 150.00
Classroom	Category 4	Per Occurance	Classroom Regular Rental Fee: $20/hr, 2 hr minimum	$ 150.00
Gymnasium Rental	Categories 2,3,4	Per Occurance	$75 per hour, 2 hour minimum	$ 250.00

Fitness & Wellness Programs		
Program	**Eligibility / Session**	**Rate**
Chair Yoga	Per 6 week session 2 days per week	$ 20.00
Tai Chi	Per 6 week session: under 50	$ 30.00
	Per 6 week session 50+	$ 18.00
Low Impact Aerobics	Age 50 and older	Free
Water Aerobics (June - August)	Adult (18 years and older)	$3/class
	Senior (55+ yeares older)	$2/class

Athletics		Summer Camp		
Sports	**Rate**	**Program**	**Rate Basis**	**Rate**
Soccer	$60/player	Dance	Per 6 week session per child	$ 55.00
Baseball	$60/player	Camp Registration Fee	per child	$ 50.00
Volleyball	$60/player			
Basketball	$110/player	Camp Weekly Rate	First child	$ 125.00
			Second child and above	$ 100.00

Governmental Funds

BUDGET SUMMARY - ALL DEPARTMENTS

	25-26	25-26	26-27	26-27	26-27
Department	Amended Budget	Activity	Requested	Recommended	Approved
Revenue	$ 23,475,227.00	26,237,161	25,074,277	25,074,277	
Council	$ 399,822	103,568	397,422	397,422	0
City Manager	$ 927,151	477,028	861,459	861,459	0
City Clerk	$ 249,537	107,499	287,507	287,507	0
Legal	$ 350,000	231,411	350,000	350,000	0
Information Techology	$ 556,000	468,790	576,000	576,000	0
Financial Administration	$ 1,351,222	850,048	889,260	889,260	0
Human Resources	$ 514,149	151,068	528,545	528,545	0
Gen Govt Buildings and Plant	$ -	1,499	1,020,000	1,020,001	0
Lights	$ 270,000	211,910	270,000	270,000	0
Communication Dept	$ 261,458	91,464	238,470	238,470	0
Municipal Court	$ 594,380	315,605	680,383	680,383	0
Police Department	$ 8,934,626	4,835,580	9,424,055	9,424,055	0
E911	$ 1,039,983	471,200	970,874	970,874	0
Public Works	$ 2,614,484	1,264,025	2,187,918	2,187,918	0
Recreation	$ 705,194	300,586	542,323	542,323	0
Recreation Programs	$ 288,193	51,586	250,318	250,318	0
Parks	$ 74,500	51,404	72,000	72,000	0
Planning and Zoning	$ 1,496,858	471,964	1,140,529	1,140,529	0
Economic Development	$ -	5,000	389,457	389,457	0
Code Enforcement	$ 640,247	237,219	668,492	668,492	0
Tourism	$ 100,000	26,316	74,500	74,500	0
Library Administration	$ 319,257	145,283	432,713	432,713	0
Other Financing Uses	$ 2,058,166	11,151,774	2,822,052	2,822,052	0
GRAND TOTAL	**$ 23,745,227.00**	**22,021,829**	**25,074,276**	**25,074,277**	**0**

Revenue

GL Number	Description	25-26 Amended	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
100-0000-311100.00	Real property tax-current year	9,995,000	6,778,425	10,950,000	10,950,000	
100-0000-311110.00	Public utility tax-current year	25,000	0	25,000	25,000	
100-0000-311190.00	SSD Taxes	0	11,059,571	0	0	
100-0000-311200.00	Real property tax-prior year	175,000	479,510	250,000	250,000	
100-0000-311300.00	Personal property tax-current year	1,998,000	1,069,957	2,100,000	2,100,000	
100-0000-311310.00	Motor vehicle	30,000	8,788	30,000	30,000	
100-0000-311315.00	MV Title Ad Valorem	350,000	260,773	350,000	350,000	
100-0000-311390.00	Public utility tax-prior year	0	118,029	120,000	120,000	
100-0000-311400.00	Personal property-prior year	135,000	41,071	135,000	135,000	
100-0000-311600.00	Real estate transfer (intangible)	35,000	41,299	45,000	45,000	
100-0000-311700.00	Franchise taxes	1,690,000	1,459,943	1,774,500	1,774,500	
100-0000-314200.00	Beer/Wine Alcoholic Beverage Excise	575,000	394,101	575,000	575,000	
100-0000-314300.00	Mixed Drink Excise	100,000	39,296	100,000	100,000	
100-0000-314500.00	MFG Energy Excise Tax	8,000	14,847	8,000	8,000	
100-0000-314600.00	Consumer Fireworks Excise Tax	100	133	150	150	
100-0000-316100.00	Business and occupation taxes	2,655,000	1,565,162	2,655,000	2,655,000	
100-0000-316200.00	Insurance premium taxes	1,205,000	1,173,680	1,210,000	1,210,000	
100-0000-316300.00	Financial Institutions Tax	145,000	0	145,000	145,000	
100-0000-319000.00	Penalties and interest on delinquent	40,000	78,235	45,000	45,000	
100-0000-319500.00	Fi Fa	0	6,933	0	0	
100-0000-321100.00	Alcoholic beverages	350,000	271,876	350,000	350,000	
100-0000-322200.00	Building and signs	1,150,000	199,157	1,150,000	1,150,000	
100-0000-322300.00	Motor vehicle operators	80,000	900	80,000	80,000	
100-0000-322990.00	Other	500	2,060	500	500	
100-0000-323000.00	Regulatory fees	20,000	14,780	20,000	20,000	
100-0000-331000.00	Federal government grants	0	152,209	0	0	
100-0000-334000.00	State government grants	10,000	7,250	10,000	10,000	
100-0000-341910.00	Election qualifying fee	4,000	0	4,000	4,000	
100-0000-342120.00	Accident reports	15,000	12,495	15,000	15,000	
100-0000-342900.00	Warrant contract	2,500	7,187	5,000	5,000	
100-0000-346400.00	Background check fees	500	0	500	500	
100-0000-347200.00	Activity fees	70,000	0	0	0	
100-0000-347500.00	Program fees	50,000	46,532	70,000	70,000	
100-0000-347900.00	Other Culture & Recreation	2,000	0	2,000	2,000	
100-0000-349300.00	Bad check fees	200	0	200	200	
100-0000-351170.00	Municipal Court Fines & Fees	1,000,000	331,110	1,250,000	1,250,000	
100-0000-361000.00	Interest revenues	324,000	109,390	300,000	300,000	
100-0000-371000.00	Contributions and Do	3,000	13,376	3,000	3,000	
100-0000-381000.00	Rents and royalties	75,000	62,562	95,000	95,000	
100-0000-383000.00	Damaged property reimbursements	15,000	9,635	15,000	15,000	
100-0000-389000.00	Miscellaneous	50,000	27,626	50,000	50,000	
100-0000-389000.00-810	Miscellaneous	0	-735	0	0	
100-0000-389030.00	Misc Revenue: Rebates/Refunds	0	9,968	0	0	
100-0000-389040.00	Misc Revenues: Credit Card Fees	2,500	432	2,500	2,500	
100-0000-389050.00	CID GTIP Pass through	116,052	58,026	116,052	116,052	
100-0000-391215.00	Xfers from E911	312,000	0	330,000	330,000	
100-0000-391275.00	Xfers from HM Fund	46,875	0	46,875	46,875	
100-0000-391280.00	Transfers from MVRE	50,000	0	50,000	50,000	
100-0000-392100.00	Sale of Assets	25,000	14,504	25,000	25,000	
Total 0000:		22,935,227	25,940,095	24,508,277	24,508,277	0.00
3200						
100-3200-331100.00	OCDETF Reimbursements	540,000	297,066	566,000	566,000	0.00
Total 3200:		540,000	297,066	566,000	566,000	0.00
Estimated Revenues		23,475,227	26,237,161	25,074,277	25,074,277	0.00
	Total	**23,475,227**	**26,237,161**	**25,074,277**	**25,074,277**	**0.00**

Council

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
1110						
100-1110-511100.00	Regular employees	104,354	64,247	104,354	104,354	
100-1110-512100.00	Group insurance	95,633	0	101,232	101,232	
100-1110-512200.00	Social Security (FICA) contributions	6,470	3,776	6,470	6,470	
100-1110-512300.00	Medicare	1,513	883	1,513	1,513	
100-1110-512400.00	Retirement contributions	8,348	0	8,348	8,348	
100-1110-512700.00	Workers' compensation	11,904	0	11,905	11,905	
100-1110-521200.00	Professional	74,000	13,777	74,000	74,000	
100-1110-521300.00	Technical	0	308	500	500	
100-1110-523100.00	Insurance, other than employee bene	31,500	0	31,500	31,500	
100-1110-523200.00	Communications	3,500	1,164	3,500	3,500	
100-1110-523300.00	Advertising	1,500	176	1,500	1,500	
100-1110-523400.00	Printing and binding	2,500	296	2,500	2,500	
100-1110-523500.00	Travel	18,000	4,614	18,000	18,000	
100-1110-523600.00	Dues and fees	4,100	0	4,100	4,100	
100-1110-523700.00	Education and training	18,000	3,025	18,000	18,000	
100-1110-531100.00	General supplies and materials	2,000	3,304	4,000	4,000	
100-1110-531300.00	Food	5,000	4,999	5,000	5,000	
100-1110-531400.00	Books and periodicals	500	0	500	500	
100-1110-531600.00	Small equipment	1,000	0	500	500	
100-1110-573000.00	Payments to others	10,000	3,000	0	0	
Total 1110:		399,822	103,568	397,422	397,422	0.00
	Total	**399,822**	**103,568**	**397,422**	**397,422**	**0.00**

City Manager

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
100-1320-511100.00	Regular Employees	348,804	95,997	342,700	342,700	
100-1320-512100.00	Group insurance	29,716	0	29,626	29,626	
100-1320-512200.00	Social Security (FICA)	21,626	5,839	21,247	21,247	
100-1320-512300.00	Medicare	5,058	1,366	4,969	4,969	
100-1320-512400.00	Retirement contributions	30,346	0	29,815	29,815	
100-1320-512700.00	Workers' compensation	3,401	0	3,401	3,401	
100-1320-521200.00	Professional Services	397,000	328,014	350,000	350,000	
100-1320-522200.00	Repairs and maintenance	15,000	13,321	2,000	2,000	
100-1320-523100.00	Insurance, other than Employee Benefits	9,000	0	9,000	9,000	
100-1320-523200.00	Communications	1,200	308	1,200	1,200	
100-1320-523300.00	Advertising:City Mgr	500	0	500	500	
100-1320-523400.00	Printing and binding	2,000	3,975	2,000	2,000	
100-1320-523500.00	Travel	16,000	7,039	16,000	16,000	
100-1320-523600.00	Dues and fees	15,000	15,837	18,000	18,000	
100-1320-523700.00	Education and training	16,000	1,780	16,000	16,000	
100-1320-531100.00	General supplies and Materials	8,500	1,967	8,500	8,500	
100-1320-531300.00	Food:City Mgr	3,500	1,357	3,000	3,000	
100-1320-531400.00	Books and periodicals	3,000	229	2,000	2,000	
100-1320-531600.00	Small equipment	1,500	0	1,500	1,500	
Total 1320:		927,151	477,028	861,459	861,459	0.00
	Total	**927,151**	**477,028**	**861,459**	**861,459**	**0.00**

City Clerk

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
1330						
100-1330-511100.00	Regular employees	127,280	66,685	154,240	154,240	
100-1330-512100.00	Group insurance	28,046	0	29,626	29,626	
100-1330-512200.00	Social Security (FICA) contributions	7,891	4,081	9,563	9,563	
100-1330-512300.00	Medicare	1,846	954	2,236	2,236	
100-1330-512400.00	Retirement contributions	11,073	0	10,739	10,739	
100-1330-512700.00	Workers' compensation	3,401	0	5,102	5,102	
100-1330-521200.00	Professional	10,000	0	10,000	10,000	
100-1330-521300.00	Technical	15,000	18,636	20,000	20,000	
100-1330-523100.00	Insurance, other than employee bene	9,000	0	9,000	9,000	
100-1330-523200.00	Communications	500	632	500	500	
100-1330-523300.00	Advertising	2,500	1,545	2,500	2,500	
100-1330-523400.00	Printing and binding	500	95	500	500	
100-1330-523500.00	Travel	7,000	2,643	8,000	8,000	
100-1330-523600.00	Dues and fees	1,500	360	1,500	1,500	
100-1330-523700.00	Education and training	7,000	750	7,000	7,000	
100-1330-531100.00	General supplies and materials	5,000	2,246	5,000	5,000	
Total 1330:		237,537	98,627	275,507	275,507	0
1400						
100-1400-571000.00	Intergovernmental	12,000	8,873	12,000	12,000	
Total 1400:		12,000	8,873	12,000	12,000	0.00
	Total	**249,537**	**107,499**	**287,507**	**287,507**	**0.00**

Financial Administration

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
1510						
100-1510-511100.00	Regular employees	446,583	279,113	462,973	462,973	
100-1510-511300.00	Overtime	10,000	11,967	10,000	10,000	
100-1510-512100.00	Group insurance	71,220	0	75,338	75,338	
100-1510-512200.00	Social Security (FICA) contributions	27,688	17,627	28,704	28,704	
100-1510-512300.00	Medicare	6,475	4,123	6,713	6,713	
100-1510-512400.00	Retirement contributions	38,853	0	40,279	40,279	
100-1510-512600.00	Unemployment insurance	0	11,367	0	0	
100-1510-512700.00	Workers' compensation	8,503	0	8,503	8,503	
100-1510-521200.00	Professional	140,000	129,895	140,000	140,000	
100-1510-521300.00	Technical	22,000	21,212	25,000	25,000	
100-1510-522200.00	Repairs and maintenance	650	0	0	0	
100-1510-522310.00	Rental of land and buildings	365,000	270,945	0	0	
100-1510-522320.00	Rental of equipment and vehicles	9,000	6,812	9,500	9,500	
100-1510-523100.00	Insurance, other than employee benefits	22,500	0	22,500	22,500	
100-1510-523200.00	Communications	95,000	70,851	10,000	10,000	
100-1510-523300.00	Advertising	1,000	0	1,000	1,000	
100-1510-523400.00	Printing and binding	1,000	163	500	500	
100-1510-523500.00	Travel	10,000	1,295	10,000	10,000	
100-1510-523600.00	Dues and fees	1,000	578	1,500	1,500	
100-1510-523700.00	Education and training	10,000	359	10,000	10,000	
1510						
100-1510-523850.00	Contract labor	750	0	750	750	
100-1510-523900.00	Other	0	3,595	7,000	7,000	
100-1510-531100.00	General supplies and materials	15,000	3,683	6,000	6,000	
100-1510-531210.00	Water/sewerage	10,000	5,378	0	0	
100-1510-531220.00	Natural gas	6,000	1,500	0	0	
100-1510-531230.00	Electricity	20,000	9,526	0	0	
100-1510-531300.00	Food	500	0	500	500	
100-1510-531400.00	Books and periodicals	500	0	500	500	
100-1510-531600.00	Small equipment	0	61	0	0	
100-1510-571000.00	Intergovernmental	12,000	0	12,000	12,000	
	Total	**1,351,222**	**850,048**	**889,260**	**889,260**	**0.00**

Legal

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
1530						
100-1530-521200.00	Professional	350,000	231,411	350,000	350,000	
Total 1530:		350,000	231,411	350,000	350,000	0.00
	Total	**350,000**	**231,411**	**350,000**	**350,000**	**0.00**

Information Techology

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
1535						
100-1535-521200.00	Professional Services	384,000	324,287	400,000	400,000	
100-1535-521300.00	Technical:IT	0	33,455	0	0	
100-1535-522200.00	Repairs and maintena:IT	88,000	53,144	88,000	88,000	
100-1535-531600.00	Small equipment:IT	84,000	57,904	88,000	88,000	
Total 1535:		556,000	468,790	576,000	576,000	0.00
	Total	**556,000**	**468,790**	**576,000**	**576,000**	**0.00**

Human Resources

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
1540						
100-1540-511100.00	Regular employees	280,085	64,780	282,210	282,210	
100-1540-512100.00	Group insurance	28,618	0	30,258	30,258	
100-1540-512200.00	Social Security (FICA) contributions	17,365	4,083	17,497	17,497	
100-1540-512300.00	Medicare	4,066	837	4,092	4,092	
100-1540-512400.00	Retirement contributions	17,010	0	17,485	17,485	
100-1540-512500.00	Tuition reimbursements	20,001	16,435	20,000	20,000	
100-1540-512700.00	Workers' compensation	6,803	0	6,803	6,803	
100-1540-512905.00	Wellness Incentives	35,001	18,201	35,000	35,000	
100-1540-521200.00	Professional	45,000	36,088	55,000	55,000	
100-1540-523100.00	Insurance, other than employee benefit	18,000	0	18,000	18,000	
100-1540-523200.00	Communications	700	861	700	700	
100-1540-523300.00	Advertising	4,500	55	4,500	4,500	
100-1540-523500.00	Travel	10,000	1,657	10,000	10,000	
100-1540-523600.00	Dues and fees	7,000	660	7,000	7,000	
100-1540-523700.00	Education and training	10,000	5,524	10,000	10,000	
100-1540-531100.00	General supplies and materials	10,000	1,888	10,000	10,000	
Total 1540:		514,149	151,068	528,545	528,545	0.00
	Total	**514,149**	**151,068**	**528,545**	**528,545**	**0.00**

Communication

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
1570						
100-1570-511100.00	Regular employees	123,760	63,832	111,734	111,734	
100-1570-511300.00	Overtime	500	0	0	0	
100-1570-512100.00	Group insurance	28,059	0	29,566	29,566	
1570						
100-1570-512200.00	Social Security (FICA) contributions	7,676	3,725	6,928	6,928	
100-1570-512300.00	Medicare	1,795	1,073	1,620	1,620	
100-1570-512400.00	Retirement contributions	10,767	0	9,721	9,721	
100-1570-512700.00	Workers' compensation	3,401	0	3,401	3,401	
100-1570-521200.00	Professional	34,000	5,486	31,000	31,000	
100-1570-521300.00	Technical	20,000	11,359	15,000	15,000	
100-1570-523100.00	Insurance, other than employee benefits	9,000	0	9,000	9,000	
100-1570-523200.00	Communications	500	115	500	500	
100-1570-523300.00	Advertising	5,000	0	5,000	5,000	
100-1570-523500.00	Travel	5,000	1,883	5,000	5,000	
100-1570-523600.00	Dues and fees	1,500	0	1,500	1,500	
100-1570-523700.00	Education and training	5,000	3,990	5,000	5,000	
100-1570-531100.00	General supplies and materials	5,000	0	3,000	3,000	
100-1570-531300.00	Food	500	0	500	500	
Total 1570:		261,458	91,464	238,470	238,470	0.00
	Total	**261,458**	**91,464**	**238,470**	**238,470**	**0.00**

Municipal Court

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
Fund: 100 General Fund						
Account Category: Appropriations						
2650						
100-2650-511100.00	Regular employees	205,815	128,427	260,859	260,859	
100-2650-511300.00	Overtime	2,500	6,847	5,000	5,000	
100-2650-512100.00	Group insurance	55,766	0	59,422	59,422	
100-2650-512200.00	Social Security (FICA) contributions	12,710	8,300	16,173	16,173	
100-2650-512300.00	Medicare	2,981	1,786	3,782	3,782	
100-2650-512400.00	Retirement contributions	17,905	0	22,695	22,695	
100-2650-512700.00	Workers' compensation	6,803	0	6,803	6,803	
100-2650-521200.00	Professional	135,000	80,200	135,000	135,000	
100-2650-521300.00	Technical	65,000	38,469	55,000	55,000	
100-2650-522320.00	Rental of equipment and vehicles	5,000	3,884	6,000	6,000	
100-2650-523100.00	Insurance, other than employee benefits	18,000	0	18,000	18,000	
100-2650-523200.00	Communications	10,000	22,934	30,000	30,000	
100-2650-523300.00	Advertising	600	0	1,000	1,000	
100-2650-523400.00	Printing and binding	5,000	1,423	5,000	5,000	
100-2650-523500.00	Travel	14,000	1,836	14,000	14,000	
100-2650-523600.00	Dues and fees	13,000	9,898	13,000	13,000	
100-2650-523700.00	Education and training	12,000	475	12,000	12,000	
100-2650-531000.00	Supplies	5,000	322	0	0	
100-2650-531100.00	General supplies and materials	6,000	8,646	15,000	15,000	
100-2650-531210.00	Water/sewerage	0	1,577	0	0	
100-2650-531300.00	Food	650	581	1,000	1,000	
100-2650-531400.00	Books and periodicals	650	0	650	650	
Total 2650:		594,380	315,605	680,383	680,383	0.00
	Total	**594,380**	**315,605**	**680,383**	**680,383**	**0.00**

Police Department

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
3200						
100-3200-511100.00	Regular employees	4,606,523	2,920,157	4,740,203	4,740,203	
100-3200-511300.00	Overtime	200,000	238,836	225,000	225,000	
100-3200-512100.00	Group insurance	848,996	0	896,711	896,711	
100-3200-512200.00	Social Security (FICA) contributions	285,604	193,406	293,298	293,298	
100-3200-512300.00	Medicare	66,795	41,919	69,360	69,360	
100-3200-512400.00	Retirement contributions	388,884	0	400,885	400,885	
100-3200-512700.00	Workers' compensation	102,041	0	102,041	102,041	
3200						
100-3200-521200.00	Professional	94,500	12,761	96,500	96,500	
100-3200-521300.00	Technical	517,491	482,432	748,415	748,415	
100-3200-522200.00	Repairs and maintenance	185,000	176,419	255,000	255,000	
100-3200-522310.01	Rental of building-OCDETF Pass Through	540,000	363,242	566,000	566,000	
100-3200-522320.00	Rental of equipment and vehicles	11,900	3,781	11,900	11,900	
100-3200-523100.00	Insurance, other than employee benefits	270,000	0	270,000	270,000	
100-3200-523200.00	Communications	172,000	64,772	115,000	115,000	
100-3200-523400.00	Printing and binding	3,600	1,802	3,600	3,600	
100-3200-523500.00	Travel	0	36,786	61,300	61,300	
100-3200-523500.01	Lodging,Per Diem, Travel Exp	61,300	0	0	0	
100-3200-523600.00	Dues and fees	7,100	3,974	7,300	7,300	
100-3200-523700.00	Education and training	50,000	31,702	50,000	50,000	
100-3200-523900.01	Bb&T Transaction Fees	5,500	1,229	5,000	5,000	
100-3200-531100.00	General supplies and materials	180,000	91,116	150,000	150,000	
100-3200-531100.16	Tires	0	493	0	0	
100-3200-531270.00	Gasoline	320,800	166,278	330,000	330,000	
100-3200-531300.00	Food	3,500	2,268	4,500	4,500	
100-3200-531600.00	Small equipment	13,092	2,207	22,041	22,041	
Total 3200:		8,934,626	4,835,580	9,424,055	9,424,055	0.00
	Total	**8,934,626**	**4,835,580**	**9,424,055**	**9,424,055**	**0.00**

E911

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
3800						
100-3800-511100.00	Regular employees	651,587	362,624	581,669	581,669	
100-3800-511300.00	Overtime	79,305	75,816	81,087	81,087	
100-3800-512100.00	Group insurance	140,550	0	148,008	148,008	
100-3800-512200.00	Social Security (FICA) contributions	40,398	26,944	38,064	38,064	
100-3800-512300.00	Medicare	9,448	5,816	9,434	9,434	
100-3800-512400.00	Retirement contributions	56,688	0	50,605	50,605	
100-3800-512700.00	Workers' compensation	17,007	0	17,007	17,007	
100-3800-523100.00	Insurance, other than employee benefits	45,000	0	45,000	45,000	
Total 3800:		1,039,983	471,200	970,874	970,874	0.00
	Total	**1,039,983**	**471,200**	**970,874**	**970,874**	**0.00**

Public Works

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
Fund: 100 General Fund						
Account Category: Appropriations						
4100						
100-4100-511100.00	Regular employees	1,082,183	626,749	1,081,955	1,081,955	
100-4100-511300.00	Overtime	8,000	4,355	10,000	10,000	
100-4100-512100.00	Group insurance	279,837	0	295,036	295,036	
100-4100-512200.00	Social Security (FICA) contributions	67,095	38,426	67,081	67,081	
100-4100-512300.00	Medicare	15,692	8,247	15,688	15,688	
100-4100-512400.00	Retirement contributions	94,150	0	94,130	94,130	
100-4100-512700.00	Workers' compensation	34,013	0	34,014	34,014	
100-4100-521200.00	Professional	360,000	118,704	300,000	300,000	
100-4100-521300.00	Technical	25,000	0	20,000	20,000	
100-4100-522200.00	Repairs and maintenance	85,000	99,632	15,000	15,000	
100-4100-522200.02	Vehicle Repairs	30,000	15,388	30,000	30,000	
100-4100-522320.00	Rental of equipment and vehicles	5,000	733	5,000	5,000	
100-4100-523100.00	Insurance, other than employee benefits	34,014	0	34,014	34,014	
100-4100-523200.00	Communications	15,000	9,781	15,000	15,000	
100-4100-523300.00	Advertising	500	0	500	500	
100-4100-523400.00	Printing and binding	0	45	500	500	
100-4100-523500.00	Travel	7,000	2,590	10,000	10,000	
4100						
100-4100-523600.00	Dues and fees	1,000	300	1,000	1,000	
100-4100-523700.00	Education and training	10,000	3,863	10,000	10,000	
100-4100-523850.00	Contract labor	10,000	1,686	10,000	10,000	
100-4100-531100.00	General supplies and materials	60,000	67,007	50,000	50,000	
100-4100-531210.00	Water/sewerage	8,500	6,522	0	0	
100-4100-531220.00	Natural gas	12,000	7,665	0	0	
100-4100-531230.00	Electricity	25,000	45,033	0	0	
100-4100-531270.00	Gasoline	35,000	46,062	48,000	48,000	
100-4100-531300.00	Food	500	130	1,000	1,000	
100-4100-531590.00	Other	15,000	3,235	15,000	15,000	
100-4100-531600.00	Small equipment	10,000	900	10,000	10,000	
100-4100-531700.00	Other supplies	15,000	6,621	15,000	15,000	
Total 4100:		2,344,484	1,113,671	2,187,918	2,187,918	0.00
4260						
100-4260-531230.00	Electricity	270,000	150,354	0	0	
Total 4260:		270,000	150,354	0	0	0.00
	Total	**2,614,484**	**1,264,025**	**2,187,918**	**2,187,918**	**0.00**

Lights

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
3800						
100-4260-531230.00	Lights	270,000	211,910	270,000	270,000	
Total 3800:		270,000	211,910	270,000	270,000	0.00
	Total	**270,000**	**211,910**	**270,000**	**270,000**	**0.00**

Recreation

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
6100						
100-6100-511100.00	Regular employees	321,698	195,205	267,465	267,465	
100-6100-511300.00	Overtime	1,000	618	1,000	1,000	
100-6100-512100.00	Group insurance	110,893	0	102,523	102,523	
100-6100-512200.00	Social Security (FICA) contributions	19,945	11,435	16,583	16,583	
100-6100-512300.00	Medicare	4,665	3,131	3,878	3,878	
100-6100-512400.00	Retirement contributions	27,988	0	23,269	23,269	
100-6100-512700.00	Workers' compensation	13,605	0	11,905	11,905	
100-6100-521200.00	Professional	25,000	6,811	10,000	10,000	
100-6100-521300.00	Technical	15,000	1,342	10,000	10,000	
100-6100-522200.00	Repairs and maintenance	14,000	0	14,000	14,000	
100-6100-522320.00	Rental of equipment and vehicles	2,500	-127	2,600	2,600	
100-6100-523100.00	Insurance, other than employee benefits	36,000	0	36,000	36,000	
100-6100-523200.00	Communications	12,000	2,652	5,000	5,000	
100-6100-523300.00	Advertising	5,000	0	1,500	1,500	
100-6100-523400.00	Printing and binding	2,600	200	2,600	2,600	
100-6100-523500.00	Travel	12,000	8,796	12,000	12,000	
100-6100-523600.00	Dues and fees	5,000	2,784	5,000	5,000	
100-6100-523700.00	Education and training	8,000	510	8,000	8,000	
100-6100-523850.00	Contract labor	2,000	1,349	2,000	2,000	
100-6100-531100.00	General supplies and materials	16,000	4,710	5,000	5,000	
100-6100-531210.00	Water/sewerage	7,000	32,179	0	0	
100-6100-531220.00	Natural gas	6,300	4,046	0	0	
100-6100-531230.00	Electricity	30,000	22,935	0	0	
100-6100-531270.00	Gasoline	2,000	650	1,000	1,000	
100-6100-531300.00	Food	0	943	1,000	1,000	
100-6100-541200.00	Site improvements	5,000	390	0	0	
100-6100-542200.00	Vehicles	0	27	0	0	
Total 6100:		705,194	300,586	542,323	542,323	0.00
	Total	**705,194**	**300,586**	**542,323**	**542,323**	**0.00**

Recreation Programs

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
6120						
100-6120-511200.00	Temporary employees	92,972	19,054	86,772	86,772	
100-6120-512200.00	Social Security (FICA)	5,763	1,199	5,380	5,380	
100-6120-512300.00	Medicare	1,349	259	1,258	1,258	
100-6120-512700.00	Workers' compensation	22,109	0	20,408	20,408	
100-6120-521200.00	Professional	35,000	16,640	35,000	35,000	
100-6120-521201.00	SP Events-Services:Rec Prgms	5,000	5,398	20,000	20,000	
100-6120-522200.00	Repairs and maintenance	5,000	0	5,000	5,000	
100-6120-522320.00	Rental of equipment	20,000	0	0	0	
100-6120-523100.00	Insurance, other tha:Rec Prgms	58,500	0	54,000	54,000	
100-6120-523500.00	Travel:Rec Prgms	0	10	0	0	
100-6120-523600.00	Dues and fees	1,500	450	1,500	1,500	
100-6120-531100.00	General supplies and:Rec Prgms	16,000	7,977	21,000	21,000	
100-6120-531210.00	Water/sewerage	15,000	560	0	0	
100-6120-531230.00	Electricity	5,000	0	0	0	
100-6120-531300.00	Food:Rec Prgms	0	40	0	0	
100-6120-541200.00	Site improvements	5,000	0	0	0	
Total 6120:		288,193	51,586	250,318	250,318	0.00
	Total	**288,193**	**51,586**	**250,318**	**250,318**	**0.00**

Parks

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
6200						
100-6200-522140.00	Lawn care	13,000	9,830	14,000	14,000	
100-6200-522200.00	Repairs and maintenance	25,000	26,361	30,000	30,000	
100-6200-522320.00	Communications	1,000	0	1,000	1,000	
100-6200-523850.00	Contract labor	0	7,209	0	0	
100-6200-531100.00	General supplies and materials	7,000	1,021	12,000	12,000	
100-6200-531210.00	Water/sewerage	10,000	1,493	10,000	10,000	
100-6200-531230.00	Electricity	8,500	5,489	0	0	
100-6200-531600.00	Small equipment	5,000	0	5,000	5,000	
100-6200-541200.00	Site improvements	5,000	0	0	0	
Total 6200:		74,500	51,404	72,000	72,000	0.00
	Total	**74,500**	**51,404**	**72,000**	**72,000**	**0.00**

Library Administration

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
6510						
100-6510-511100.00	Regular employees	169,004	117,163	257,925	257,925	
100-6510-511300.00	Overtime	500	651	1,000	1,000	
100-6510-512100.00	Group insurance	41,818	0	59,114	59,114	
100-6510-512200.00	Social Security (FICA) contributions	10,478	7,107	15,991	15,991	
100-6510-512300.00	Medicare	2,451	1,542	3,740	3,740	
100-6510-512400.00	Retirement contributions	14,703	0	22,439	22,439	
100-6510-512700.00	Workers' compensation	6,803	0	8,503	8,503	
100-6510-521200.00	Professional	3,000	0	5,000	5,000	
100-6510-522200.00	Repairs and maintenance	4,000	0	2,000	2,000	
100-6510-522320.00	Rental of equipment and vehicles	2,000	0	2,000	2,000	
100-6510-523100.00	Insurance, other than employee benefits	18,000	0	22,500	22,500	
100-6510-523200.00	Communications	3,000	1,150	2,500	2,500	
100-6510-523500.00	Travel	3,000	0	3,500	3,500	
100-6510-523700.00	Education and training	3,000	0	3,500	3,500	
100-6510-523850.00	Contract labor	5,000	0	5,000	5,000	
100-6510-531100.00	General supplies and materials	16,000	3,444	18,000	18,000	
100-6510-531210.00	Water/sewerage	2,000	0	0	0	
100-6510-531220.00	Natural gas	3,500	0	0	0	
6510						
100-6510-531230.00	Electricity	11,000	14,198	0	0	
100-6510-531600.00	Small equipment	0	28	0	0	
Total 6510:		319,257	145,283	432,713	432,713	0.00
	Total	**319,257**	**145,283**	**432,713**	**432,713**	**0**

Planning and Zoning

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
7410						
100-7410-511100.00	Regular employees	314,792	200,306	340,642	340,642	
100-7410-511300.00	Overtime	500	1,089	1,500	1,500	
100-7410-512100.00	Group insurance	56,694	0	60,040	60,040	
100-7410-512200.00	Social Security (FICA) contributions	19,517	12,429	21,120	21,120	
100-7410-512300.00	Medicare	4,565	2,677	4,939	4,939	
100-7410-512400.00	Retirement contributions	27,387	0	29,636	29,636	
100-7410-512700.00	Workers' compensation	6,803	0	6,803	6,803	
100-7410-521200.00	Professional	1,000,000	230,673	600,000	600,000	
100-7410-521300.00	Technical	15,000	11,303	25,000	25,000	
100-7410-523100.00	Insurance, other than employee benefits	18,000	0	18,000	18,000	
100-7410-523200.00	Communications	1,000	1,770	2,700	2,700	
100-7410-523300.00	Advertising	1,200	631	1,000	1,000	
100-7410-523400.00	Printing and binding	1,500	1,304	2,000	2,000	
100-7410-523500.00	Travel	8,000	3,815	8,000	8,000	
100-7410-523600.00	Dues and fees	4,000	1,441	3,500	3,500	
100-7410-523700.00	Education and training	10,000	3,305	10,000	10,000	
100-7410-523900.00	Other	1,500	285	1,000	1,000	
100-7410-531100.00	General supplies and materials	5,000	479	3,500	3,500	
100-7410-531270.00	Gasoline	300	305	400	400	
100-7410-531300.00	Food	800	154	600	600	
100-7410-531600.00	Small equipment	300	0	150	150	
Total 7410:		1,496,858	471,964	1,140,529	1,140,529	0.00
	Total	**1,496,858**	**471,964**	**1,140,529**	**1,140,529**	**0.00**

Code Enforcement

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
7450						
100-7450-511100.00	Regular employees	397,646	189,629	414,887	414,887	
100-7450-511300.00	Overtime	1,000	81	1,000	1,000	
100-7450-512100.00	Group insurance	84,382	0	89,315	89,315	
100-7450-512200.00	Social Security (FICA) contributions	24,654	11,822	26,724	26,724	
100-7450-512300.00	Medicare	5,766	2,499	7,016	7,016	
100-7450-512400.00	Retirement contributions	34,595	0	36,096	36,096	
100-7450-512700.00	Workers' compensation	10,204	0	10,204	10,204	
100-7450-521200.00	Professional	1,000	0	1,000	1,000	
100-7450-521300.00	Technical	2,000	553	2,000	2,000	
100-7450-522200.00	Repairs and maintenance	4,000	2,740	5,000	5,000	
100-7450-523100.00	Insurance, other than employee benefits	27,000	0	27,000	27,000	
100-7450-523200.00	Communications	3,750	3,912	5,500	5,500	
100-7450-523400.00	Printing and binding	6,000	2,054	4,000	4,000	
100-7450-523500.00	Travel	10,000	6,812	10,000	10,000	
100-7450-523600.00	Dues and fees	2,000	100	1,500	1,500	
100-7450-523700.00	Education and training	10,000	5,747	10,000	10,000	
100-7450-531100.00	General supplies and materials	6,000	7,062	6,000	6,000	
100-7450-531270.00	Gasoline	7,000	3,380	7,000	7,000	
100-7450-531300.00	Food	750	562	750	750	
100-7450-531400.00	Books and periodicals	500	0	500	500	
7450						
100-7450-531700.00	Other supplies	2,000	265	3,000	3,000	
Total 7450:		640,247	237,219	668,492	668,492	0.00
	Total	**640,247**	**237,219**	**668,492**	**668,492**	**0.00**

Tourism

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
7540						
100-7540-521200.00	Professional	50,000	15,826	40,000	40,000	
100-7540-521201.00	Special Events - Services	21,000	873	13,500	13,500	
100-7540-531100.00	General supplies and materials	29,000	9,617	21,000	21,000	
Total 7540:		100,000	26,316	74,500	74,500	0.00
	Total	**100,000**	**26,316**	**74,500**	**74,500**	**0.00**

Economic Development

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
Fund: 100 General Fund						
Account Category: Appropriations						
100-7520-511100.00	Regular employees			208,884	208,884	
100-7520-511300.00	Overtime					
100-7520-512100.00	Group insurance			30,319	30,319	
100-7520-512200.00	Social Security (FICA) contributions			12,951	12,951	
100-7520-512300.00	Medicare			3,029	3,029	
100-7520-512400.00	Retirement contributions			18,173	18,173	
100-7520-512700.00	Workers' compensation			3,401	3,401	
100-7520-521200.00	Professional			20,000	20,000	
100-7520-521201.00	Special Events			35,000	35,000	
100-7520-521300.00	Technical			10,000	10,000	
100-7520-523100.00	Insurance, other than employee benefits			9,000	9,000	
100-7520-523200.00	Communications			500	500	
100-7520-523300.00	Advertising			5,000	5,000	
100-7520-523400.00	Printing and binding			3,000	3,000	
100-7520-523500.00	Travel			5,000	5,000	
100-7520-523600.00	Dues and fees			2,500	2,500	
100-7520-523700.00	Education and training	0	5,000	5,000	5,000	
100-7520-531100.00	General supplies and materials			5,500	5,500	
100-7520-531270.00	Gas			700	700	
100-7520-531300.00	Food			1,500	1,500	
100-7520-573000.00	Payments to others			10,000	10,000	
		0.00	5,000.00	389,456.75	389,456.75	0.00
	Total	**0**	**5,000**	**389,457**	**389,457**	**0.00**

Gen Govt Buildings and Plant

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
100-1565-522310.00	Rental of land and buildings			425,000	425,000	
100-1565-523200.00	Communications			100,000	100,000	
100-1565-522200.00	Repairs and maintenance			180,000	180,001	
100-1565-531100.00	General supplies and materials			50,000	50,000	
100-1565-531210.00	Water/sewerage			75,000	75,000	
100-1565-531220.00	Natural gas			20,000	20,000	
100-1565-531230.00	Electricity			165,000	165,000	
1565						
100-1565-531600.00	Small equipment	0	1,499	5,000	5,000	
Total 1565:		0	1,499	1,020,000	1,020,001	0.00
	Total	**0**	**1,499**	**1,020,000**	**1,020,001**	**0.00**

Other Financing Uses

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
9000						
100-9000-512400.00	Retirement contributions	1,193,752	0	1,731,000	1,731,000	
100-9000-572000.00	Payments to other agencies	116,052	11,151,774	116,052	116,052	
100-9000-611350.00	Transfers to Capital Projects Fund 3	748,362	0	975,000	975,000	
Total 9000:		2,058,166	11,151,774	2,822,052	2,822,052	0.00
	Total	**23,745,227**	**22,021,829**	**25,074,276**	**25,074,277**	**0.00**

Special Revenue Fund

Confiscated Assets

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
2101						
210-2101-351360.00	Proceeds from sale o:State	300,000.00	0.00	50,000.00	50,000.00	
Total 2101:		300,000.00	0.00	50,000.00	50,000.00	0.00
2102						
210-2102-351320.00	Cash confiscation:Federal	0.00	425,489.44			
210-2102-361007.00	Interest on Federal	0.00	2,138.44	0.00	0.00	
Total 2102:		0.00	427,627.88	0.00	0.00	0.00
2104						
210-2104-351320.00	Cash confiscation-StateNRR	73,505.00	0.00	50,000.00	0.00	
Total 2104:		73,505.00	0.00	0.00	0.00	
	Total Revenues	**373,505.00**	**427,627.88**	**50,000.00**	**50,000.00**	**0.00**
	Expenditures					
2101						
210-2101-523400.00	Printing and binding	3,624.00	0.00	0.00	0.00	
Total 2101:		3,624.00	0.00	0.00	0.00	0.00
2102						
210-2102-521200.00	Professional	20,000.00	14,745.00	15,000.00	15,000.00	
210-2102-522200.00	Repairs and maintenance	2,000.00	10,870.26	5,000.00	5,000.00	
210-2102-523200.00	Communications	0.00	773.55	0.00	0.00	
210-2102-523500.00	Travel	4,000.00	0.00	4,000.00	4,000.00	
210-2102-523600.00	Dues and fees	24,000.00	1,124.16	1,000.00	1,000.00	
210-2102-523700.00	Education and training	1,000.00	249.50	1,000.00	1,000.00	
210-2102-531100.00	General supplies and materials	12,000.00	22,292.46	10,000.00	10,000.00	
210-2102-531600.00	Small equipment	15,000.00	48,360.00	5,000.00	5,000.00	
210-2102-531601.00	Sm Equip-Weapons:Federal	54,833.00	330.43	5,000.00	5,000.00	
210-2102-531602.00	Sm Equip-Surveillanc:Federal	15,000.00	0.00	0.00	0.00	
210-2102-531603.00	Sm Equip-Computers:Federal	5,000.00	0.00	0.00	0.00	
210-2102-531750.00	Buy Money:Federal	5,000.00	0.00	0.00	0.00	
210-2102-542200.00	Vehicles	190,000.00	94,886.00	0.00	0.00	
210-2102-542300.00	Furniture and fixtures	5,000.00	0.00	0.00	0.00	
210-2102-542400.00	Computers	5,000.00	0.00	4,000.00	4,000.00	
Total 2102:		357,833.00	193,631.36	50,000.00	50,000.00	0.00
2104						
210-2104-521200.00	Professional	10,000.00	0.00	0.00	0.00	
210-2104-523600.00	Dues and fees	0.00	4,463.39	0.00	0.00	
210-2104-531100.00	General supplies and materials	1,000.00	5,420.55	0.00	0.00	
210-2104-542200.00	Vehicles	1,048.00	0.00	0.00	0.00	
Total 2104:		12,048.00	9,883.94	0.00	0.00	0.00
	Total Expenditures	**373,505.00**	**203,515.30**	**50,000.00**	**50,000.00**	**0.00**

Opioid

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
213-0000-351920.00	Fines and Forfetiures	10,000	2,324	5,000	5,000	
		10,000		5,000		0
	Total Revenues	**10,000**	**0**	**5,000**	**5,000**	**0**
	Expenses					
3800						
312-3200-521200.00	Professional	10,000	0	10,000	5,000	
		10,000	0	10,000	5,000	0
	Total Expenditures	**10,000**	**0**	**10,000**	**5,000**	**0**

E911

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
215-0000-342500.00	E-911 charges-Landlines	270,000	199,609	270,000	270,000	
215-0000-342501.00	E-911 Charges-Wirele	42,000	30,063	42,000	42,000	
215-0000-361000.00	Interest revenues	0	20,957	18,000	18,000	
Total 0000:		312,000	250,630	330,000	330,000	0
	Total Revenues	**312,000**	**250,630**	**330,000**	**330,000**	**0**
	Expenses					
3800						
215-3800-611000.00	Operating transfers out	312,000	0	330,000	330,000	
Total 3800:		312,000	0	330,000	330,000	0
	Total Expenditures	**312,000**	**0**	**330,000**	**330,000**	**0**

Tree Bank

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
230-0000-322991.00	Tree Bank Receipts	25,000.00	51,750.00	25,000.00	25,000.00	
230-0000-351900.00	Other	25,000.00	0.00	190,000.00	190,000.00	
		50,000.00	51,750.00	215,000.00	215,000.00	0.00
	Total Revenues	**50,000.00**	**51,750.00**	**215,000.00**	**215,000.00**	**0.00**
	Expenditures					
230-0000-521200.00	Professional	35,000.00	7,650.00	190,000.00	190,000.00	
230-0000-531100.00	General supplies and materials	15,000.00	6,218.40	25,000.00	25,000.00	
		50,000.00	13,868.40	215,000.00	215,000.00	0.00
	Total Exependitures	**50,000.00**	**13,868.40**	**215,000.00**	**215,000.00**	**0.00**

Multiple Grant

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
250-0000-331000.00	CDBG Grant	0.00	273,807.40	0.00	0.00	
250-0000-331000.00-0671	Federal government grants		0.00	240,000.00	240,000.00	
250-0000-331000.00-7526	Federal government grants	1,573,204.00	50,000.00	0.00	0.00	
250-0000-331000.00-7527	Federal government grants	360,000.00	0.00	1,573,204.00	1,573,204.00	
250-0000-331000.00-9208	Federal government grants	760,000.00	0.00	0.00	0.00	
250-0000-331000.00-9790	Federal government grants	275,080.00	0.00	0.00	0.00	
250-0000-331000.00-9855	Federal government grants	1,200,000.00	0.00	212,000.00	212,000.00	
250-0000-331000.00-9884	Federal government grants	171,600.00	0.00	106,000.00	106,000.00	
250-0000-331004.00	State Grants-LMIG	0.00	147,251.67	100,000.00	100,000.00	
250-0000-334000.00-3201	State Gr-Vests	0.00	2,289.95	0.00	0.00	
250-0000-334000.00	State government grant	655,000.00	585,219.93	1,181,000.00	1,181,000.00	
250-0000-334001.00	LMIG Grant Revenue	115,000.00	0.00	0.00	0.00	
Total 0000:		5,109,884.00	1,058,568.95	3,412,204.00	3,412,204.00	0.00
4320						
250-4320-334000.00-2308	State government grants	0.00	19,264.30	0.00	0.00	
Total 4320:		0.00	19,264.30	0.00	0.00	0.00
	Total Revenues	**5,109,884.00**	**1,077,833.25**	**3,412,204.00**	**3,412,204.00**	**0.00**
	Expenditures					
3200						
250-3200-531600.00-3201	Small equipment	0.00	6,042.31	0.00	1,181,000.00	
250-3200-531600.00-3206	Small equipment	0.00	377,698.76	0.00	0.00	
Total 3200:		0.00	383,741.07	0.00	1,181,000.00	0.00
4100						
250-4100-541400.00-1115	Infrastructure	115,000.00	0.00	0.00	100,000.00	
250-4100-541400.00-4103	Infrastructure	0.00	104,477.48	0.00	0.00	
Total 4100:		115,000.00	104,477.48	0.00	100,000.00	0.00
6200						
250-6200-541400.00	Infrastructure	655,000.00	501,720.86	0.00	0.00	
Total 6200:		655,000.00	501,720.86	0.00	0.00	0.00
7410						
250-7410-521200.00-0671	Professional	0.00	307,824.44	240,000.00	240,000.00	
250-7410-521200.00-7527	Professional	1,573,204.00	0.00	1,573,204.00	1,573,204.00	
250-7410-521200.00-9208	Professional	760,000.00	83,418.53	0.00	0.00	
250-7410-521200.00-9790	Professional	275,080.00	510,027.76	0.00	0.00	
250-7410-521200.00-9855	Professional	171,600.00	41,032.00	106,000.00	212,000.00	
250-7410-521200.00-9884	Professional	1,200,000.00	197,500.52	100,000.00	106,000.00	
250-7410-541400.00-7527	Infrastructure	360,000.00	35,418.32	0.00	0.00	
Total 7410:		4,339,884.00	1,175,221.57	2,019,204.00	2,131,204.00	0.00
	Total Expenditures	**5,109,884.00**	**2,165,160.98**	**2,019,204.00**	**3,412,204.00**	**0.00**

Motor Rental Vehicle Excise Tax

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
280-0000-314400.00	Rental Motor Vehicle Excise Tax	50,000.00	34,690.07	50,000.00	50,000.00	
280-0000-361000.00	Interest revenues	0.00	3,688.59	0.00	0.00	
Total 0000:		50,000.00	38,378.66	50,000.00	50,000.00	0.00
	Total Revenues	**50,000.00**	**38,378.66**	**50,000.00**	**50,000.00**	**0.00**
	Expenditures					
280-0000-521200.00	Professional	50,000.00	0.00	50,000.00	50,000.00	
Total 0000:		50,000.00	0.00	50,000.00	50,000.00	0.00
	Total Expenditures	**50,000.00**	**0.00**	**0.00**	**50,000.00**	

Public Art

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
222-0000-322400.00	Media Production	8,000.00	29,262.00	8,000.00 10,000.00	8,000.00 15,000.00	
		8,000.00	29,262.00	18,000.00	23,000.00	0.00
	Total Revenues	8,000.00	29,262.00	18,000.00	23,000.00	0.00
	Expenditures					
6170						
222-6170-521200.00	Professional	8,000.00	250.00	18,000.00	23,000.00	
Total 6170:		8,000.00	250.00	18,000.00	23,000.00	0.00
	Total Expenditures	**8,000.00**	**250.00**	**18,000.00**	**23,000.00**	**0.00**

Hotel Motel

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
275-0000-314100.00	Hotel/motel	150,000.00	100,554.80	150,000.00	150,000.00	
275-0000-361000.00	Interest revenues	0.00	4,090.30	0.00	0.00	
		150,000.00	104,645.10	150,000.00	150,000.00	0.00
	Total Revenues	**150,000.00**	**104,645.10**	**150,000.00**	**150,000.00**	**0.00**
	Expenditures					
275-0000-523850.00	Contract labor	28,125.00	0.00	28,125.00	28,125.00	
275-0000-572000.00	Payments to other agencies	56,250.00	0.00	56,250.00	56,250.00	
275-0000-611000.00	Operating transfers-To General Fund	65,625.00	0.00	65,625.00	65,625.00	
		150,000.00	0.00	150,000.00	150,000.00	0.00
	Total Expendtiures	**150,000.00**	**0.00**	**150,000.00**	**150,000.00**	**0.00**

CID Assembly Maintenance

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
Revenues						
710-7520-311190.00	SSD Taxes			255,585.39	255,585.39	
Total 1000:		0.00	0.00	255,585.39	255,585.39	0.00
Expenditures						
710-7520-573000.00	Payments to others	0.00	309,018.53	255,585.39	255,585.39	
Total 7520:		0.00	309,018.53	255,585.39	255,585.39	0.00
	Total Expenditures	**0.00**	**309,018.53**	**255,585.39**	**255,585.39**	**0.00**

Capital Project Funds

FY 2027 Capital

Department	Request		Amount	Sources
Police	2027 Ford Explorer Eco Boost (3)	$	271,548	SPLOST
	Dodge Durango (K-9)	$	84,045	SPLOST
		$	**355,593**	
City Clerk				
	Scanning Project	$	150,000	Capital
		$	**150,000**	
Parks				
	Van	$	42,000	Capital
	Park Upgrades	$	175,000	SPLOST
	Pool Capital	$	200,000	Capital
	Field House	$	150,000	SPLOST
		$	**567,000**	

	Parks
Chicopee	Chicopee walking trail Railings New Playground equipment
Brook	Upgrade weight equipment New playground equipment
English Oak	New playground equipment Upgrade weight equipment
Autumn	Upgrade benches and trash cans
Halpern	Basketball Court (Full Court if erosion allows)
Honey Suckle	Pool Fund Field House

Planning				
	Phase 2a Peachtree Creek Greenway	$	2,035,549.00	SPLOST/ GRANT
	Chestnut Drive Realignment (PI0020671)	$	300,000.00	SPLOST/ GRANT
	Flowers Road Multiuse Path (PI0019855)	$	265,000.00	SPLOST/ GRANT
	Buford Highway Pedestrian Improvements (PI0019884)	$	132,500.00	SPLOST/ GRANT
	Shallowford Road Streetscape (PI0019790)	$	1,033,500.00	SPLOST/ GRANT
		$	**3,766,549**	

Public Works				
	2027 Stormwater Projects	$	1,300,000	Stormwater
	2027 Paving	$	1,200,000	SPLOST/LMIG
	2027 Sidewalks/Trails	$	425,000	Capital
	SSD Side Walk Improvements	$	1,200,000	SSD Tank Farms
	Vehicle Replacement	$	50,000	Capital
	Grapple Truck	$	250,000	Stormwater
		$	**4,425,000**	
City Center		$	23,950,000	Invest Doraville
		$	5,450,000	GO Bond
		$	300,000	SPLOST
		$	1,181,000	Grant
		$	1,900,000	Stormwater
		$	**32,781,000**	

Sources		
$ 867,000.00	Capital	
$ 2,739,138.00	SPLOST	
$ 4,750,000.00	Stormwater	
$ 4,239,004.00	Grant	
$ 1,200,000.00	SSD Tank Farm	
$ 5,450,000.00	GO Bond	
$ 23,950,000.00	Invest Doraville	
$	**41,895,142**	

Capital Projects

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
9000.00						
350-9000-391200.00	Operating Transfers In	720,390.00	0.00	0.00	975,000.00	
Total 9000:		720,390.00	0.00	0.00	0.00	0.00
	Total Revenues	**720,390.00**	**0.00**	**0.00**	**975,000.00**	**0.00**
	Expenditures					
1000						
350-1000-521200.00	Professional	0.00	82,361.41	150,000.00	150,000.00	
350-1000-541200.00	Professional	150,000.00	0.00	0.00	0.00	
350-1000-541200.00-2421	Site improvements	0.00	25,296.27	0.00	0.00	
350-1000-541200.00-3688	Site improvements	0.00	8,577.34	0.00	0.00	
350-1000-542000.00-2421	Machinery and equipment	0.00	102,093.00	0.00	0.00	
350-1000-542300.00-2421	Furniture and fixtures	0.00	3,196.00	0.00	0.00	
Total 1000:		150,000.00	221,524.02	150,000.00	150,000.00	0.00
1535.00						
350-1535-521000.00-2421	Purchased professional and technical ser	25,000.00	0.00	0.00	0.00	
Total 1535:		25,000.00	0.00	0.00	0.00	0.00
4100.00						
350-4100-541200.00	Site improvements	0.00	-46,571.29	425,000.00	575,000.00	
350-4100-542200.00-0042	Vehicles	0.00	147,900.00	50,000.00	50,000.00	
Total 4100:		0.00	101,328.71	475,000.00	475,000.00	0.00
7410.00						
350-7410-542200.00	Vehicles	0.00	24,000.00	0.00	0.00	
Total 7410:		0.00	24,000.00	0.00	0.00	0.00
7450.00						
350-7450-542200.00	Vehicles	100,000.00	99,980.00	0.00	0.00	
Total 7450:		100,000.00	99,980.00	0.00	0.00	0.00
7540						
350-7540-542000.00	Small equipment	25,000.00	0.00	0.00	0.00	
Total 7540:		25,000.00	0.00	0.00	0.00	0.00
9000.00						
350-9000-619000.00	Miscellaneous	420,390.00	0.00	200,000.00	200,000.00	
Total 9000:		420,390.00	0.00	200,000.00	200,000.00	0.00
	Total Expenditures	**720,390.00**	**446,832.73**	**825,000.00**	**975,000.00**	**0.00**

GO Bond Capital

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
Revenues						
310-0000-361000.00	Interest revenues	250,000.00	283,615.47	100,000.00	100,000.00	
310-0000-389000.00	Miscellaneous	8,000,000.00	0.00	5,350,000.00	5,350,000.00	
		8,250,000.00	283,615.47	5,450,000.00	5,450,000.00	0.00
	Total Revenues	8,250,000.00	283,615.47	5,450,000.00	5,450,000.00	0.00
Expenditures						
1000						
310-1000-521200.00	Professional	0.00	20,250.00			
310-1000-521200.00-3725	Professional	350,000.00	94,990.84	450,000.00	450,000.00	
310-1000-541300.00-3725	Buildings	7,900,000.00	2,494,420.20	5,000,000.00	5,000,000.00	
Total 1000:		8,250,000.00	2,609,661.04	5,450,000.00	5,450,000.00	0.00
7300						
310-7300-521200.00-3725	Professional	0.00	14,300.00	0.00	0.00	
Total 7300:		0.00	14,300.00	0.00	0.00	0.00
	Total Expenditures	8,250,000.00	2,623,961.04	5,450,000.00	5,450,000.00	0.00

Invest Doraville Capital

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
Revenues						
311-0000-361000.00	Interest revenues	700,000.00	379,334.96	450,000.00	450,000.00	
311-0000-389000.00	Miscellaneous	20,000,000.00	0.00	23,500,000.00	23,500,000.00	
Total 0000:		20,700,000.00	379,334.96	23,950,000.00	23,950,000.00	0.00
	Total Revenues	20,700,000.00	379,334.96	23,950,000.00	23,950,000.00	0.00
Expenditures						
1000						
311-1000-521200.00	Professional	0.00	18,200.00	0.00	0.00	
311-1000-521200.00-3725	Professional	850,000.00	1,021,243.39	950,000.00	950,000.00	
311-1000-541300.00-3725	Buildings	19,850,000.00	25,829.28	23,000,000.00	23,000,000.00	
Total 1000:		20,700,000.00	1,065,272.67	23,950,000.00	23,950,000.00	0.00
	Total Expenditures	**20,700,000.00**	**1,065,272.67**	**23,950,000.00**	**23,950,000.00**	**0.00**

SPLOST 2023

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
Revenues						
321-0000-337100.00	Intergovernmental Splost	1,898,000.00	1,415,031.24	1,900,000.00	1,900,000.00	0.00
321-0000-361000.00	Interest revenues	0.00	65,020.55	50,000.00	50,000.00	0.00
		1,898,000.00	1,480,051.79	1,950,000.00	1,950,000.00	0.00
9000.00						
321-9000-389000.00	Miscellaneous	661,293.00	0.00	0.00	0.00	0.00
Total 9000:		661,293.00	0.00	0.00	0.00	0.00
	Total Revenues	2,559,293.00	1,480,051.79	1,950,000.00	1,950,000.00	0.00
Expenditures						
3200						
321-3200-542200.00-2010	Vehicles	0.00	467,013.54	527,143.00	355,593.00	0.00
321-3200-542200.01	PD Vehicles	576,224.00	0.00	0.00	0.00	0.00
Total 3200:		576,224.00	467,013.54	527,143.00	355,593.00	0.00
4100						
321-4100-541400.00	Infrastructure	0.00	503,376.27	0.00	1,000,0000.00	0.00
321-4100-541400.00-1115	Infrastructure	1,100,000.00	0.00	0.00	0.00	0.00
Total 4100:		1,100,000.00	503,376.27	0.00	1,000,0000.00	0.00
6200						
321-6200-541400.00	Infrastructure	100,000.00	59,355.08	0.00	175,000.00	
Total 6200:		100,000.00	59,355.08	0.00	175,000.00	0.00
7410						
321-7410-521200.00	Professional	783,069.00	0.00	0.00	419,407.00	0.00
Total 7410:		783,069.00	0.00	0.00	419,407.00	0.00
	Total Expenditures	**2,559,293.00**	**1,029,744.89**	**527,143.00**	**1,950,000.00**	**0.00**

URA Tank Farm

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
Revenues						
360-0000-361000.00	Interest revenues	50,000.00	53,491.80	30,000.00	30,000.00	
360-0000-389000.00	Miscellaneous	1,843,042.00	0.00	1,170,000.00	1,170,000.00	
Total 0000:		1,893,042.00	53,491.80	1,200,000.00	1,200,000.00	0.00
	Total Revenues	1,893,042.00	53,491.80	1,200,000.00	1,200,000.00	0.00
Expenditures						
360-0000-541400.00	Infrastructure	1,893,042.00	199,236.20	1,200,000.00	1,200,000.00	
Total 0000:		1,893,042.00	199,236.20	1,200,000.00	1,200,000.00	0.00
	Total Expenditures	**1,893,042.00**	**199,236.20**	**1,200,000.00**	**1,200,000.00**	**0.00**

Debt Services Fund

SSD Tank Farm

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
Revenues						
420-0000-311190.00	SSD Taxes	501,047.00	351,718.08	507,870.50	507,870.50	
Total 0000:		501,047.00	351,718.08	507,870.50	507,870.50	0.00
	Total Revenues	**501,047.00**	**351,718.08**	**507,870.50**	**507,870.50**	**0.00**
Expenditures						
4100						
420-4100-581100.00	Bond Principal	286,001.00	0.00	409,541.90	409,541.90	
420-4100-582000.00	Interest	0.00	104,541.90	98,328.60	98,328.60	
Total 4100:		286,001.00	104,541.90	507,870.50	507,870.50	0.00
9000						
420-9000-581100.00	Bond Principal	215,046.00	0.00	0.00	0.00	
Total 9000:		215,046.00	0.00	0.00	0.00	0.00
	Total Expenditures	**501,047.00**	**104,541.90**	**507,870.50**	**507,870.50**	**0.00**

GO Bond

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
411-0000-311190.00	SSD Taxes	722,067.00	614,200.05	687,288.00	687,288.00	
411-0000-311300.00	Personal property tax-current year	0.00	87,020.56	0.00	0.00	
Total 0000:		722,067.00	701,220.61	687,288.00	687,288.00	0.00
	Total Revenues	**722,067.00**	**701,220.61**	**687,288.00**	**687,288.00**	**0.00**
	Expenditures					
1000						
411-1000-581100.00	Bond Principal	305,000.00	305,000.00	315,000.00	315,000.00	
411-1000-582100.00	Bond Intrest	417,067.00	417,066.67	372,288.00	372,288.00	
Total 1000:		722,067.00	722,066.67	687,288.00	687,288.00	0.00
	Total Expenditures	**722,067.00**	**722,066.67**	**687,288.00**	**687,288.00**	**0.00**

Invest Doraville

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
Revenues						
421-0000-311190.00	SSD Taxes	1,547,278.00	1,299,949.76	1,549,827.00	1,549,827.00	0.00
Total 0000:		1,547,278.00	1,299,949.76	1,549,827.00	1,549,827.00	0.00
	Total Revenues	1,547,278.00	1,299,949.76	1,549,827.00	1,549,827.00	0.00
Expenditures						
1000						
421-1000-581100.00	Bond Principal	715,000.00	0.00	512,413.50	512,413.50	0.00
421-1000-582100.00	Bond Intrest	832,278.00	0.00	1,037,413.50	1,037,413.50	0.00
Total 1000:		1,547,278.00	0.00	1,549,827.00	1,549,827.00	0.00
	Total Expenditures	1,547,278.00	0.00	1,549,827.00	1,549,827.00	0.00

Proprietary Funds

Stormwater Fund

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
505-0000-344260.00	Stormwater Utility Current Year	1,370,000.00	1,076,958.36	1,430,000.00	1,430,000.00	0.00
505-0000-346000.00	Stormwater Utility-Prior Year	55,000.00	105,121.35	75,000.00	75,000.00	0.00
505-0000-361000.00	Interest revenues	50,000.00	32,197.29	55,000.00	55,000.00	0.00
505-0000-389000.00	Miscellaneous	768,946.00	0.00	2,706,167.00	2,706,167.00	0.00
Total 0000:		2,243,946.00	1,214,277.00	4,266,167.00	4,266,167.00	0.00
	Total Revenues	**2,243,946.00**	**1,214,277.00**	**4,266,167.00**	**4,266,167.00**	**0.00**
	Expenditures					
4320						
505-4320-511100.00	Regular employees	259,972.00	103,221.15	343,362.45	343,362.45	0.00
505-4320-511300.00	Overtime	2,500.00	219.66	2,500.00	2,500.00	0.00
505-4320-512100.00	Group insurance	69,765.00	0.00	88,761.06	88,761.06	0.00
505-4320-512200.00	Social Security (FICA) contributions	16,118.00	6,563.52	21,288.47	21,288.47	0.00
505-4320-512300.00	Medicare	3,770.00	1,263.71	4,978.76	4,978.76	0.00
505-4320-512400.00	Retirement contributions	22,618.00	0.00	29,872.53	29,872.53	0.00
505-4320-512700.00	Workers' compensation	8,503.00	0.00	10,204.08	10,204.08	0.00
505-4320-521200.00	Professional	100,000.00	51,763.18	100,000.00	100,000.00	0.00
505-4320-522200.00	Repairs and maintenance	20,000.00	13,523.89	20,000.00	20,000.00	0.00
505-4320-522320.00	Rental of equipment and vehicles	1,000.00	0.00	1,000.00	1,000.00	0.00
505-4320-523100.00	Insurance, other than employee bene	22,500.00	0.00	27,000.00	27,000.00	0.00
505-4320-523200.00	Communications	1,200.00	37.45	1,200.00	1,200.00	0.00
505-4320-523400.00	Printing and binding	500.00	0.00	500.00	500.00	0.00
505-4320-523500.00	Travel	3,000.00	805.68	3,000.00	3,000.00	0.00
505-4320-523600.00	Dues and fees	1,000.00	0.00	1,000.00	1,000.00	0.00
505-4320-523700.00	Education and training	3,000.00	767.20	3,000.00	3,000.00	0.00
505-4320-531100.00	General supplies and materials	10,000.00	1,308.56	10,000.00	10,000.00	0.00
505-4320-531270.00	Gasoline	2,500.00	0.00	2,500.00	2,500.00	0.00
505-4320-531600.00	Small equipment	1,000.00	0.00	1,000.00	1,000.00	0.00
505-4320-531700.00	Other supplies	5,000.00	35.56	5,000.00	5,000.00	0.00
505-4320-541400.00	Infrastructure	1,300,000.00	950,440.00	3,200,000.00	3,200,000.00	0.00
505-4320-541400.00-4102	Infrastructure	0.00	45,836.25	0.00	0.00	0.00
505-4320-549999.00	Capital Contingency	200,000.00	0.00	200,000.00	200,000.00	0.00
505-4320-581200.00	Capital lease	145,000.00	131,350.90	145,000.00	145,000.00	0.00
505-4320-582200.01	Capital Lease-Interest	45,000.00	31,497.17	45,000.00	45,000.00	0.00
Total 4320:		2,243,946.00	1,338,633.88	4,266,167.35	4,266,167.35	0.00
	Total Expenditures	**2,243,946.00**	**1,338,633.88**	**4,266,167.35**	**4,266,167.35**	**0.00**

Solid Waste Fund

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
540-0000-344100.00	Sanitation-DeKalb	710,500.00	688,370.71	840,000.00	840,000.00	
540-0000-361000.00	Interest revenues	0.00	184,31.35	15,000.00	15,000.00	
540-0000-389000.00	Miscellaneous	5,000.00	0.00	0.00	0.00	
Total 0000:		715,500.00	706,802.06	855,000.00	855,000.00	0.00
	Total Revenues	715,500.00	706,802.06	855,000.00	855,000.00	0.00
	Expenditures					
4500						
540-4500-521200.00	Professional	684,000.00	570,511.22	755,000.00	755,000.00	
540-4500-522110.00	Disposal (e.g., garbage pickup)	315,00.00	101,892.60	100,000.00	100,000.00	
Total 4500:		715,500.00	672,403.82	855,000.00	855,000.00	0.00
	Total Expenditures	715,500.00	672,403.82	855,000.00	855,000.00	0.00

Component Unit

Downtown Development Authority

GL Number	Description	25-26 Amended Budget	25-26 Activity	26-27 Requested	26-27 Recommended	26-27 Approved
	Revenues					
950-0000-361000.00	Interest revenues	25,000.00	8,049.82	8,000.00	8,000.00	
950-0000-389500.00	DDA Fees	160,000.00	193,129.00	160,000.00	160,000.00	
Total 0000:		185,000.00	201,178.82	168,000.00	168,000.00	0.00
	Total Revenues	**185,000.00**	**201,178.82**	**168,000.00**	**168,000.00**	**0.00**
	Expenditures					
7550						
950-7550-521200.00	Professional	135,000.00	69,524.88	135,000.00	135,000.00	
950-7550-523300.00	Advertising	25,000.00	0.00	25,000.00	8,000.00	
950-7550-523500.00	Travel	10,000.00	406.90	10,000.00	10,000.00	
950-7550-523600.00	Dues and fees	5,000.00	0.00	5,000.00	5,000.00	
950-7550-531100.00	General supplies and materials	10,000.00	0.00	10,000.00	10,000.00	
Total 7550:		185,000.00	69,931.78	185,000.00	168,000.00	0.00
	Total Expenditures	**185,000.00**	**69,931.78**	**185,000.00**	**168,000.00**	**0.00**

AGENDA ITEM NO. IX.B

Agenda Item Memorandum

CITY COUNCIL (ZONING) AGENDA ITEM REPORT

ITEM TITLE: A-26-05 - Consideration for approval of a text amendment submitted by the City of Doraville to amend Sec. 23-613 to permit accessory units by right in residential districts. (First Read) (Public Hearing)

DATE: September 16, 2026

SUBMITTED BY: Austin Shelton, Community Development

ITEM TYPE: New Business

AGENDA SECTION: UNFINISHED BUSINESS

PRESENTED BY: Planning & Community Development

ATTACHMENTS:

A-26-05 - Cover Page & Memo.pdf
A-26-05 - Presentation (packet).pdf
A-26-05 - Redline Text.pdf
A-26-05 - Draft Ordinance.pdf

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

A-26-05

ADDRESS: Citywide

APPLICANT: City of Doraville

REQUEST: Text amendment to remove the requirement of obtaining a variance to build an accessory dwelling unit.

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

MAYOR AND COUNCIL
AUG 19, 2026 (1ST READ)
SEP 16, 2026 (2ND READ)

PLANNING COMMISSION
AUGUST 5, 2026

NEWSPAPER AD PUBLISHED
JULY 30, 2026

MEMORANDUM

ZONING CASE #: A-26-05

TO: Mayor and City Council

FROM: Austin Shelton, Director of Planning + Community Development

SUBJECT: **Allowing accessory units by right in residential areas.**

DATE: September 16, 2026

BACKGROUND

In May 2025 the City adopted text amendment A-24-05 (O2025-04), which created a framework for residents to add accessory units (also known as accessory dwelling units, backyard cottages, etc.) to their properties.

At the City Council retreat on June 12, 2026, as part of a larger discussion on zoning and housing development, Council agreed that the need to bring custom designs for Council approval may run counter to the stated goal of spurring adoption and accelerating permitting of accessory units. As such, they requested that accessory units be allowed by right, with only permitting approval needed for construction.

PROPOSED CHANGES

The changes needed to the ordinance are minor, mostly amending two lines that require the variance approval from Council. No changes to the use table are required, as it is already listed as a permitted accessory use in the table.

FOLLOWING UP FROM THE FIRST READ

- Changed the requirement for a stamp from an architect to the more generic “design professional”, as recommended by AIA and APA.
- Researched whether Doraville permit records are factored into property assessments.

STAFF RECOMMENDATION: APPROVAL

Staff recommends **approval** of the ordinance as written.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

At their regularly scheduled meeting held on August 5, 2026, the Planning Commission recommended **approval**.

A-26-05
ADUs by right
(Accessory Dwelling Units)

CITY COUNCIL
SEPTEMBER 16, 2026

PROPOSED AMENDMENTS

Sec. 23-613(e) (BEFORE)

a. All accessory units shall be constructed using a pre-approved building plan adopted by the City of Doraville, unless otherwise approved by City Council as a variance.

b. Any building plan for an accessory unit that requires a variance shall be stamped and dated by a licensed architect or engineer.

PROPOSED AMENDMENTS

Sec. 23-613(e) (AFTER)

a. Accessory units may be constructed using a pre-approved building plan adopted by the City of Doraville and provided upon request.

b. Any building plan for an accessory unit not using a pre-approved plan set shall be stamped and dated by a licensed design professional.

Architecture firm positions

The AIA Compensation & Benefits Report is the industry's most comprehensive resource on salary and compensation trends. Excerpted here from the 2023 report are position descriptions for the surveyed management, architect/designer/intern, other design professionals, and financial/administrative/technical positions in architecture firms. These are descriptive positions at architecture firms for classification and salary reporting purposes and are not intended to be recommended as specific titles for unlicensed staff working at architecture firms. Please check with your licensing board for title restrictions.

2025 Code of Georgia
Title 43 - Professions and Businesses (Chs. 1 — 51)
Chapter 4 - Architects (Arts. 1 — 2)
Article 1 - General Provisions (§§ 43-4-1 — 43-4-19)
§ 43-4-1. Definitions

(8) "Interior construction document" means detailed drawings and specifications sealed and signed by a registered interior designer certifying compliance with applicable current building codes, ordinances, laws, and regulations that define the work to be constructed in such form as is required for approval of a construction permit by a building official or fire marshal. Such document may be combined with documents prepared under the responsible control, seal, and signature of other registered or licensed professionals.

WILL THIS MAKE MY TAXES GO UP?

WILL THIS MAKE MY TAXES GO UP?

No? Maybe?

ADU PERMITS PULLED SINCE ADOPTION IN MAY 2025:

0

RECOMMENDATIONS

STAFF
APPROVAL

PLANNING COMMISSION
APPROVAL

Sec. 23-613. Accessory units.

(a) *Purpose.* The purpose of this section is to permit and regulate the construction of accessory units, also known as accessory dwelling units, backyard cottages, and similar.

(b) *Owner occupation required.* The property owner, which includes the title holder and any contract purchasers, must occupy either the principal unit or the accessory unit as their permanent residence, and at no time receive rent for the unit they occupy.

(c) *Time of construction and establishment.* No accessory unit may be erected prior to the principal building or structure to which it is subordinate. Accessory units may be constructed at the same time as the principal, but shall not receive any certificates of occupancy prior to the primary structure.

(d) *Use standards.*

(1) Accessory units shall only be constructed subordinate to an existing single-family residence.

(2) Whether attached or detached, accessory units shall be limited to only one (1) per lot.

(3) When detached from the principal structure, accessory units shall follow the guidelines of section 23-601.

(4) Regardless of whether they are attached or detached from the principal structure, accessory units shall meet the architectural design standards in the zoning ordinance, and shall match the principal structure in architectural style, material, and color.

(e) *Building requirements.*

(1) *Building plans.*

a. ~~All a~~Accessory units ~~shall~~ may be constructed using a pre-approved building plan adopted by the City of Doraville and provided upon request~~, unless otherwise approved by City Council as a variance~~.

b. Any building plan for an accessory unit ~~that requires a variance~~not using a pre-approved plan set shall be stamped and dated by a licensed ~~architect or engineer~~design professional.

(2) A survey shall be submitted pursuant to the standards within section 5-7(b)(5).

(3) The property owner shall sign an affidavit, provided by the City, affirming that the owner occupies either the main building or the accessory unit.

(f) *Annual requirements.*

(1) Owners shall be required to renew the accessory unit owner affidavit form annually.

(Ord. No. 2025-04 (A-24-05), § 1, 5-21-25)

STATE OF GEORGIA
DEKALB COUNTY
CITY OF DORAVILLE

ORDINANCE 2026-__ (A-26-05)

AMENDMENT TO SECTION 23-613 OF THE DORAVILLE CODE OF ORDINANCES TO PERMIT ACCESSORY UNITS TO BE BUILT BY RIGHT IN RESIDENTIAL ZONING DISTRICTS.

WHEREAS: The Mayor and Council of the City of Doraville ("Council") are charged with the protection of the public health, safety, and welfare of the residents of the City of Doraville ("City"); and

WHEREAS: The City and the Atlanta metro suffer from a shortage of housing units; and

WHEREAS: It is the goal of the City to increase its housing supply, add an additional housing type, and promote housing affordability; and

WHEREAS: Accessory units are a way to provide more housing at lower cost; and

WHEREAS: The City permitted accessory units in 2025 via Ordinance O2025-04; and

WHEREAS: The City now wishes to permit accessory units by right in residential areas; and

WHEREAS: A duly noticed public meeting was held;

NOW THEREFORE, the Mayor and Council of the City of Doraville, Georgia hereby ordain:

Section 1: That Sec. 23-613 of the Code of Ordinances shall be amended as follows:

See attached redline text.

Section 2: This Amendment shall become effective immediately upon its adoption by the City Council. This Amendment hereby repeals any and all conflicting ordinances and amendments.

August 19, 2026 _____ **First Reading**

September 16, 2026 _____ **Second Reading**

So effective this ____ day of _____, 2026.

Approved by:

_____
Joseph Geierman, Mayor

Approved as to Form:

_____
Cecil McLendon, City Attorney

So signed and witnessed this _____day of _____, 2026

Attest:

_____
Shanta Bingham, City Clerk

SEAL

AGENDA ITEM NO. X.A

Agenda Item Memorandum

CITY COUNCIL (ZONING) AGENDA ITEM REPORT

ITEM TITLE: Z-26-06 - Consideration for approval of a rezoning request, submitted by Kinder Morgan c/o Rick Seaman, to rezone the property located at 6446 New Peachtree Road from M-2-C (Heavy Manufacturing - Conditional) to M-1 (Light Manufacturing) to allow for a pressure washing company known as WiseGuys to operate. (First Read) (Public Hearing).

DATE: September 16, 2026

SUBMITTED BY: Albert Trevino, Community Development

ITEM TYPE: Action Item

AGENDA SECTION: NEW BUSINESS

PRESENTED BY: Planning + Community Development

ATTACHMENTS:

Z-26-06_Cover Page and Memo.pdf
Z-26-06_Staff Report.pdf
Z-26-06_Presentation.pdf
Z-26-06 - Application (Amended)_Redacted.pdf

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

Z-26-06

ADDRESS: 6446 New Peachtree Road

APPLICANT: Kinder Morgan c/o Rick Seaman

REQUEST: Consideration for approval of a rezoning from M-2-C (Heavy Manufacturing - Conditional) to M-1 (Light Manufacturing).

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

CONTACT US

PHONE: (770) 451-8745
E-MAIL: planning@doravillega.us

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

MAYOR AND COUNCIL
SEPTEMBER 16, 2026 (1ST READ)

PLANNING COMMISSION
SEPTEMBER 2, 2026
AUGUST 5, 2026 (POSTPONE)

NEWSPAPER AD PUBLISHED
JULY 30, 2026

PUBLIC NOTICE SIGN POSTED
JULY 28, 2026

APPLICATION DEADLINE
JULY 3, 2026

MEMORANDUM

ZONING CASE #: Z-26-06

TO: Mayor and City Council

FROM: Department of Planning + Community Development

SUBJECT: **Consideration for approval to rezone the property from M-2-C to M-1.**

DATE: September 16, 2026

ZONING REQUEST

The applicant, Rick Seaman with Kinder Morgan, is seeking to rezone the subject property from M-2-C (Heavy Manufacturing - Conditional) to M-1 (Light Manufacturing). If the property is rezoned to M-1, then the applicant's intent is to sell the property to a pressure washing company known as WiseGuys. WiseGuys is seeking to relocate their headquarters from Peachtree Corners to Doraville.

STAFF RECOMMENDATION: DENIAL OF M-1. APPROVAL OF O-W.

Staff recommends **denial** of the specific request of #Z-26-06 to rezone the property from M-2-C to M-1. Instead, staff recommends **rezoning the subject property** from M-2-C (Heavy Manufacturing-Conditional) to O-W (Office-Warehouse) to be in compliance with the soon to be adopted 2026-2046 Comprehensive Plan, as well as to be compatible with the zoning and future land uses of the adjacent properties.

The proposed O-W district provides an appropriate transition between surrounding zoning districts, serving as a compatible zoning classification between the existing M-2-C zoning and the T-5 zoning designation located adjacent to the property.

Basis for Denial:

1. In November 2020, the City rezoned this property, along with most other properties on the Buford Highway and New Peachtree Road corridors, to T-5. This property was zoned M-1 prior to that change.
2. In 2022 the Mayor and City Council approved the current zoning and the specific condition to align with the vision of the current Comprehensive Plan to restrict industrial uses from operating within the BuHi Cultural Corridor. Staff's recommendation is in keeping with this policy.

STAFF RECOMMENDATION: DENIAL OF M-1. APPROVAL OF O-W.

3. The new comprehensive plan, which will be adopted this October, continues to view New Peachtree Road as an area for general commercial activities and not for industrial type uses.
4. M-1 is not appropriate because:
    - It conflicts with the City's stated land use goals.
    - It permits a level of industrial intensity that is inconsistent with the desired future character.
    - It creates greater potential for negative impacts on surrounding properties.
    - It provides fewer site, architectural, screening, and streetscape protections than O-W.
5. O-W provides a viable alternative that allows the property to be used while better advancing the City's planning objectives. It allows for office, warehousing, and limited commercial uses away from residential areas.
6. The city is actively working on a road-diet project for New Peachtree Road to create a safe passageway for pedestrians and bicyclists by extending the existing multi-use path in downtown Doraville all the way to Oakcliff Road. Uses found in M-1, or industrial uses, could be too intense for pedestrian safety.

PLANNING COMMISSION: APPROVAL OF M-1 WITH CONDITIONS

At their regularly scheduled meeting held on September 2, 2026, the Planning Commission recommended **approval** of the applicant's request to **rezone the property from M-2-C to M-1 with conditions**.

Conditions:

1. Fleet vehicle parking and open outside storage shall be subject to the M-1 (Light Manufacturing) performance standards contained within Sec. 23-911.
2. The proposed improvements, as shown in Exhibit A (**on the next page**), shall be installed including landscaping, public art, street furniture and pedestrian amenities. The property shall be subject to Sec. 23-1710 regarding the city's streetscape design requirements.
3. The property shall be subject to the architectural design standards pursuant of Chapter 23, Article XVII.

MAYOR AND COUNCIL DECISION: TBD

The first read will occur on September 16, 2026.

A second read will occur on October 21, 2026 if needed.

EXHIBIT A



Existing New Peachtree Road Frontage *– Existing New Peachtree Road frontage conditions prior to redevelopment, including aging rusted perimeter fencing with barbed wire, limited landscaping, and an open*



Proposed New Peachtree Road Frontage Improvements *– Conceptual rendering of proposed New Peachtree Road frontage improvements, including upgraded screening, enhanced landscaping, tree canopy, pedestrian amenities, and public-facing improvements intended to support the City's vision for a more attractive and connected corridor.*

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

CONTACT US

PHONE: (770) 451-8745
E-MAIL: planning@doravillega.us

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

MAYOR AND COUNCIL
SEPTEMBER 16, 2026 (1ST READ)

PLANNING COMMISSION
SEPTEMBER 2, 2026
AUGUST 5, 2026 (POSTPONE)

NEWSPAPER AD PUBLISHED
JULY 30 & AUGUST 27, 2026

PUBLIC NOTICE SIGN POSTED
JULY 28 & AUGUST 25, 2026

APPLICATION DEADLINE
JULY 3, 2026

STAFF REPORT

ZONING CASE #: Z-26-06

Property Address
6446 New Peachtree Road
Applicant
Kinder Morgan c/o Rick Seaman
Representative
None
Property Owner
KM Phoenix Holdings, LLC
Current Zoning
M-2-C (Heavy Manufacturing - Conditional)
Current Character Area
BuHi Cultural Corridor
Project Request: Rezone the property from M-2-C (Heavy Manufacturing - Conditional) to M-1 (Light Manufacturing).



Aerial view of subject property (Dekalb Parcel Viewer)

PROPERTY DETAILS

Parcel ID #: 18 337 07 003
Land Area: +/- 2.961 acres
Floodplain: No **Stream:** No
Election District: 1
Adjacent to another municipality: No
Year Primary Structure Built: 1948
Existing Total SQFT: 33,854
Existing Parking Spaces: unknown
Required Parking Spaces: 35 spaces

RECOMMENDATION

Staff:
Denial to rezone to M-1. Approval to rezone to O-W.
Planning Commission:
Approval to rezone to M-1 with conditions.

ADJACENT PROPERTY DETAILS

Surrounding Zoning and Character Area

North:
Zoning: M-2 (Heavy Manufacturing)
Character Area: Tank Farms District

South:
Zoning: T-5 (Urban Center)
Character Area: BuHi Cultural Corridor

East:
Zoning: T-5 (Urban Center)
Character Area: BuHi Cultural Corridor

West:
Zoning: M-2 (Heavy Manufacturing)
Character Area: Tank Farms District

STAFF REPORT

Z-26-06 TIMELINE OF EVENTS

7/1/26: Staff received a zoning amendment application (#Z-26-06) with a request to remove a zoning condition found on 6446 New Peachtree Road. The intent behind removing the zoning condition was for the property to be zoned M-2 and to allow for a pressure washing company known as WiseGuys to relocate their business from Peachtree Corners to Doraville.

8/3/26: Staff published their report with a recommendation to deny the zoning amendment (to remove the zoning condition) application and instead, provided a recommendation to rezone the subject property to T-5 (Urban Center). This recommendation was based on the 2022-2042 Comprehensive Plan and the city's long-term vision of keeping the BuHi Cultural Corridor as an area intended to transition toward a more vibrant, walkable, mixed-use environment incorporating commercial, office, residential, and other compatible uses.

8/5/26 (1:12 p.m.): Staff received an email from Kinder Morgan asking if the application could be postponed to the September 2, 2026 Planning Commission meeting.

8/5/26: (6:00 p.m.): The Doraville Planning Commission started their regularly scheduled meeting.

8/5/26 (~6:05 p.m.): Staff informed the Planning Commission of the applicant's request to postpone #Z-26-06 to their next regularly scheduled meeting.

8/5/26 (~6:10 p.m.): The Planning Commission voted to postpone the application to their September 2, 2026 meeting.

8/24/26: Staff received an amendment to #Z-26-06 with a new request to rezone the property from M-2-C (Heavy Manufacturing - Conditional) to M-1 (Light Manufacturing). WiseGuys is still the intended user of the property.

9/2/26: The Planning Commission held a public hearing and recommended to rezone the property from M-2-C to M-1 with the following conditions:

Conditions:

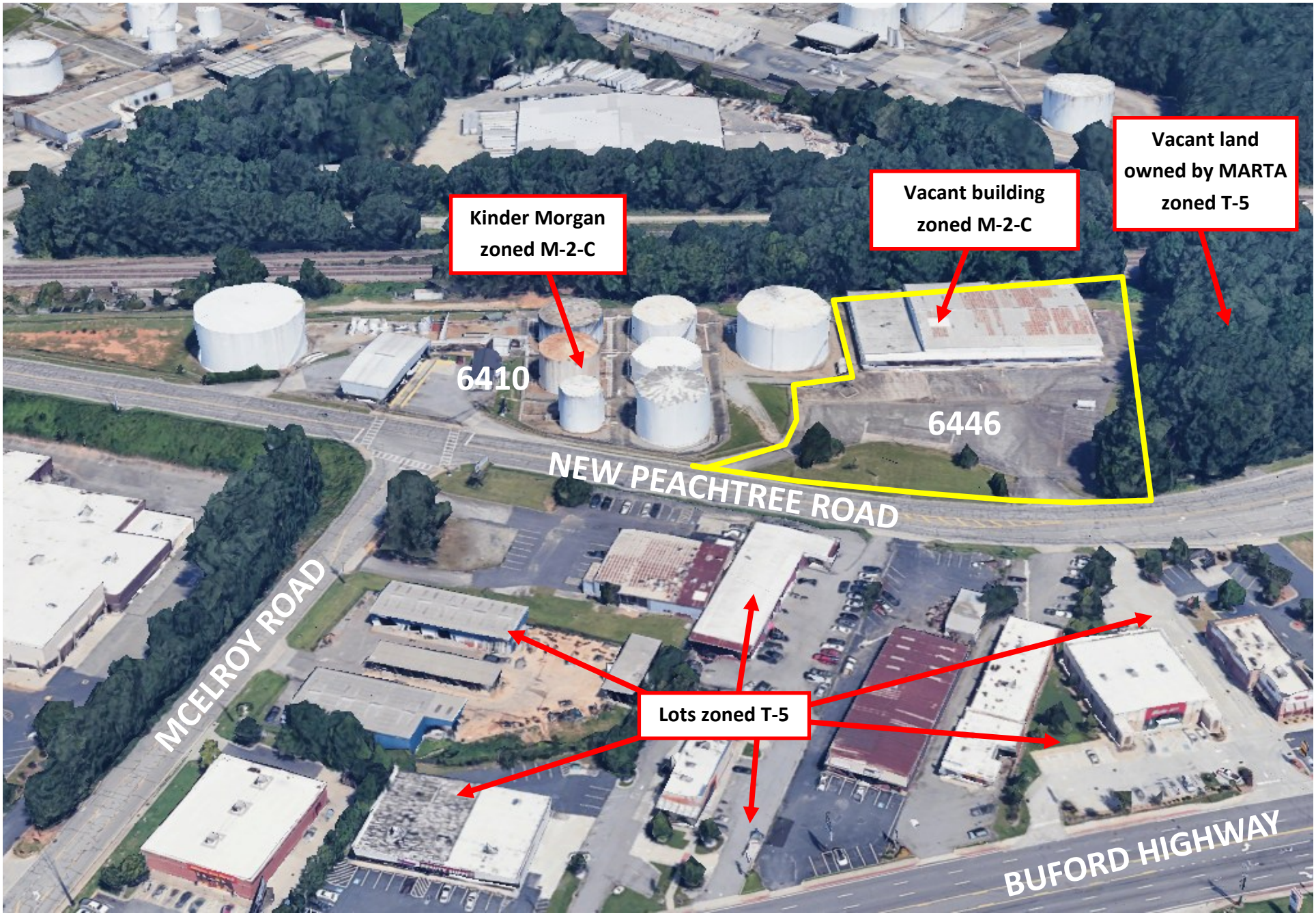
1. Fleet vehicle parking and open outside storage shall be subject to the M-1 (Light Manufacturing) performance standards contained within Sec. 23-911.
2. The proposed improvements, as shown in Exhibit A, shall be installed including landscaping, public art, street furniture and pedestrian amenities. The property shall be subject to Sec. 23-1710 regarding the city's streetscape design requirements.
3. The property shall be subject to the architectural design standards pursuant of Chapter 23, Article XVII.

9/16/26: The Mayor and City Council will hold a public hearing and first read on the rezoning request.

GOOGLE STREET VIEW



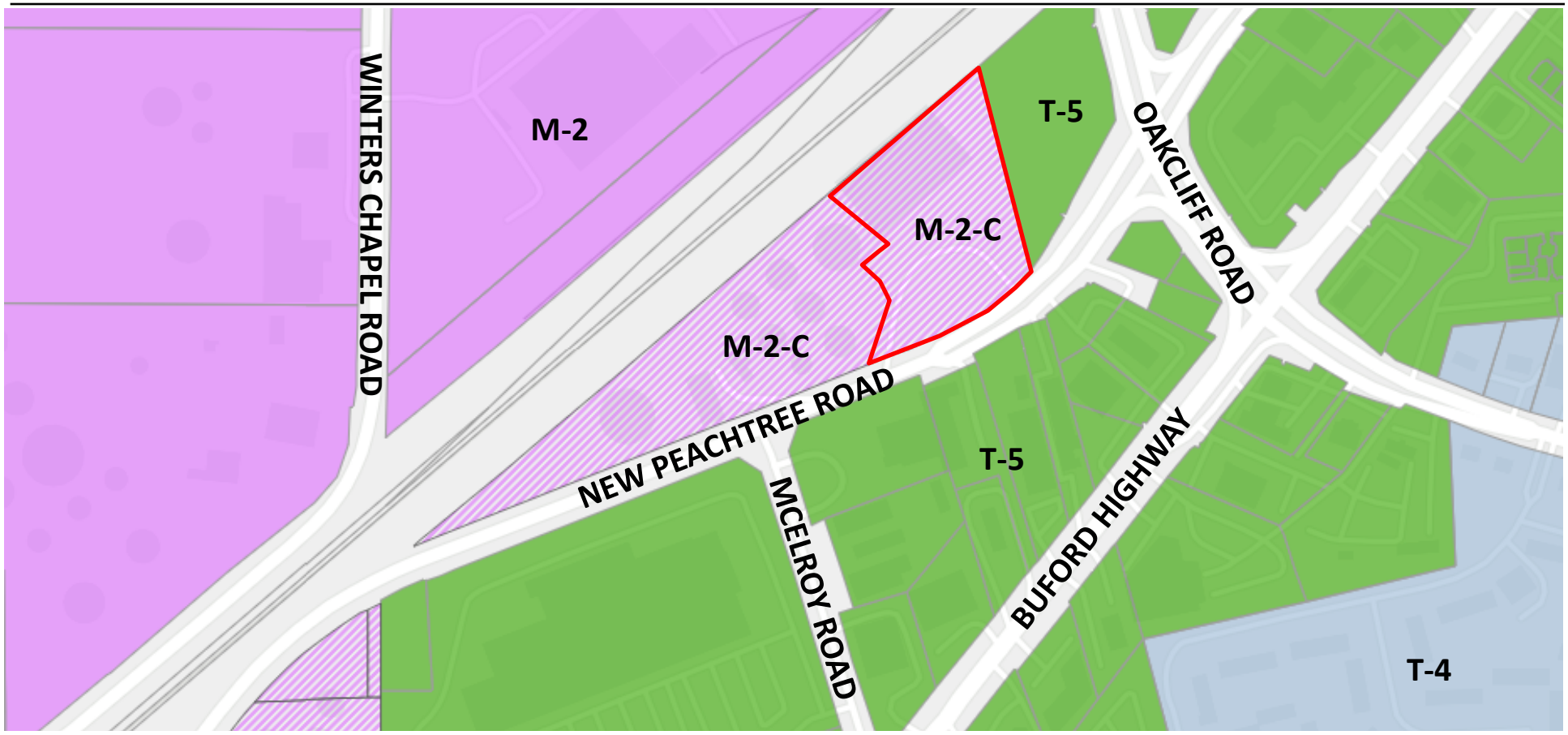
GOOGLE EARTH



DEKALB PARCEL VIEWER



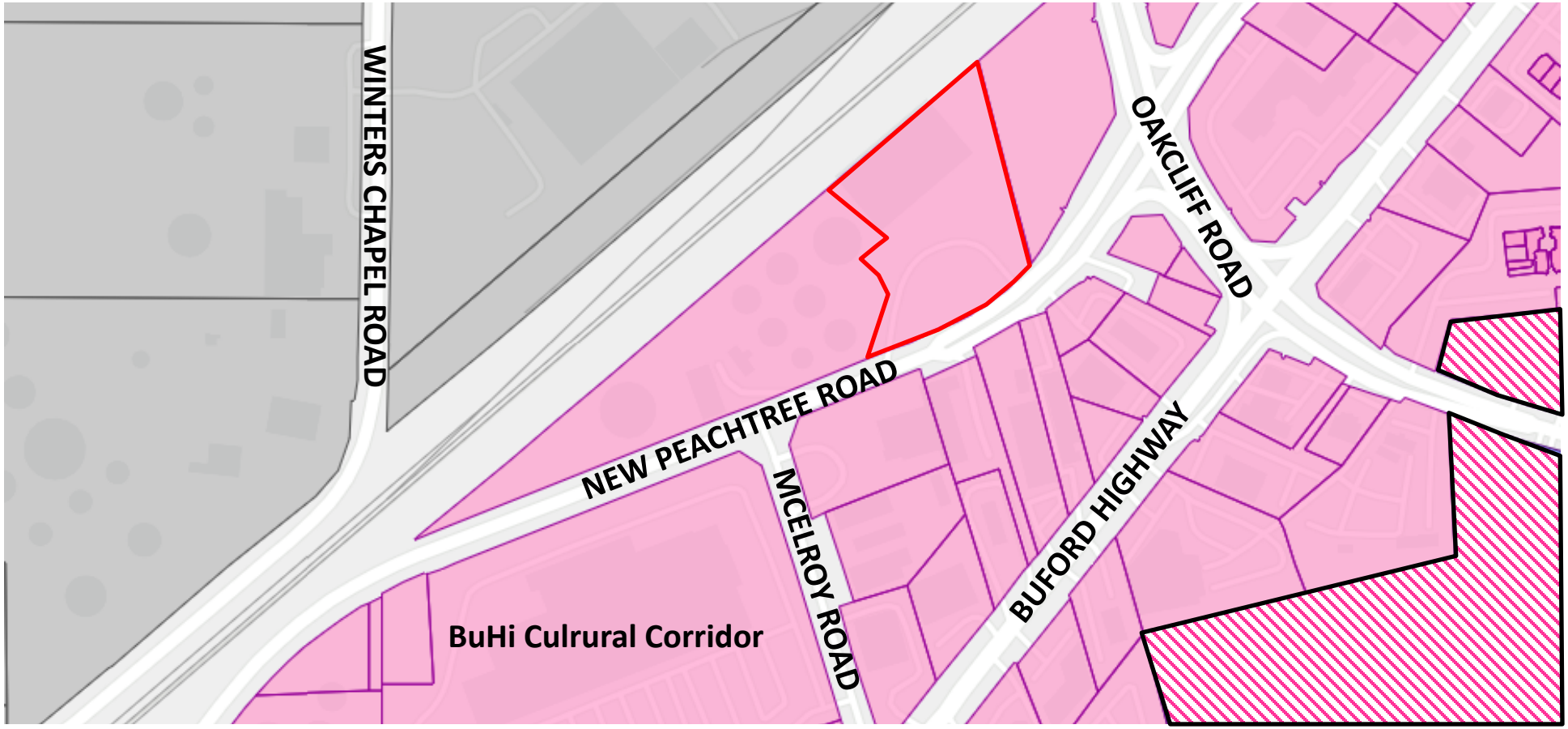
ZONING MAP



ZONING DISTRICTS

- R-1 Single-Family Residential
- R-2 General Residential
- R-3 Multi-Family Apartments
- R-3-C Multi-Family Apartments Conditional
- R-4 Multi-Family Condos & Households
- R-CH Single-Family Cluster Residential
- RSFA Single-Family Attached Residential
- RSFA-C Single-Family Attached Residential Conditional
- M-1 Light Manufacturing
- M-1-C Light Manufacturing Conditonal
- M-2 Heavy Manufacturing
- M-2-C Heavy Manufacturing Conditional
- O-I Office-Institutional
- O-I-C Office-Institutional Conditonal
- O-W Office Warehouse
- O-W-C Office Warehouse Conditional
- T-3 Sub-Urban
- T-4 General Urban
- T-5 Urban Center
- T-5-C Urban Center Conditonal
- T-6 Urban Core
- T-6-C Urban Core Conditonal
- SD-1 Special District: Motors
- SD-2 Special District: Carver Hills
- SD-3 Special District: Assembly

FUTURE LAND USE MAP (2022-2042 COMP PLAN)



CHARACTER AREAS

- Assembly District
- BuHi Cultural Corridor
- Office Hub
- Light Industrial/Commercial
- Neighborhood Preservation Districts
- PIB Marketplace
- Tank Farm District
- Doraville Town Center
- Annexation

STAFF REPORT

ZONING REQUEST: REZONING

REQUEST

The applicant and owner of the property, Kinder Morgan, is requesting to rezone the subject property from M-2-C to M-1. They have been working with a potential user of the property, which is a business known as WiseGuys. WiseGuys is a pressure washing company and they are seeking to purchase the subject property and move their headquarters from Peachtree Corners to Doraville.

EXECUTIVE SUMMARY

Staff recommends **denial** of the applicant's request to rezone the subject property from M-2-C (Heavy Manufacturing – Conditional) to M-1 (Light Manufacturing) and, instead, recommends **approval** of a rezoning it from M-2-C to O-W (Office-Warehouse).

The current zoning condition on the property is as follows: "The property is restricted to the following use: heating fuel, petroleum, and ethanol fuel products, storage, transmission, wholesaling, or sales provided that materials shall not be extracted or processed on the premises." **This means that the property can only be used for oil and gas purposes.**

Staff recognizes that simply denying the requested rezoning would leave the property subject to the existing M-2-C zoning condition, which may significantly limit the property owner's ability to utilize the property.

Rezoning the property to O-W would provide the property owner with a viable zoning district that allows for reasonable use of the property while also better aligning with the City's adopted plans and long-term land use goals for the area.

The Comprehensive Plan identifies the BuHi Cultural Corridor as an area intended to transition toward a more vibrant, walkable, mixed-use environment incorporating commercial, office, residential, and other compatible uses.

Pre-Application Meeting
June 11, 2026

Application Submitted
July 1, 2026 & August 24, 2026 (Amendment)

Fees Paid
$1,150

BACKGROUND

The City has been committed to making Doraville's zoning match its stated policy and growth goals as outlined in the Comprehensive Plan and elsewhere.

In 2020, the City Council approved a city-initiated rezoning (ordinance #2020-030 #Z-20-06) to change the zoning of the subject property from M-1 to a form -based code zoning district known as T-5. In fact, this city-initiated rezoning (#Z-20-06) changed the zoning for all properties along Buford Highway and New Peachtree Road outside of Interstate I-285 from their commercial and industrial districts to T-5. The purpose of this rezoning was to encourage growth, particularly more walkable and mixed use development, along the New Peachtree Road and Buford Highway corridors. The Livable Community Form-Based Code (LCC) is viewed by the city as a more favorable code than the city's traditional Euclidean zoning districts due to it having a higher quality of design codes and standards.

In 2022, the City discovered that many of the petroleum storage facilities in Doraville did not have an active occupational tax certificate (OTC), aka a business license. This included the two companies on New Peachtree Road.

When the city rezoned these properties to T-5, they became non-conforming because the zoning district does not allow for oil and petroleum type uses. In order for them to legally obtain an OTC, they needed to be rezoned to M-2, which is the only district that allows this use.

STAFF REPORT

ZONING REQUEST: ZONING AMENDMENT

BACKGROUND (CONTINUED)

In order to course correct, the city rezoned four properties from T-5 to M-2-C (see map on **page 24** of this report). Upon rezoning these four properties to M-2, **the City Council placed a condition that limits the use of these properties to only those related to the storage and distribution of petroleum.**

The M-2-C zoning was a practical decision. Even though this zoning is one of the most intense in the code, it seemed unlikely that the properties in question would ever redevelop into a more hazardous or intense industrial use that was not in keeping with the City's long-term vision for the New Peachtree Road corridor.

WISEGUYS

WiseGuys is a exterior cleaning contractor, specializing in pressure washing. WiseGuys performs services including pressure washing, soft washing, roof cleaning, window cleaning, gutter cleaning, and holiday lighting exclusively at customer properties throughout the Atlanta metropolitan area.

See the **next page** for WiseGuys proposed businesses activities and how they intend to use the property.

WAREHOUSE BUILDING

- **Current Size:**
  - **Office Square Footage:** +/- 10,000
  - **Warehouse Square Footage:** +/- 23,854
- **Proposed Space Size:** The total office space is expected to decrease by approximately 15-30%, depending on the final build-out which is subject to change.

HISTORY OF THE PROPERTY

Zoning:

- Prior to 2020, the property was zoned M-1.
- In 2020, the city rezoned the property to T-5.
- In 2022, the city rezoned the property to M-2-C.

Lot split:

- In May 2026, Kinder Morgan subdivided the property known as 6410 New Peachtree Road into two lots.
- The new lot, which separated the vacant warehouse building from the petroleum tanks, was given a new address of 6446 New Peachtree Road.

Uses that are prohibited from operating on the property per deed restrictions:

The property's deed prohibits the following uses:

- residential,
- child & elder care,
- nursing home or hospice,
- medical or dental facility,
- hospital,
- schools,
- places of worship,
- park, overnight camping, or recreational vehicle park,
- swimming, fishing, hunting, or trapping,
- jail or juvenile detention center,
- hotel, motel, or other lodging,
- zoo,
- animal shelter or kennel,
- animal treatment or care facility,
- horse boarding or riding stable,
- farm or livestock housing,
- food processing facility,
- greenhouse and plant nursery, and
- dry cleaners.

If the property is rezoned, then the above uses would be prohibited by the property's deed and not by the city's Zoning Ordinance.

WISEGUYS PROPOSED USES OF THE PROPERTY

Received on 8/24/26 & 8/28/26

Proposed Property Uses and Operational Summary

WiseGuys Pro-Wash
6446 New Peachtree Rd
Doraville, GA 30340

The following summarizes how WiseGuys Pro-Wash, an exterior cleaning contractor, will use the property and how the site will typically operate. The New Peachtree Road property will function as a corporate headquarters and operational support facility, not as a customer-facing service location. WiseGuys performs services including pressure washing, soft washing, roof cleaning, window cleaning, gutter cleaning, and holiday lighting exclusively at customer properties throughout the Atlanta metropolitan area.

The property will support office operations, fleet and equipment storage, and field operations serving customers throughout the Atlanta metropolitan area.

Primary Business Activities:

- **Corporate Office Operations:** Customer service, management, sales, dispatch, and other administrative functions supporting daily operations.
- **Field Operations Support:** Preparation and daily dispatch of company vehicles, equipment, and supplies for field service.
- **Fleet & Equipment Support:** Cleaning, routine maintenance, storage, and preparation of company vehicles and equipment.
- **Holiday Lighting:** Preparation, staging, and management of holiday lighting products, including wreaths, garland, décor, and seasonal displays.

Site Operations:

- The front parking lot will primarily support employee parking.
- Company vehicles and equipment will primarily be stored inside the warehouse, with any necessary operational areas screened from public view through planned fencing, landscaping, and frontage improvements along the property.
- The property will not include customer retail activity, regular deliveries from the public, or other customer-facing uses typically associated with commercial destinations.

Typical Daily Operations:

- Field employees generally arrive in the early morning hours and depart for customer locations before peak daytime traffic periods.
- Vehicles typically remain at customer locations throughout the workday and return later in the day for cleaning, restocking, and preparation for future service.
- Office staff generally operate during normal business hours, with seasonal variations based on company needs.

The business is generally closed on weekends, with limited Saturday operations during peak seasons and occasional Sunday operations during the holiday lighting season.

BREAKDOWN OF WISEGUYS PROPOSED USES*

Based on how WiseGuys wants to use the property, here is what would be and what would not be allowed within the O-W and the M-1 zoning districts.

Office operations:
O-W: Allowed
M-1: Allowed

Outdoor storage of equipment, materials, and/or merchandise:
O-W: Not allowed
M-1: Allowed outdoors.

- If stored outdoors, then it must be kept behind an 8-foot black vinyl-coated chain link black slated fence.

Indoor storage of equipment, materials, and/or merchandise:
O-W: Allowed
M-1: Allowed

Outdoor parking of fleet vehicles with pressure washing and associated equipment:
O-W: Not allowed
M-1: Allowed

- If stored outdoors, then it must be kept behind an 8-foot black vinyl-coated chain link black slated fence.

Outdoor parking of fleet vehicles with no equipment:
O-W: Allowed

- Must be parked in the side or rear of a building and/or screened from view of the public right-of-way through the use of landscaping, walls, and overstory trees.

M-1: Allowed

Truck maintenance:
O-W: Not allowed
M-1: CUP required

Truck cleaning & washing:
O-W: Not allowed
M-1: CUP required

* The final determination of permitted uses, conditional use permit uses, and non-permitted uses as it relates to WiseGuys shall be during the review of an application made for an occupational tax certificate.

STAFF REPORT

COMPARISON OF O-W AND M-1	O-W	M-1
COMPREHENSIVE PLAN		
Allowed District in the 2022-2042 Comp Plan?		
Allowed District in the 2026-2046 Comp Plan?		
USES		
Contractor office with no outside storage		
Contractor office with outside storage		*
Truck maintenance and repair		
Truck washing/cleaning		
Warehousing		
Industrial Uses		
STORAGE		
Outdoor storage or materials, equipment, and/or merchandise		*
FLEET VEHICLES		
Fleet vehicles with equipment		*
Fleet vehicles with no equipment	**	*
ARCHITECTURAL STANDARDS		
Requires specific exterior building materials, roofs, windows, and doors standards		
STREETSCAPE STANDARDS		
Requires new streetscape for new development		

Yes
CUP Required
No

* Must be stored behind an 8-foot black vinyl-coated black slated chain link fence.
** Shall be screened with a minimum five (5) feet wide landscape buffer planted with evergreen shrubs a minimum of twenty-four (24) inches tall and maximum thirty-six (36) inches tall and/or decorative thirty-six-inch wall. In addition, shall be planted with overstory canopy trees spaced a maximum of forty (40) feet apart.

COMPARISON OF O-W AND M-1

BENEFITS OF REZONING THE PROPERTY FROM M-2-C TO O-W

Rezoning the subject property from M-2-C to O-W would provide the following benefits:

- Aligns with the Comprehensive Plan and the City's long-term vision for the continued transformation and redevelopment of the BuHi Cultural Corridor.
- Reduces the potential for industrial activities along New Peachtree Road by transitioning the property from a heavy manufacturing zoning district to a district intended for office, warehouse, and related uses.
- Provides an appropriate transition between surrounding zoning districts, serving as a compatible zoning classification between the existing M-2-C zoning and the T-5 zoning designation located adjacent to the property.
- Reduces the potential for nuisances affecting adjacent properties. Compared to M-1, the O-W zoning district would provide greater limitations on activities that could generate noise, vibration, smoke, dust and particulates, industrial sewage or waste, odors, glare, fire or safety hazards, and hazardous waste.
- Would allow WiseGuys to operate as a contractor's office and for warehousing of all of their equipment while significantly reducing the potential for outdoor and industrial-type activities on the property. The O-W zoning district would not allow outdoor vehicle or equipment preparation, holiday light preparation, outdoor storage, outdoor parking of fleet vehicles with equipment, truck maintenance, or truck cleaning and washing, while ensuring that all other applicable City requirements are satisfied.*
- Prohibits outdoor storage of materials, equipment, and merchandise, helping to maintain a more orderly and visually compatible development pattern along New Peachtree Road.
- Provides screening requirements for fleet vehicles without equipment. Such vehicles must be parked to the side or rear of the building and/or screened from view through the use of landscaping, walls, and overstory trees.
- Establishes architectural standards for new development and certain redevelopment projects, including requirements related to building materials, architectural details such as trim, windows, and doors, roofing, and landscaping.
- Establishes streetscape standards for new development, helping to create a more cohesive and pedestrian-oriented appearance consistent with the City's long-term vision for the BuHi Cultural Corridor.

COMPARISON OF O-W AND M-1

CONCERNS OF REZONING THE PROPERTY FROM M-2-C TO M-1

Rezoning the subject property from M-2-C to M-1 would present the following concerns:

- Does not align with the Comprehensive Plan or the City's long-term vision for the continued transformation and redevelopment of the BuHi Cultural Corridor.
- Would allow a broader range of industrial activities along New Peachtree Road, which is inconsistent with the City's efforts to transition the corridor toward a more commercial and mixed-use development pattern.
- May be too intensive for the surrounding context. The range and intensity of uses permitted within the M-1 zoning district may be incompatible with the adjacent T-5 zoning district and the two nearby Priority Neighborhood Gateways identified in the draft 2026–2046 Comprehensive Plan.
- May increase the potential for nuisances affecting adjacent properties. Uses permitted within the M-1 zoning district may generate varying levels of noise, vibration, smoke, dust and particulates, industrial sewage and waste, odors, glare, fire and safety hazards, and hazardous waste. Allowing these types of activities may be inconsistent with the desired character and future development pattern of the surrounding area.
- Allows outdoor storage of materials, equipment, and merchandise, which may negatively affect the visual character of the property and its relationship to New Peachtree Road and surrounding properties.
- Provides limited screening requirements for fleet vehicles. Fleet vehicles are required to be parked or stored behind an eight-foot black vinyl-coated, slatted chain-link fence; however, this type of screening may not provide the same level of visual quality or integration with the surrounding development pattern envisioned for the BuHi Cultural Corridor.
- Provides limited architectural standards for new development and redevelopment. The M-1 zoning district does not establish the same level of requirements for exterior building materials, architectural details such as trim, windows, and doors, roofing, and landscaping as the O-W zoning district.
- Does not establish streetscape standards for new development, providing fewer requirements to ensure that future development contributes to the cohesive streetscape and public realm envisioned for the BuHi Cultural Corridor.

STAFF REPORT

O-W ZONING REGULATIONS

Sec. 23-907. - ... O-W district.

Purpose: The office/warehouse district is intended to encourage the development of office and office warehouse facilities in combination where the manufacture and/or fabrication of products is limited to items that are compatible with surrounding uses.

Development controls

Development—Restricted to lands with public water and sewer available

Drive-in and drive-through facilities—Prohibited

Driveway curb cuts—See ordinance

Fleet vehicles

- On-site parking permitted, subject to the following so as to not be visible from the public right-of-way:
    - Shall be parked in the rear or side of the property; or if not possible,
    - Shall be screened with a minimum five (5) feet wide landscape buffer planted with evergreen shrubs a minimum of twenty-four (24) inches tall and maximum thirty-six (36) inches tall and/or decorative thirty-six-inch wall. In addition, shall be planted with overstory canopy trees spaced a maximum of forty (40) feet apart.

Outdoor display and storage—Prohibited

Minimum lot area—Thirty (30) feet.

Minimum public road frontage—Thirty (30) feet.

Maximum front yard building setback—Twenty-five (25) feet but no less than five (5) feet with full masonry front facade elevation (brick and/or stone).

Minimum rear yard building setback—None, but buffer requirements where applicable per Code plus five-foot structure setback.

Minimum side yard building setback—None, but buffer requirements where applicable per Code plus five-foot structure setback.

Maximum building height—Three (3) stories or thirty-five (35) feet, whichever is less.

Maximum impervious lot coverage—Eighty (80) percent.

Mechanical and accessory features—See ordinance

Dumpsters—Shall comply with the screening requirements of chapter 15, article VI.

Performance standards—Manufacturing and other production establishments shall be subject to section 23-911 performance standards pertaining to noise, vibration, smoke, dust or other particular matter, toxic or noxious waste materials, odors, and glare.

LIST OF ALL O-W (OFFICE-WAREHOUSE) USES PERMITTED BY RIGHT*

If the property is rezoned from M-2-C to O-W, then the following uses will be permitted by right. “Permitted by right” means that a business operating under any of the listed uses or activities may apply for a business license and, provided all other applicable requirements are met, begin operating on the property.

If a use is shown in red font, this means that the use is allowed by the City; however, the property’s deed contains restrictions that prohibit a business engaging in that use from operating on the property.

CIVIC/INSTITITIONAL USES

Museums, galleries, auditoriums, libraries, and similar cultural facilties
Social, fraternal, or philanthropic club
Social, fraternal, or philanthropic lodge
Special training school

COMMERCIAL/RETAIL USES

Art gallery
Automatic teller machine (ATM)
Catering services
Cleaning and maintenance services
Commercial studio, with or without instruction
Commercial, ghost, prep, or shared kitchen
Film or music studio
Funeral homes and mortuaries
Health and fitness clubs without massage or spa
Pet daycare and kennel
Sign company with assembly
Stage, lighting, and AV equipment sales, rental and repair
Tattoo or body craft studio

OFFICE USES

Contractor office, no [outdoor] storage
Office, general

INDUSTRIAL USES

Bakery and other commercial prepared foods manufacturers, greater than 10,000 sf
Commercial printers
HVAC sales, repair and service
Manufacturing, limited fabrication
Microbrewery, microdistillery, and microwinery (20,000 sf or less)
Pest control services
Photography studios
Printing, publishing, and distribution of newspapers and other print media

INDUSTRIAL USES (CONTINUED)

Telecommunications antenna or tower
Warehousing and distribution of goods
Wholesale

MEDICAL USES

Outpatient clinics and offices
Veterinary clinics and animal hospitals
Scientific or research laboratory or testing facilities

ACCESSORY USES

Trails and greenways
Vending machines and associated structures

* Additional restrictions & use requirements may apply.

LIST OF ALL O-W (OFFICE-WAREHOUSE) USES ALLOWED BY CONDITIONAL USE PERMIT*

If the property is rezoned from M-2-C to O-W, then the following uses will require the business to obtain a conditional use permit prior to applying for a business license. If the conditional use permit is approved, the business may then apply for a business license and, provided all other applicable requirements are met, begin operating on the property.

If a use is shown in red font, this means that the use is permitted by the City; however, the property's deed contains restrictions that prohibit a business engaging in that use from operating on the property.

OTHER LODGING USES

Dormitory
Fraternity or sorority house
Place of worship

INDUSTRIAL USES

Blacksmith
Parking structure
Self-storage facility

* Additional restrictions & use requirements may apply.

STAFF REPORT

M-1 ZONING REGULATIONS

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

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

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

1) Noise: Noise levels in excess of those permitted by the Department of Housing and Urban Development shall be muffled or eliminated if detectable at the property line so as not to become a nuisance to adjacent uses.
2) Vibration: Every use shall be so operated that ground vibration inherently and recurrently generated is not perceptible, without instruments at which point on the property line of the property on which the use is located.
3) Smoke: Every use shall be so operated as to prevent the emission of smoke from any source whatsoever.
4) Dust and particulates: Every use shall be so operated as to prevent the emission into the air of dust or other solid matter which may cause damage to property or discomfort to persons or animals at or beyond the lot line of the property on which the use is located. Particulate emissions shall comply with all standards promulgated by the Environmental Protection Division of the Georgia Department of Natural Resources.
5) Industrial sewage and waste: Every use shall be so operated as to prevent the discharge into any stream, lake, sewer system or the ground of any waste which exceeds the standards for effluents as promulgated by the Environmental Division of the Georgia Department of Natural Resources.
6) Odors: Every use shall be so operated as to prevent the emission of odors in a concentration as to be readily perceptible at any point at the lot line of the property on which the use is located.
7) Glare: Every use shall be so operated as to prevent emission of glare of an intensity as to be readily perceptible at any point on property line.
8) Fire and safety hazard: Each use shall be operated so as to lessen the danger from fire and explosion.
    a) All uses storing, processing or producing free or active burning material (as determined by the building inspector and DeKalb County Fire Services) shall be located entirely within buildings or structures having exterior noncombustible walls and all such buildings shall be set back at least fifty (50) feet from all lot lines unless a greater minimum distance is required elsewhere in this chapter;
    b) All materials or products which produce inflammable or explosive vapors or gases under ordinary weather conditions shall not be permitted within one hundred (100) feet of any lot line.
    c) All buildings and structures containing explosives shall be set back from all property lines a distance to be determined by the building official, but in no case less than one hundred (100) feet.

M-1 ZONING REGULATIONS

Sec. 23-911. - M-1 light manufacturing district. (continued)

9) Hazardous wastes: No use shall be permitted which produces as a waste product any substance identified by the United States Environmental Protection Agency as a toxic waste.
10) Storage: Within three hundred (300) feet of a residential district, all processes and storage except of passenger care vehicles shall be completely in enclosed buildings. Processes and storage located at a greater distance shall be effectively contained within a secured, gated fence. The fence shall be a maximum of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not utilize barbed or razor wire unless as approved as a variance by the City Council. All outside storage shall be located on graded and paved surfaces.
11) Traffic impact study: The community development director is authorized to require submittal of a traffic impact study at the time of application for any development that will generate additional motor vehicle trips to or from the subject site during a twenty-four-hour period or during the peak traffic hour, based on trip generation rates obtained from the most recent editions of Trip Generation and Trip Generation Handbook, published by the Institute of Transportation Engineers (ITE). Only "new" vehicle trips will be counted; no pass-by or internal trip capture will be used in calculating "added vehicle trips." Traffic impact studies must be prepared by a professional transportation planner or traffic engineer.
12) Vehicle storage and screening: Unless otherwise stated, any parking or storage of commercial vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.

Dimensional requirements:

Minimum Lot Area—One (1) acre, exclusive of floodplain, with public water and sewer except for automotive sales lots where the minimum lot area shall be six (6) acres.

Minimum Lot Width—One hundred (100) feet except for automotive sales lots where the minimum lot width shall be six hundred (600) feet on an arterial street.

Minimum Lot Frontage on a Public Street—Eighty-five (85) feet.

Minimum Front Yard Building Setback—Fifty (50) feet.

Minimum Rear Yard Building Setback—Fifty (50) feet, but two hundred fifty (250) feet where abutting residential zoned land.

Minimum Side Yard Building Setback—Twenty-five (25) feet, but two hundred fifty (250) feet where abutting residential zoned land.

Maximum Building Height—fifty (50) feet.

Maximum Impervious Lot Coverage—Seventy (70) percent.

LIST OF ALL M-1 (LIGHT MANUFACTURING) USES PERMITTED BY RIGHT*

If the property is rezoned from M-2-C to M-1, then the following uses will be permitted by right. “Permitted by right” means that a business operating under any of the listed uses or activities may apply for a business license and, provided all other applicable requirements are met, begin operating on the property.

If a use is shown in red font, this means that the use is allowed by the City; however, the property’s deed contains restrictions that prohibit a business engaging in that use from operating on the property.

COMMERCIAL/RETAIL USES

Animal grooming
Appliance repair establishment
Auction gallery, excluding automotive auction
Automotive and truck rental
Catering service
Cleaning and maintenance services
Clothing and costume rental agencies
Commercial artist studio, with or without instruction
Courier or messenger services
Dry cleaning and self-serving laundry establishments
Fencing sales and installation
Film or music studio
Funeral homes and mortuaries
Paint, glass, hardware, and wallpaper store
Sign company with assembly
Staging, lighting, and AV equipment sales, rental and repair
Swimming pool sales and service

RECREATION USES

Golf or baseball driving range

OFFICE USES

Contractor office, with [outdoor] storage
Office, general

INDUSTRIAL USES

Automotive service and repair
Bakery and other commercial prepared foods manufacturers, greater than 10,000 sf
Blacksmith
Bottling (nonalcoholic) and canning plants
Cabinet shops
Cold storage
Commercial printers
Distribution center
Electricity generating facility or substation
Electronics manufacturing and assembly

INDUSTRIAL USES (CONTINUED)

Fuel transmission line and facilities
Greenhouse, plant nursery, and growing operation
Gunsmith
HVAC sales, repair and service
Industrial training school
Limousine service
Linen and diaper service
Locksmiths
Manufacturing, intermediate
Manufacturing, limited fabrication
Microbrewery, microdistillery, and microwinery (20,000 sf or less)
Passenger terminal
Pest control services
Photography studios
Plumbing shop
Printing, publishing, and distribution of newspapers and other print media
Radio and television transmission facility
Taxidermist
Telecommunications antenna or tower
Textile manufacturing plant
Tree cutting and trimming service
Warehousing and distribution of goods
Water storage facility
Watercraft sales, service, and repair
Wholesale

MEDICAL USES

Home health agency
Scientific or research laboratory or testing facilities

ACCESSORY USES

Common open space, private
Trails and greenways
Vending machines and associated structures

* Additional restrictions & use requirements may apply.

LIST OF ALL M-1 (LIGHT MANUFACTURING) USES ALLOWED BY CONDITIONAL USE PERMIT*

If the property is rezoned from M-2-C to M-1, then the following uses will require the business to obtain a conditional use permit prior to applying for a business license. If the conditional use permit is approved, the business may then apply for a business license and, provided all other applicable requirements are met, begin operating on the property.

If a use is shown in red font, this means that the use is permitted by the City; however, the property's deed contains restrictions that prohibit a business engaging in that use from operating on the property.

CIVIC/INSTITUTIONAL USES

Conference or convention center

COMMERCIAL/RETAIL USES

Animal shelter
Animal training facility
Antique, thrift and/or consignment store
Automobile sales, new
Automobile sales, used
Automotive fuel stations
Bail bond, appearance bond operations
Billboards
Check cashing establishments, excluding title pawn
Commercial, ghost, prep, or shared kitchen
Drive-in theater
Driving schools
Firearms dealers, maintenance and training facilities
Heavy equipment and vehicle sales
Parking, standalone

RECREATIONAL USES

Archery range
Commercial recreation establishments
Commercial outdoor recreation establishment
Fairground, amusement park, or similar uses
Performance venue, indoor
Performance venue, outdoor
Zoo

INDUSTRIAL USES

Automotive paint and body shop
Data center
Flea market
Heavy equipment rental
Lumber, farm equipment, and building materials
Microbrewery, microdistillery, and microwinery (greater than 20,000 sf)
Moving and storage company

INDUSTRIAL USES (CONTINUED)

Portable structures sales lots except portable restroom facilities
Recycling center or waste transfer station
Self-storage facility
Taxi service and dispatch agency
Tire recapping and re-treading shop
Truck and trailer rental
Truck fleet maintenance shop
Truck stops
Truck terminal and/or weigh station
Truck wash facility
Unmanned fuel station
Vanpool location
Wholesale membership club

MEDICAL USES

Ambulance service and dispatch agency
Veterinary clinics and animal hospitals

* Additional restrictions & use requirements may apply.

STAFF REPORT

COVER LETTER & REZONING CRITERIA

Please see the applicant's amended application received on 8/24/26 which contains their cover letter and their responses to the 14 rezoning criteria questions.

STAFF REPORT

ORDINANCE #2022-61 (Z-22-08)

STATE OF GEORGIA
DEKALB COUNTY
CITY OF DORAVILLE

ORDINANCE 2022-61 (Z-22-08)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF DORAVILLE TO REZONE PROPERTIES ON NEW PEACHTREE ROAD FROM T-5 (URBAN CENTER) TO M-2-C (HEAVY MANUFACTURING CONDITIONAL)

WHEREAS: The City of Doraville may initiate rezoning requests; and

WHEREAS: The Mayor and Council ("Council") are tasked with review of any proposed requests to amend the official zoning map; and

WHEREAS: The Council may deviate from the zoning and land use recommendations of the Comprehensive Plan should the circumstances be deemed appropriate; and

WHEREAS: It was determined that with the appropriate conditions, the M-2 zoning district was appropriate for the attached properties on New Peachtree Road

WHEREAS: Notice to the public regarding said request has been duly published i DeKalb Champion and via signs posted on the property; and

WHEREAS: A Public Hearing was held by the Doraville City Council; and

Current condition on the property

NOW THEREFORE, the Mayor and City Council of the City of Doraville while in Regular Session hereby ordains the following action(s) on Ordinance 2022-61

APPROVE ☐ **APPROVE WITH CONDITIONS** ☒ **DENY** ☐

CONDITIONS

1. The properties are restricted to the following use:

   Heating fuel, petroleum, and ethanol fuel products, storage, transmission, wholesaling, or sales provided that materials shall not be extracted or processed on the premises.

Waived — **First Reading**

December 19, 2022 — **Second Reading**

So effective this 19th day of December, 2022.

Approved by:

Joseph Geierman, Mayor

Approved as to Form

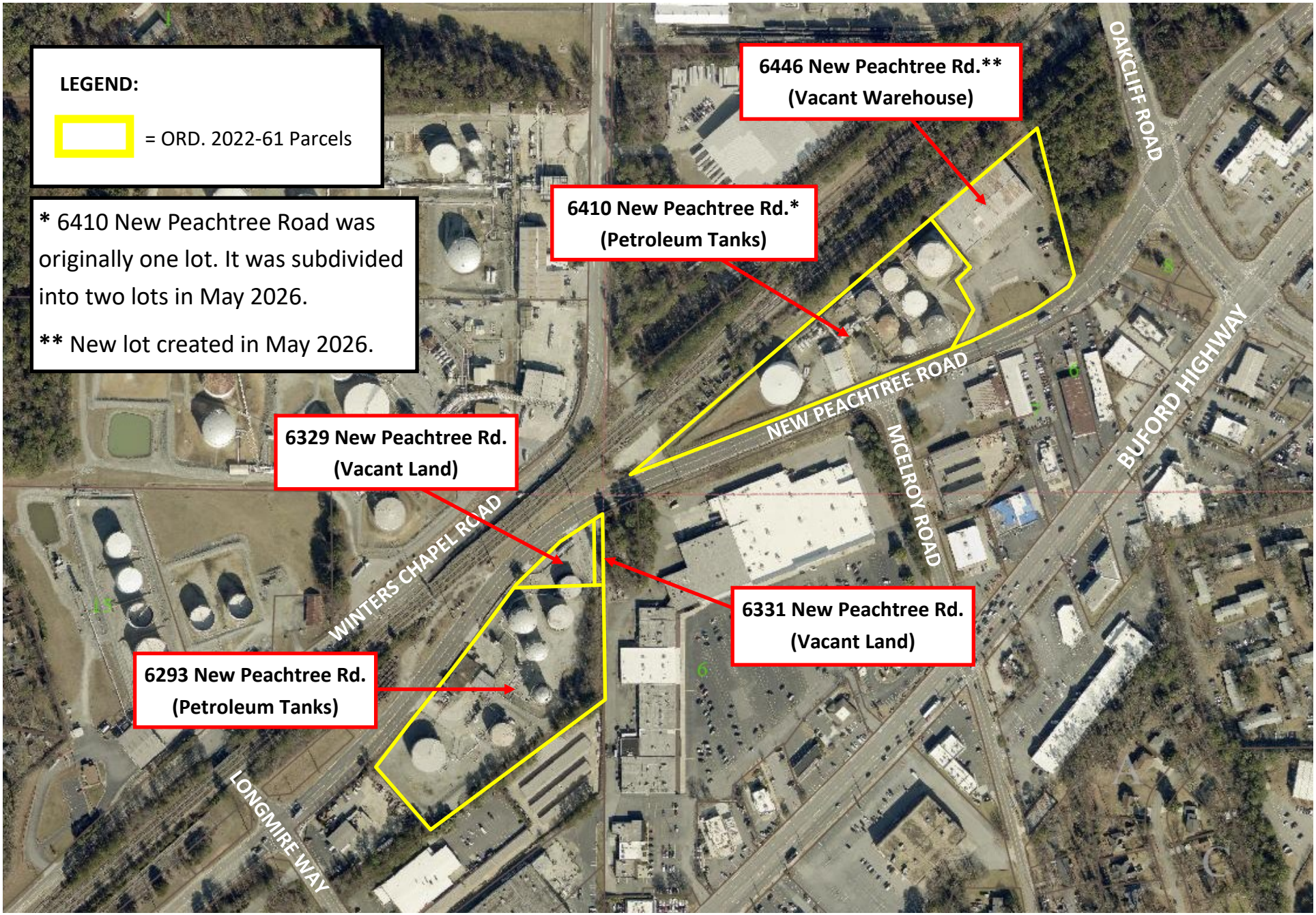
Cecil McLendon, City Attorney

So signed and witnessed this 19th day of December, 2022

Attest:

Shanta J. Bingham, City Clerk

PROPERTIES THAT CONTAIN THE CONDITION FROM ORD. 2022-61



2022-2042 COMP PLAN: BUHI CULTURAL CORRIDOR

DESIGN DORAVILLE



BUHI CULTURAL CORRIDOR

EXISTING CHARACTER

Buford Highway is a bustling area of internationally-rooted small local businesses. The physical form consists of large surface parking lots sprinkled with mostly one-story buildings spanning a seven-lane roadway with an overabundance of driveway curb cuts and limited pedestrian crossings, creating a poor pedestrian environment.

VISION FOR THE FUTURE

BuHi Cultural Corridor will preserve the international diversity of businesses and new multi-family residents along Buford Highway while becoming a walkable and vibrant district for Doraville residents, workers, and visitors from around the world. Enhancements to streetscape, signage, and innovative public investments such as public art will make the corridor a popular destination in the greater Atlanta region.

POTENTIAL USES

- Mixed-use
- Retail/commercial
- Office
- Multi-family residential
- Parks & open space

BUILDING SCALE

- 3-8 stories (stepping down to 3 stories abutting low-density residential uses)

ZONING DISTRICTS

- C-1 & C-2
- T-3, T-4 & T-5
- R-3 & R-4

STRATEGIES

1. Implement Buford Highway Livable Centers Initiative (LCI) recommendations to build on the vision for the corridor
2. Build on the "We Love BuHi" initiative.
3. Preserve the cultural diversity of the corridor by working with businesses and business organizations.
4. Improve Buford Highway to enable multi-modal transportation access along the corridor.
5. Enhance existing cross streets for bicycle and pedestrian connections.
6. Encourage inter-parcel connections to reduce the abundant driveway curb cuts to improve safety for all travel modes.

CHARACTER IMAGES



Proposed Lotus Grove Development
Doraville



Plaza Fiesta
Chamblee



LaVista Walk
Atlanta



Buford Highway Farmers Market
Doraville

* This is our current comprehensive plan.

2022-2042 COMP PLAN: BUHI CULTURAL CORRIDOR

DESIGN DORAVILLE

BUHI CULTURAL CORRIDOR



EXISTING CHARACTER

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Recommended Use Types

Recommended Zoning Districts

POTENTIAL USES

- Mixed-use
- Retail/commercial
- Office
- Multi-family residential
- Parks & open space

BUILDING SCALE

- 3-8 stories (stepping down to 3 stories abutting low-density residential uses)

ZONING DISTRICTS

- C-1 & C-2
- T-3, T-4 & T-5
- R-3 & R-4

CHARACTER IMAGES



Proposed Lotus Grove Development
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Plaza Fiesta
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LaVista Walk
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Buford Highway Farmers Market
Doraville

* This is our current comprehensive plan.

STAFF REPORT

NEW COMPREHENSIVE PLAN

WHAT'S IN THE NEW 2026-2046 COMP PLAN?

It is important to note that the City is currently in the process of updating its Comprehensive Plan. The City's current plan is the **2022–2042 Comprehensive Plan**, while the plan currently under development is the **2026–2046 Comprehensive Plan.**

The following four pages present a draft version of the **BuHi Cultural Corridor** section of the 2026–2046 Comprehensive Plan, which is anticipated to be formally adopted before October 31, 2026. When evaluating rezoning requests, it is important for the City to consider how the proposed zoning aligns with the Comprehensive Plan, as the plan serves as the City's primary policy document for guiding future growth and development. Consistent implementation of the plan helps establish a cohesive development pattern and reduces the potential for incompatible land uses, inconsistent architectural character, and nuisances that may adversely affect adjacent properties.

As you review the draft BuHi Cultural Corridor section, particular attention should be given to the following components:

- **Vision and Intent:** This section establishes the overall vision and intended character for future development within the BuHi Cultural Corridor.
- **Character Imagery:** The images illustrate the desired physical character, development pattern, and architectural qualities envisioned for the corridor.
- **Stoplight Chart:** This chart identifies land uses and development types that are considered appropriate, appropriate with careful consideration, or not appropriate within the BuHi Cultural Corridor.
- **Implementation, Policies, and Strategies:** This section identifies specific policies and strategies intended to guide future development and implementation of the City's vision for the corridor.

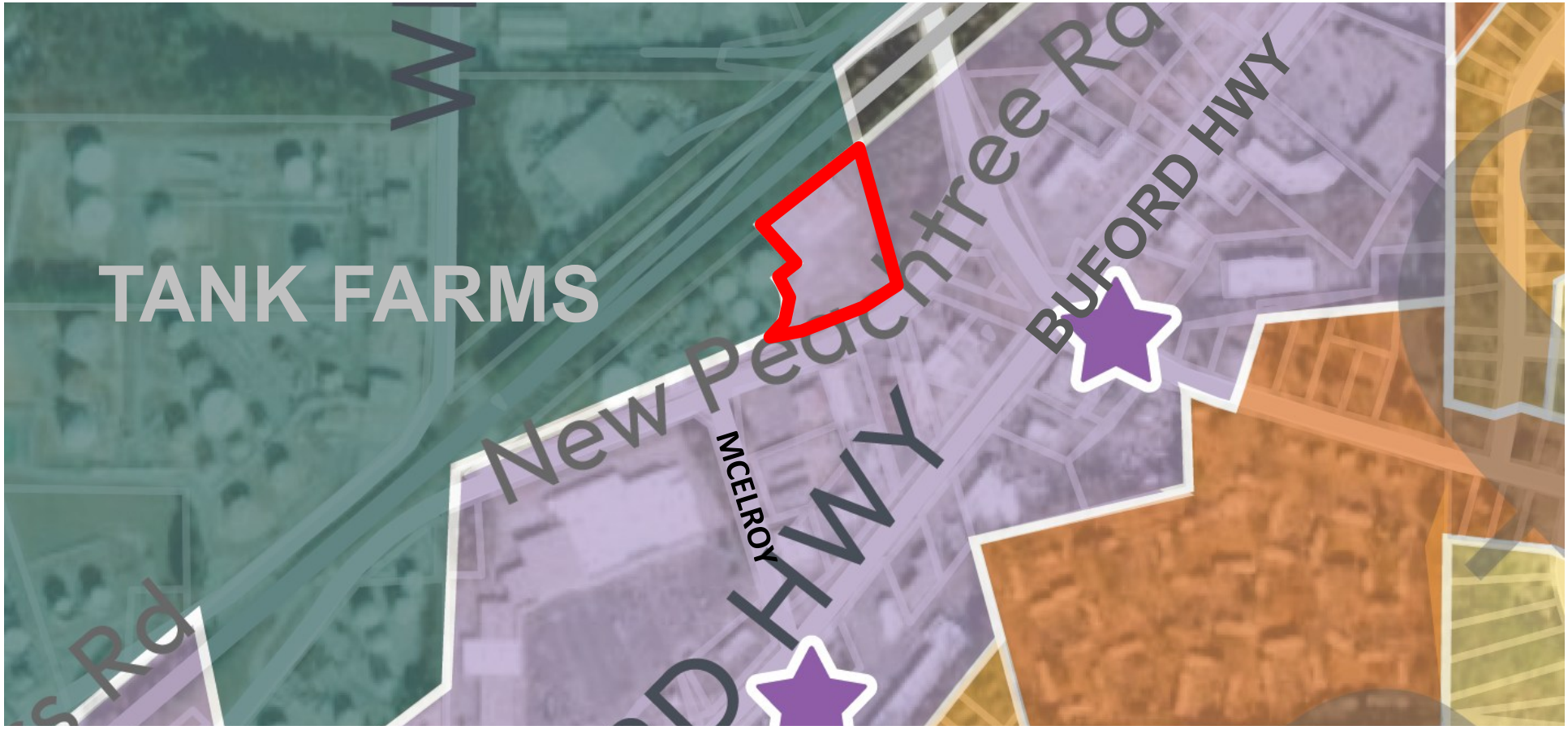
The stoplight chart should be considered in conjunction with the lists of permitted and conditional uses associated with the **M-1 zoning district**, provided on **pages 20 and 21** , and the **O-W zoning district**, provided on **pages 16 and 17** of this report. This comparison provides an opportunity to evaluate which zoning district and associated uses are most consistent with the property's designation within the BuHi Cultural Corridor, as well as the zoning and development pattern of surrounding properties.

Additionally, because the property immediately adjacent to the west of the subject property is located within the **Tank Farms Specialty District**, the implementation strategies and policies applicable to that character area should also be considered. The relationship between the subject property, the BuHi Cultural Corridor, and the adjacent Tank Farms Specialty District is relevant when evaluating the compatibility of potential future uses and development.

In developing staff's recommendation, staff considered the policies and guidance contained within the City's current Comprehensive Plan. However, given the City's proximity to adopting the 2026–2046 Comprehensive Plan, staff also considered the goals, policies, and recommendations contained within the draft plan. Consideration of both documents provides a more complete understanding of the City's established planning direction as well as its anticipated long-term vision for the BuHi Cultural Corridor.

View the full draft plan at www.doravision.org.

FUTURE LAND USE MAP (2026-2046 COMP PLAN)



CHARACTER AREAS

- Suburban Neighborhood
- Neighborhood Edge
- Urbanizing Neighborhood
- BuHi Cultural Corridor
- Key Mixed Use Centers
- Entrepreneurship Hubs
- Specialty Districts
- Annexation Areas
- Priority Neighborhood Gateways
- **Subject Property**

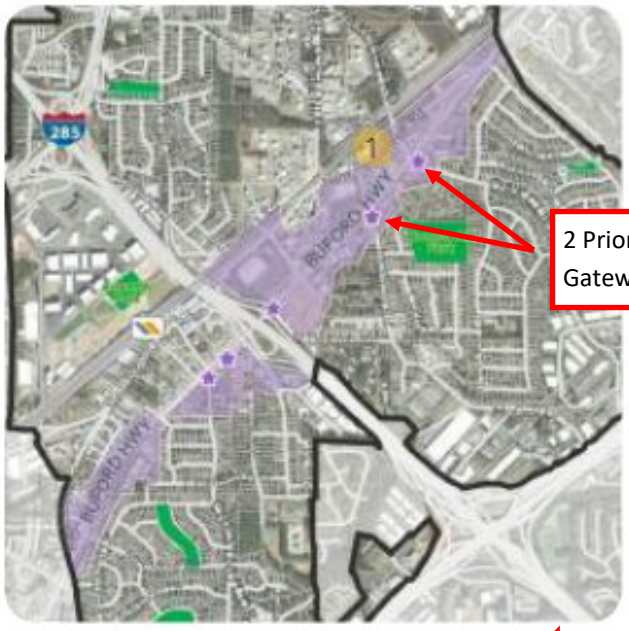
NEW COMPREHENSIVE PLAN

BuHi Cultural Corridor

Vision & Intent

The Buford Highway Cultural Corridor is one of Doraville's most recognizable and defining places. House to a concentration of international restaurants, small businesses, cultural destinations, the corridor reflects the city's multicultural identity. It serves not only as a commercial corridor, but also has seen the incremental redevelopment of mixed use spaces.

Looking ahead, the corridor should continue to evolve while preserving the businesses that make it unique. Future investment should support incremental redevelopment, enhanced public spaces, and improved walkability, while maintaining opportunities for locally owned businesses and culturally significant destinations to thrive. Strategic mixed-use development at gateways and key nodes can create walkable centers that celebrate the corridor's identity and increase mobility and transportation safety.



2 Priority Nbhd. Gateways

The Priority Neighborhood Gateways, represented as purple stars, show key intersections for the BuHi Cultural Corridor. These gateways are important for entrances from surrounding areas and important places for safety improvements.

Note: The subject property is located near 2 Priority Neighborhood Gateways

Character Imagery







DRAFT

BuHi Cultural Corridor

Transect

Target Density: 1-6+Stories



Stoplight Chart

Stoplight	Land Use		Considerations
Appropriate	❖ Duplex ❖ Tri/Quadplex ❖ Townhouse ❖ Multifamily ❖ Live-Work ❖ Senior/ Assisted Living ❖ Horizontal Mixed Use ❖ Vertical Mixed Use	❖ Retail/ Entertainment ❖ Office ❖ Auto-Oriented Commercial ❖ Hotels ❖ Public/ Institutional ❖ Parks/ Open Spaces ❖ Utilities	
Appropriate with Considerations	❖ Single-Family with ADU ❖ Single-Family Cottages		Appropriate on sites that provide a transition from the corridor to adjacent neighborhoods.
	❖ Flex/ Light Industrial		This use should be considered with a retail component.
Not Appropriate	❖ Heavy Industrial		

DRAFT

BuHi Cultural Corridor

Zoning & Implementation

Best Fit Zoning Districts:

- O-I, T-5, T-6
- O-W (limited)

Implementation Strategies

- Implement/Update LCI Plan
- Pilot legacy business program along corridor
- Implement proposed sidepath, and intersection improvements from Mobility Concept
- Explore potential park site with public partner near intersection of Buford Highway and Oakcliff Road
- Encourage development at priority neighborhood gateways to enable residents from southern neighborhoods to walk to a mix of uses
- Prioritize tree planting and green infrastructure in this area to improve the pedestrian experience, slow traffic, and expand environmental protections
- Maintain and expand the BuHi Walk that was recommended in the Buford Highway Master Plan to continue to connect Buford Highway businesses and improve pedestrian connections
- Allow flexible uses through limited Office-warehouse zoning to provide a transition between Buford Highway's higher-intensity commercial corridor and nearby residential neighborhoods while supporting small businesses and local employment through flexible spaces for businesses that need both workspace and storage

DRAFT

STAFF REPORT

NEW COMPREHENSIVE PLAN

HIGHLIGHTS OF THE BUHI CULTURAL CORRIDOR

Vision and Intent:

- Declares this area as the most recognizable and defining place in Doraville that gives the city its multi-cultural identity.
- States that this area is home to restaurants, small businesses, and cultural destinations.
- Defines this area as a commercial corridor and an area for mixed-use spaces.

Character Imagery:

- Shows high density residential, commercial, and outdoor spaces for people to gather.

Stoplight Chart:

- Emphasizes that appropriate uses are residential, mixed-use, retail/entertainment, office, commercial, hotels, public/institutional, parks/open space
- Adds that flex/light industrial could go here, but should include a retail component
    - **Keep in mind that the "flex/light industrial" uses that this refers to are the limited light industrial uses that are permitted within the T-5, T-6, and O-W district; not the full-scale industrial uses that are allowed within the M-1 or M-2 districts.**

Best Fit Zoning Districts:

- Best zoning categories: T-5 (Urban Center), T-6 (Urban Core), & O-I (Office-Institutional)
- Carefully considered recommended zoning category: O-W (Office-Warehouse)
    - The comp plan designates that O-W should be limited within the BuHi Cultural Corridor.
    - O-W would be a great fit for this property because this property is directly adjacent to the Tank Farms District.
    - O-W would be a perfect transitional zoning category between the adjacent properties which are zoned T-5 and M-2-C.
    - **The comp plan does not recommend M-1 to be within the BuHi Cultural Corridor.**

Implementation Strategies:

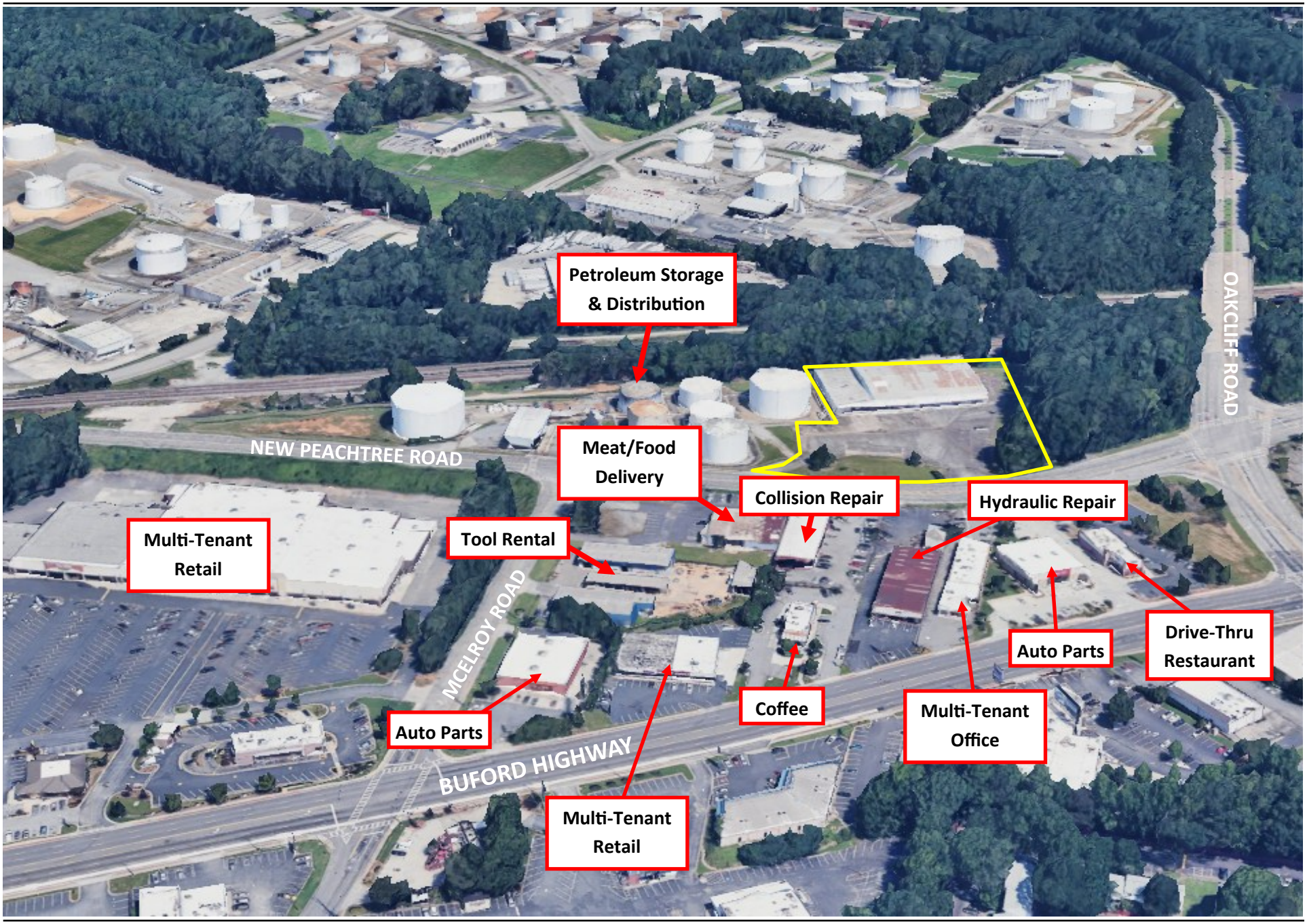
- Encourages the city's adopted plans be followed and to incorporate pedestrian friendly and walkable developments.
- It also recommends that O-W should be used as a flex district to allow a subtle transition from T-5 into the M-2 and M-2-C uses.

HIGHLIGHTS OF THE TANK FARMS SPECIALTY DISTRICT

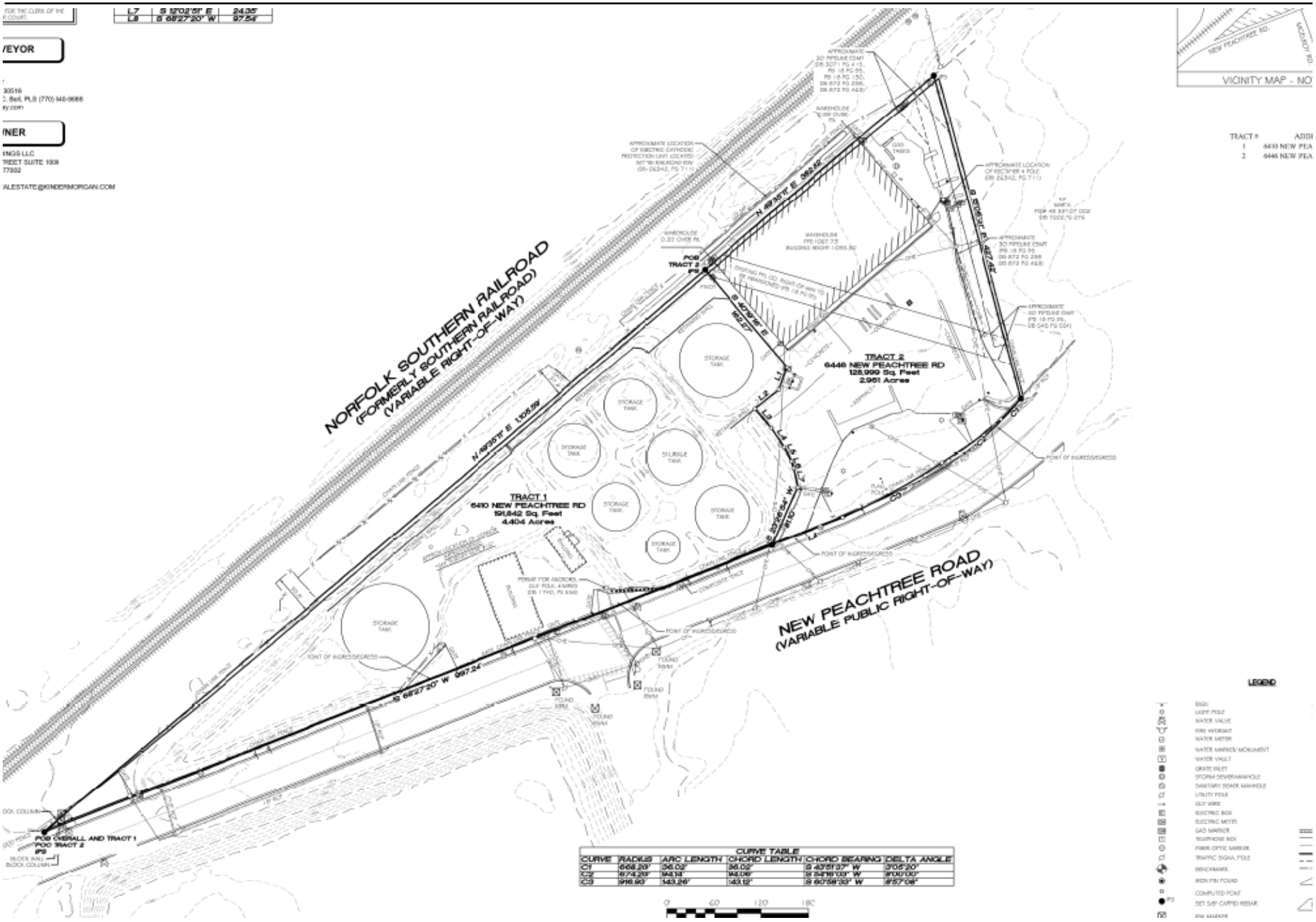
Implementation Strategies:

- Encourages the city to continue efforts to consolidate existing tank facilities to allow for the long-term redevelopment of the BuHi Cultural Corridor.

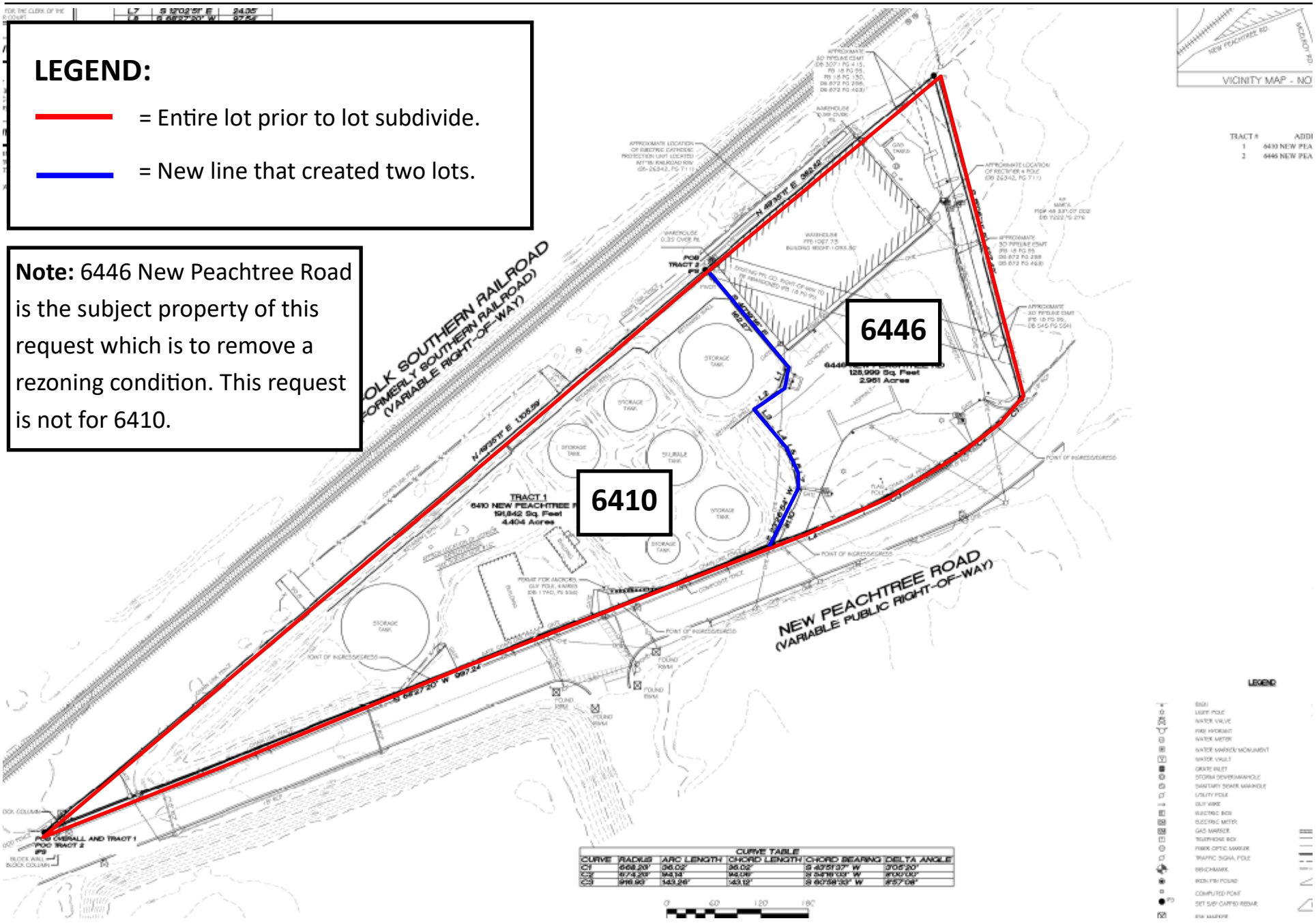
NEARBY BUSINESSES



SURVEY


NORFOLK SOUTHERN RAILROAD
(FORMERLY SOUTHERN RAILROAD)
(VARIABLE RIGHT-OF-WAY)
NEW PEACHTREE ROAD
(VARIABLE PUBLIC RIGHT-OF-WAY)
TRACT 1
6410 NEW PEACHTREE RD
191,842 Sq. Feet
4.404 Acres
TRACT 2
6446 NEW PEACHTREE RD
128,999 Sq. Feet
2.961 Acres
POB OVERALL AND TRACT 1
POC TRACT 2
IPS
POB TRACT 2
IPS
POINT OF INGRESS/EGRESS
VICINITY MAP - NO
LEGEND
CURVE TABLE
CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE
C1 | 668.20' | 36.02' | 36.02' | S 43°51'37" W | 3°05'20"
C2 | 674.20' | 143.14' | 142.86' | S 54°18'03" W | 12°00'00"
C3 | 918.93' | 143.26' | 143.12' | S 60°58'33" W | 8°57'08"

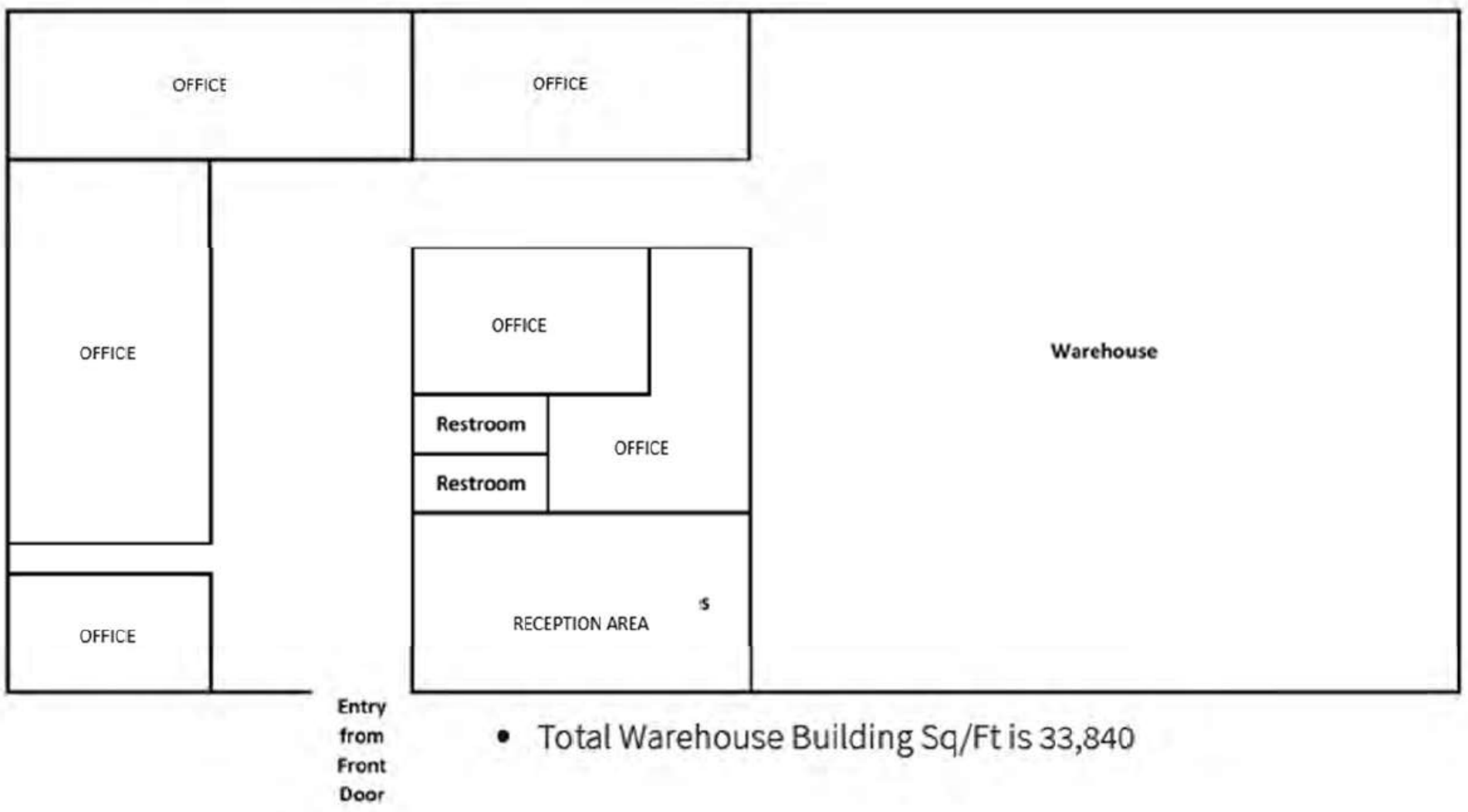
PROPERTY SUBDIVIDED IN MAY 2026



WAREHOUSE EXTERIOR PHOTO



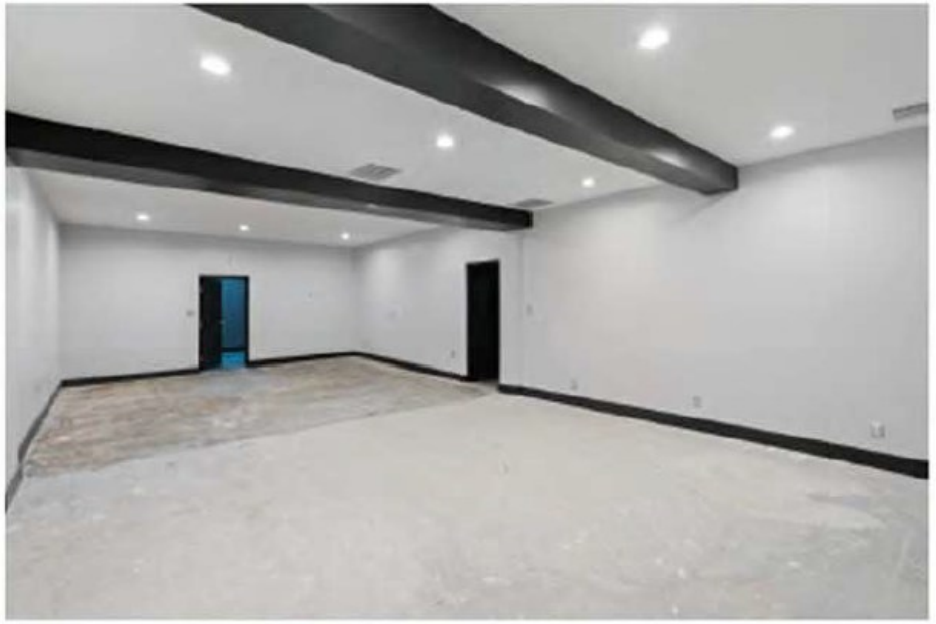
WAREHOUSE EXISTING FLOORPLAN*



* WiseGuys intends to renovate the building.

WAREHOUSE INTERIOR PHOTOS









STAFF REPORT

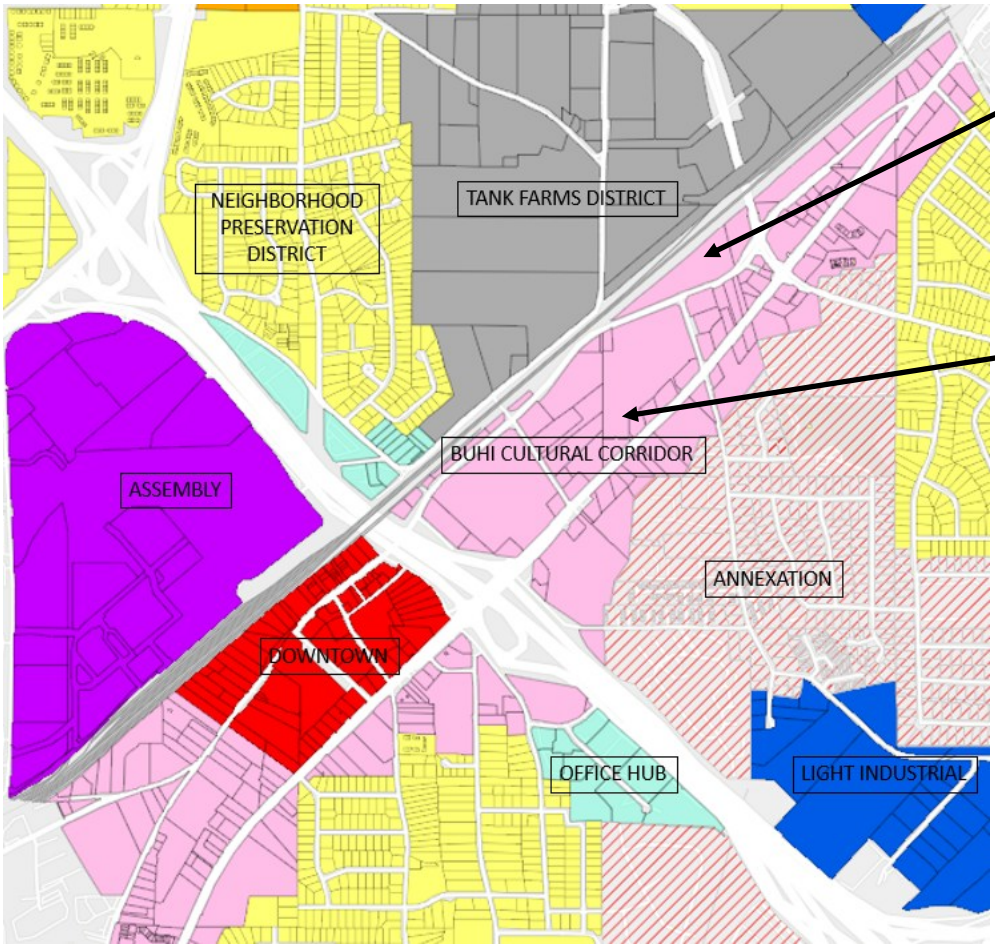
THE HISTORY OF THE BUHI CULTURAL CORRIDOR'S ZONING

OVERVIEW

The next three pages show how the zoning within the BuHi Cultural Corridor has evolved into what it is today. The progression demonstrates the City's transition from a mixture of industrial, warehouse, office, and commercial zoning districts dispersed throughout the corridor in 2013 toward a more cohesive zoning framework centered around the T-5 district.

This evolution reflects the City's long-term vision for the BuHi Cultural Corridor and the efforts of City leadership to implement the goals established through the Comprehensive Plan. Through these planning efforts, the City has sought to guide future development within the corridor toward a predominantly commercial and mixed-use environment that supports the corridor's continued transformation and redevelopment.

LOCATION OF THE BUHI CULTURAL CORRIDOR



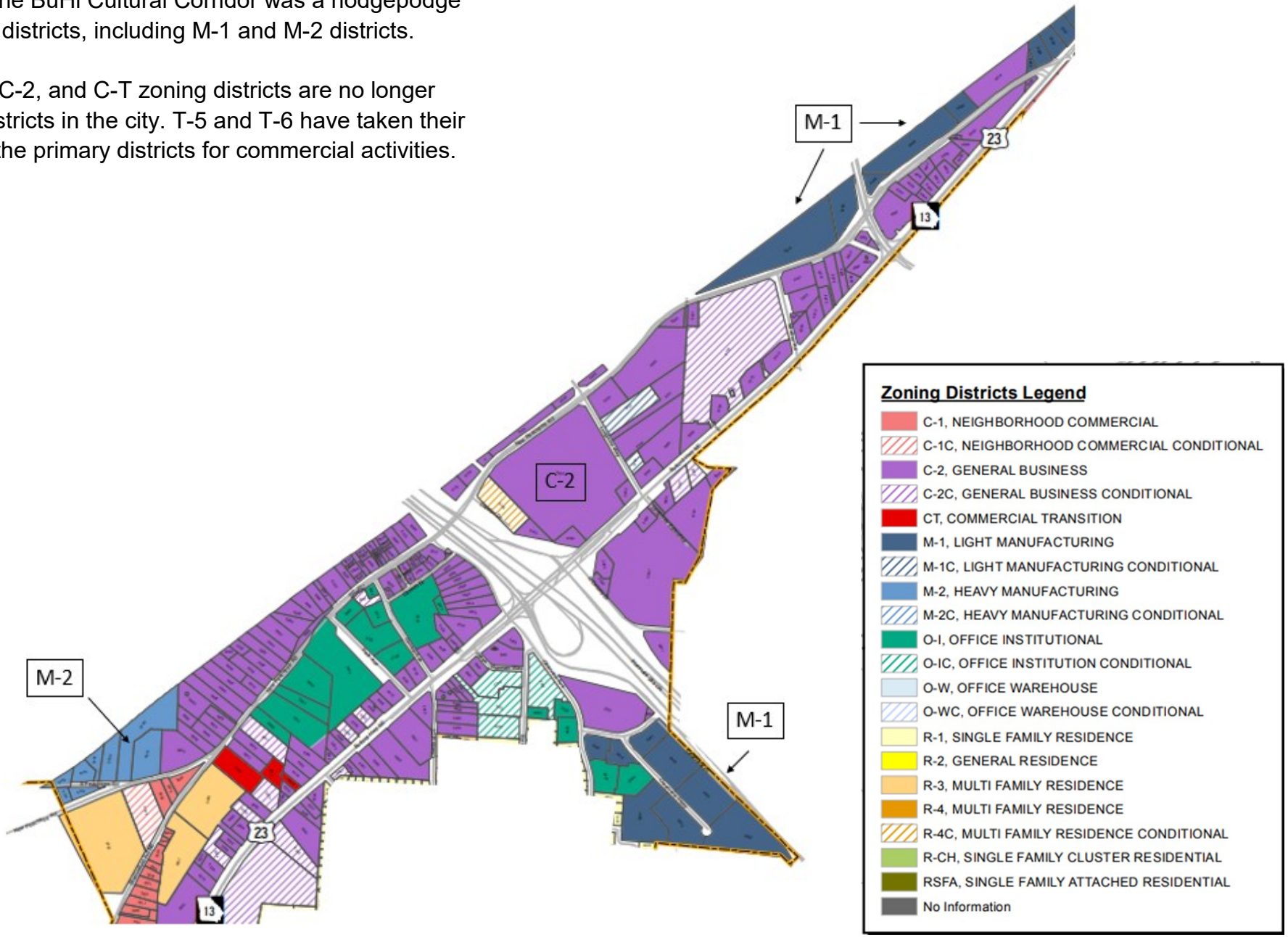
Subject property

The BuHi Cultural Corridor is shown in the pink within the 2022-2042 Comp Plan.

ZONING MAP PROGRESSION TIMELINE: 2013

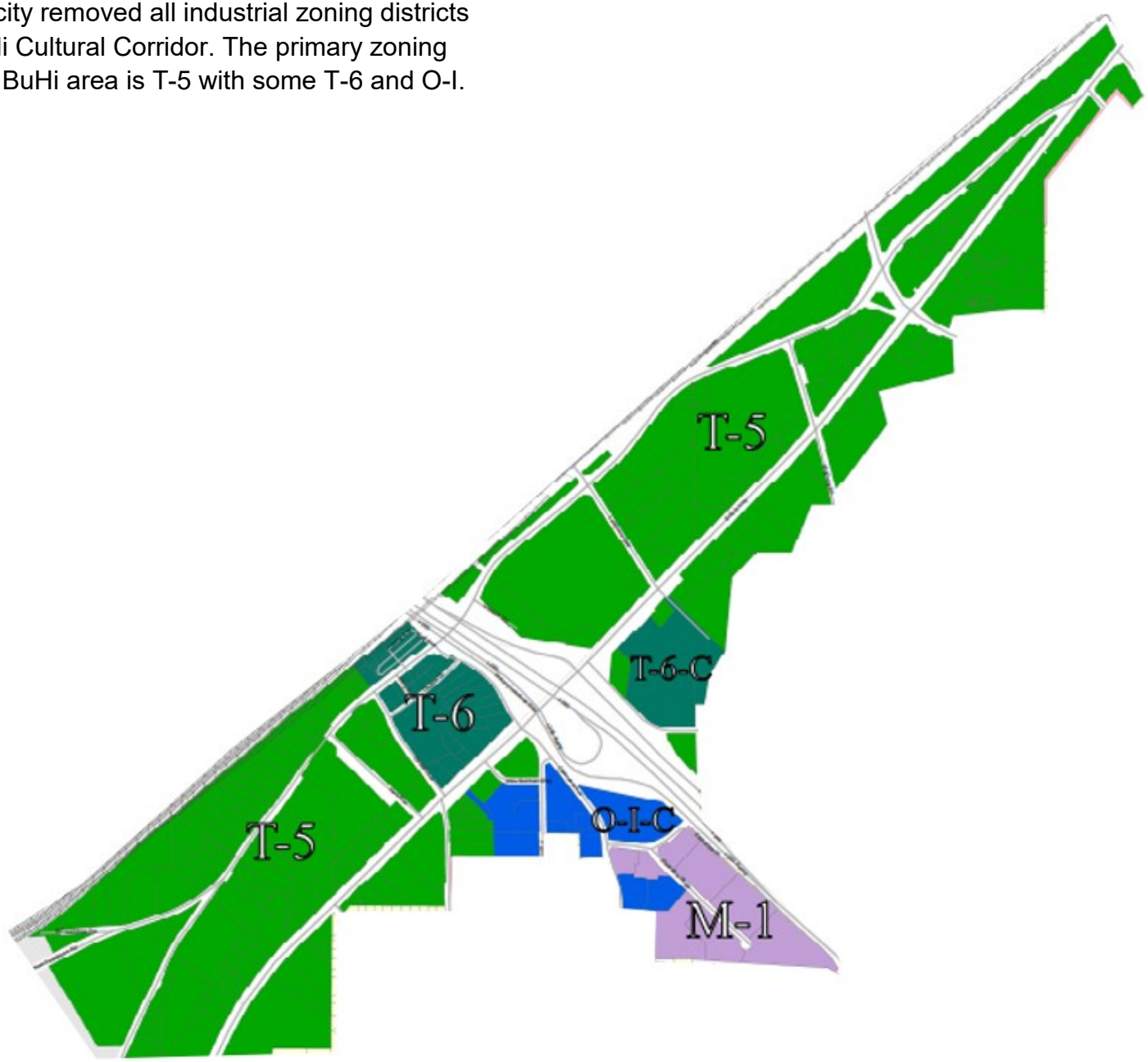
In 2013, the BuHi Cultural Corridor was a hodgepodge of zoning districts, including M-1 and M-2 districts.

The C-1, C-2, and C-T zoning districts are no longer zoning districts in the city. T-5 and T-6 have taken their place as the primary districts for commercial activities.



ZONING MAP PROGRESSION TIMELINE: 2020

In 2020, the city removed all industrial zoning districts from the BuHi Cultural Corridor. The primary zoning district in the BuHi area is T-5 with some T-6 and O-I.



ZONING MAP PROGRESSION TIMELINE: 2023 TO PRESENT DAY

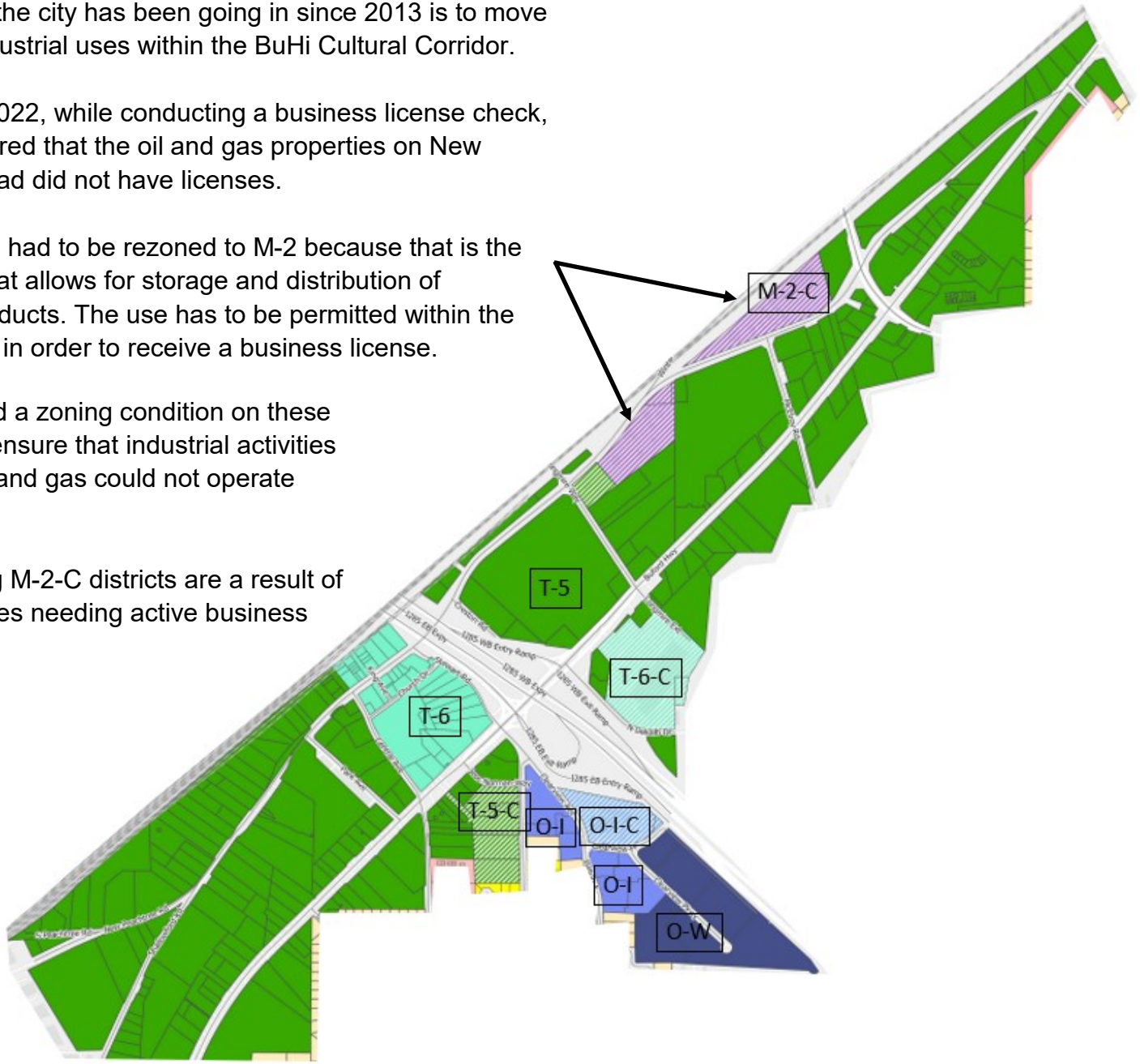
The direction the city has been going in since 2013 is to move away from industrial uses within the BuHi Cultural Corridor.

However, in 2022, while conducting a business license check, it was discovered that the oil and gas properties on New Peachtree Road did not have licenses.

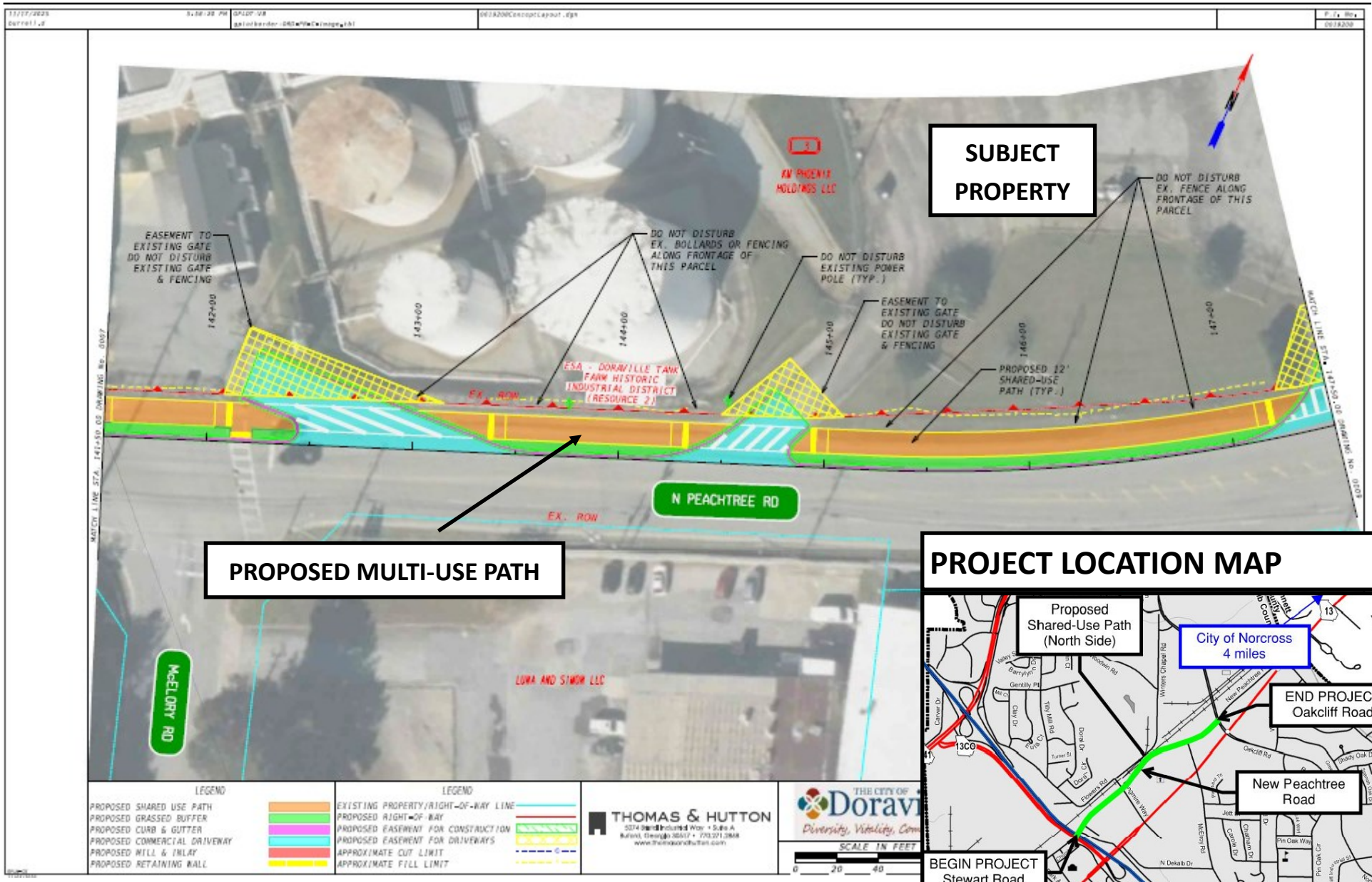
These parcels had to be rezoned to M-2 because that is the only district that allows for storage and distribution of petroleum products. The use has to be permitted within the zoning district in order to receive a business license.

Council placed a zoning condition on these properties to ensure that industrial activities other than oil and gas could not operate here.

The remaining M-2-C districts are a result of the current uses needing active business licenses.



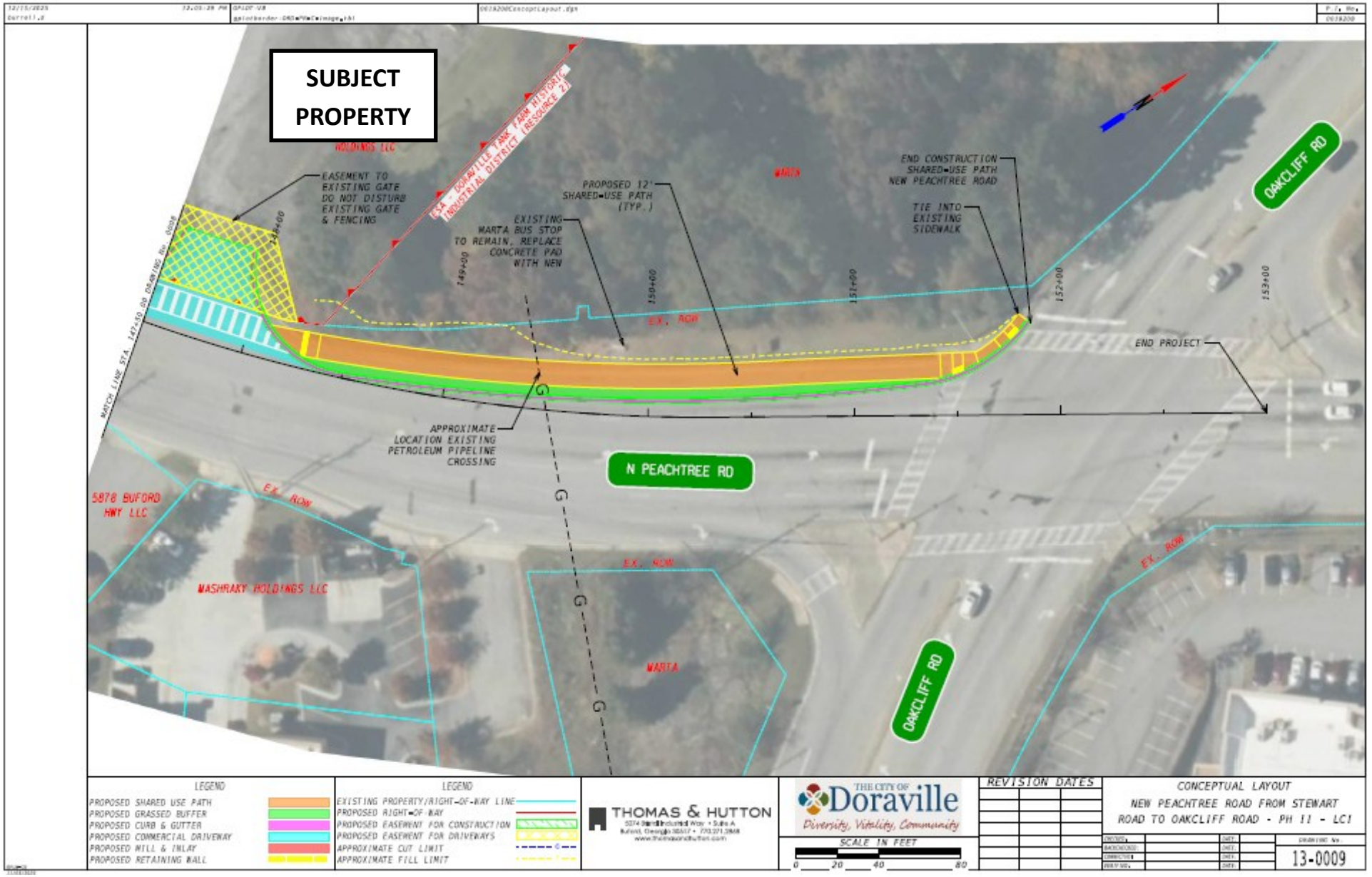
CITY PROJECT: PROPOSED NEW PEACHTREE RD MULTI-USE PATH



PROJECT LOCATION MAP

This city is currently working on a multi-use path project. It will extend the multi-use path currently found in downtown on New Peachtree Road from Stewart Road to Oakcliff Road.

CITY PROJECT: PROPOSED NEW PEACHTREE RD MULTI-USE PATH



The proposed multi-use path will run along the subject property. Consider what zoning district and what types of uses would be best suitable for the multi-use path.

STAFF REPORT

STREET DATA

STREET #1

Name
New Peachtree Road

Roadway Width
50-60 +/- feet

Right-of-Way Width
80 +/- feet

Speed Limit
35-MPH

AERIAL OF STREET #1



STREET VIEW: NEW PEACHTREE ROAD



RELEVANT ZONING REGULATIONS

Sec. 23-1203. - Parking space calculations.

Use	Parking
Office	One (1) space for every four hundred (400) square feet of gross floor area
Warehouses (with office)	One (1) space per every two thousand five hundred (2,500) square feet of gross floor space

Required parking calculations:

Total building square footage: 33,854 square feet
Office: +/- 10,000 SF
Warehouse: +/- 23,854 SF

Office: 10,000 SF / 400 SF = 25 parking spaces required
Warehouse: 23,854 SF / 2,500 SF = 9.54 = 10 parking spaces required

Total Required Parking: 35 spaces

Sec. 5-29. - Outdoor Storage

a) For the purposes of this section, the following terms shall be defined as follows:
Appliance shall mean a machine that is powered by electricity and that is used in people's houses to perform a particular job (such as a stove, microwave or dishwasher, as an example).
Equipment shall mean supplies or tools needed for a special purpose, with the exception of lawn maintenance equipment used for that property and stored in the carport.
Merchandise shall mean manufactured goods, materials or commodities manufactured off premises or to be used for an off-premises commercial use.

b) The open or outdoor storage of appliances, building materials or rubbish, equipment, garbage, glass, merchandise, rubbish, trash or similar items shall not be permitted, maintained or stored on any premises for more than twenty-four (24) hours. Exceptions:
1) Property where outdoor storage is authorized by the City zoning or other ordinance;
2) Cut wood that is neatly stacked for the personal use of the owner or occupant, not stored in the front yard and not to exceed three (3) cords of wood stacked in four (4) feet by four (4) feet by eight (8) feet stacks; and
3) As may otherwise be allowed by the Doraville City Code.

c) Outdoor storage shall not include any item otherwise stored in a fully enclosed garage or a properly permitted and placed and fully enclosed storage shed, or any item which is otherwise not visible from the right-of-way or not clearly visible from a directly adjoining property.

d) Except in industrial districts, shipping containers shall under no circumstances be permitted as outdoor storage, subject to the performance standards of section 23-911.

STAFF REPORT

STAFF'S ANALYSIS: REZONING

Sec. 23-1603. - Zoning proposal review standards: review of application for amendment.

The Mayor, City Council, staff and appointed bodies shall, in deciding any rezoning application, consider the below listed standards governing the exercise of the zoning power whenever deliberating over any zoning proposal pursuant to this section:

1) **The existing uses and zoning nearby;**

The existing zoning nearby is as follows: to the north is zoned M-2 (Heavy Manufacturing), to the south is T-5 (Urban Center), to the east is T-5 and to the west is M-2. The existing use to the north, which is located across an active freight rail line, is a recycling center, to the south are multiple businesses including a fast food restaurant, a hydraulic repair shop, a collision center, and a meat and food delivery business, to the east is a vacant lot owned by the Metropolitan Atlanta Rapid Transit Authority (MARTA) and to the west and over the train tracks is Chevron and Kinder Morgan's facilities to store, distribute, and transport petroleum. This property is on the edge of the Tank Farm district and abutting up to Doraville's commercial corridors, New Peachtree Road and Buford Highway.

2) **The extent to which property values are diminished by their particular zoning restriction;**

Address	2024	2025	2026
6410 New Peachtree Road*	$2,829,100	$2,829,100	$2,829,100

Per the DeKalb County Tax Commissioner's website, the total appraised value (land and building) for the subject property has stayed consistent for over the last four years (2023-2026) at $2,829,100. In 2022, the appraised value was $3,569,100 and in 2021, it was $2,529,820.

The value does not appear to have diminished due to the particular zoning and zoning condition; however, given that the property has been recently subdivided, and the warehouse building is now on a separate parcel than the petroleum storage tanks, having the condition remain on the property will severely restrict how the warehouse building will be able to be used and therefore may diminish the property's value.

*Because the property was recently subdivided, the DeKalb County Tax Commissioner does not have any property value data for 6446 New Peachtree Road. 6410 New Peachtree Road is being used because that was the property's address prior to the lot being subdivided.

3) **The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;**

The condition does limit the use of the property without significant redevelopment.

STAFF REPORT

STAFF'S ANALYSIS: REZONING

Sec. 23-1603. - Zoning proposal review standards: review of application for amendment.

The Mayor, City Council, staff and appointed bodies shall, in deciding any rezoning application, consider the below listed standards governing the exercise of the zoning power whenever deliberating over any zoning proposal pursuant to this section:

4) The relative harm to the public as compared to the hardship imposed upon the individual property owner;

If the request was granted and the property's zoning became M-1, **any use that is allowed in M-1 could open for business.** Per Sec. 23-911, the purpose of M-1 is "… to provide for moderate to heavy commercial and light industrial uses, all of which shall be nuisance free and not generators of hazardous substances. It is intended that light manufacturing uses shall be located on either arterial or major collector streets or within industrial parks having access to such thoroughfares. No residential use shall be permitted in the M-1 district.

The soon-to-be-adopted Comprehensive Plan view this area as prime territory for general commerce, mixed use, limited warehousing and not industrial uses. Additionally, Doraville's Mobility Plan prioritizes walkability and safer infrastructure for bikes and people walking, especially on roads connecting downtown and the MARTA station to other parts of Doraville. The City is currently working to narrow New Peachtree Road to construct a wide path for bicyclists and pedestrians. This multi-use path will connect downtown Doraville to Oakcliff Road and will run along the subject property and having an industrial use may conflict with that goal. Conceptual plans of the path can be found on **page 43 and 44**.

To allow the property to be used in keeping with the vision of the Comprehensive Plan, staff are recommending that the property be rezoned to O-W (Office-Warehouse). **Page 16 and 17** of this report contain a list of potential businesses that could go here if the property were zoned O-W, which would be more suitable for the BuHi Cultural Corridor and for a multi-use path. Otherwise, if the property were rezoned to M-1, then businesses shown on **page 20 and 21** of this report could be allowed to operate here. Rezoning the subject property to O-W solves lifting any hardships imposed upon the property owner and could create a more safe environment for the general public.

Figure: View of the multi-use path in Downtown Doraville on New Peachtree Road and Central Avenue



STAFF REPORT

STAFF'S ANALYSIS: REZONING

Sec. 23-1603. - Zoning proposal review standards: review of application for amendment.

The Mayor, City Council, staff and appointed bodies shall, in deciding any rezoning application, consider the below listed standards governing the exercise of the zoning power whenever deliberating over any zoning proposal pursuant to this section:

5) The suitability of the subject property for zoning proposed;

Benefits identified by staff of rezoning the property to O-W can be found on **page 13** and the concerns of rezoning it to M-1 are on **page 14**.

6) The length of time the property has been vacant as zoned, considered in the context of land development of adjacent and nearby property;

When 6446 New Peachtree Road was one parcel with 6410 New Peachtree Road, the property was being used as an active site for petroleum tractor trailer trucks to come to the site, fill up, and go off-site for distribution. Now that 6446 New Peachtree Road is its own parcel, if the condition remains on the property, it would severely limit the property's uses to only those relating to oil and gas. This could impose a hardship on the property owner since it is not currently built to accommodate this use. The property should be zoned to allow the property to be used in keeping with the City's vision.

7) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Rezoning the property from M-2-C to M-1 will not permit a use that is suitable in view of the use and development of adjacent and nearby property. Even though there are industry type uses currently found adjacent to the subject property, these uses are legal non-conforming, meaning that if they cease operations, then any new business that comes in must conform to the T-5 zoning district, which promotes general commercial and not industrial type uses. In this case, staff is looking ahead to the future of what the adjacent property uses could be and not what they currently are.

8) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

Yes, the zoning proposal of M-1 could adversely affect the existing uses or usability of the adjacent properties zoned T-5.

9) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

No, the subject property does not have a reasonable economic use as currently zoned. The current zoning condition limits uses to only those relating to oil and gas.

STAFF REPORT

STAFF'S ANALYSIS: REZONING

Sec. 23-1603. - Zoning proposal review standards: review of application for amendment.

The Mayor, City Council, staff and appointed bodies shall, in deciding any rezoning application, consider the below listed standards governing the exercise of the zoning power whenever deliberating over any zoning proposal pursuant to this section:

10) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

If rezoned to M-1, proposed uses could generate high amounts of daily trips on-and-off the property of commercial vehicles including those ranging from commuter vehicles, to small, medium, and large trucks, to specialized heavy equipment and trailers, which could cause an excessive burdensome on New Peachtree Road.

11) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;

No, the zoning proposal is not in conformity with the policy and intent of the either the 2022-2042 Comprehensive Plan nor the 2026-2046 Comprehensive Plan. Appropriate zoning categories as defined in the soon-to-be-adopted 2026-2046 Comp Plan include O-I, T-5, and T-6. O-W is also a recommended zoning category expressed as being limited. O-W should not be used as a common zoning district in the BuHi Cultural Corridor, however, it works here because this property is on the edge of the character area and it acts as a transitional district between T-5 and M-2.

If a new industrial activity is introduced into the BuHi Cultural Corridor, it may not support incremental redevelopment, enhanced public spaces, and improved walkability as envisioned within the 2026-2046 Comprehensive Plan. **Additionally, it may not allow for opportunities to be maintained nor for locally owned businesses and culturally significant destinations to thrive.**

12) Whether there are other existing or changing conditions affecting the use and development of property which gives supporting grounds for either approval or disapproval of the zoning proposal;

When the city adopted the Livable Community Form-Based Code in 2014, and the Comprehensive Plan in 2016, it came with a vision to prioritize design that was more friendly to walking and biking, and a more equal distribution of road space. In 2020, the city rezoned all of Buford Highway and New Peachtree Road to T-5. In 2022, the city found out that several of the oil and gas companies on New Peachtree Road did not have active business licenses. In order for them to obtain a business license, the city had to rezone these parcels that contained oil and gas activities to M-2 because that is the only district that allows for that activity. To rezone the subject property from M-2-C to O-W would continue the City's goals while also preserving the maximum number of uses available to the site.

STAFF REPORT

STAFF'S ANALYSIS: REZONING

Sec. 23-1603. - Zoning proposal review standards: review of application for amendment.

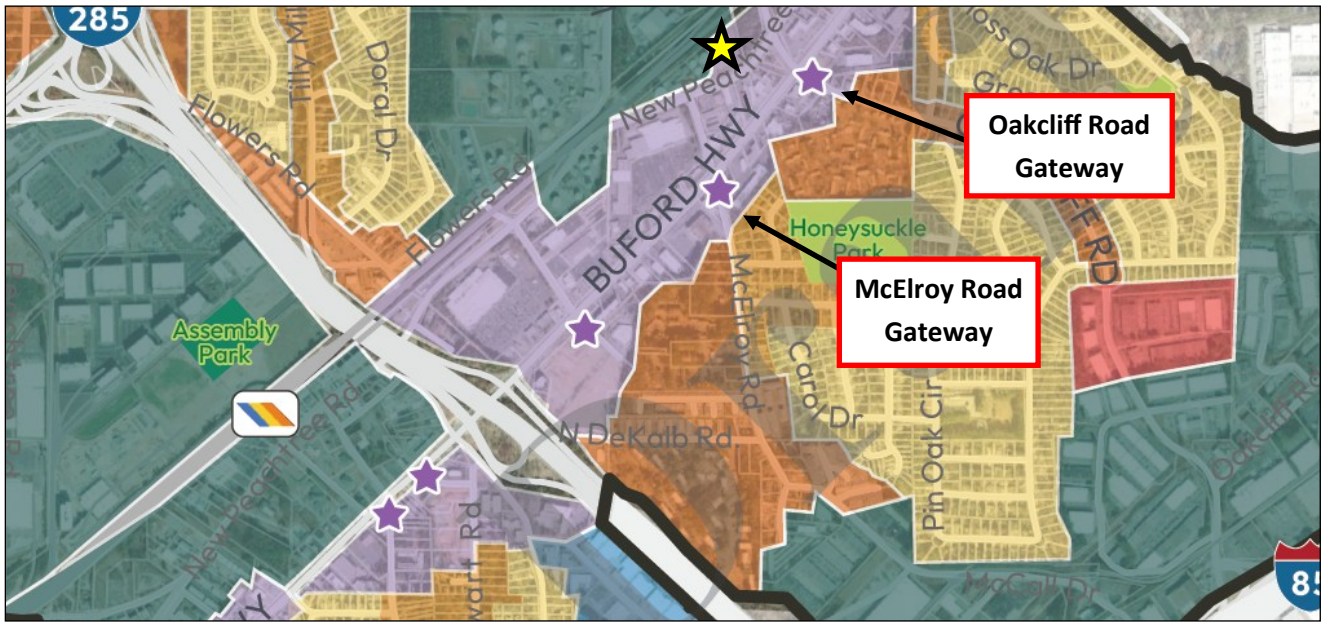
The Mayor, City Council, staff and appointed bodies shall, in deciding any rezoning application, consider the below listed standards governing the exercise of the zoning power whenever deliberating over any zoning proposal pursuant to this section:

13) The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area or the community; and

Rezoning the property to M-1 could have negative effects on the particular piece of property, the neighborhood, a particular area or the community. The subject property is located very close to **two priority neighborhood gateways** as identified within the 2026-2046 Comprehensive Plan.

A **priority neighborhood gateway** is a key intersection within the BuHi Cultural Corridor an act as a gateway for [neighborhood] entrances from surrounding areas and important places for safety improvements. Implementation strategies within the BuHi Cultural Corridor want to encourage development at these gateways to enable residents from southern neighbhorhoods to walk to a mix of uses. **The requested M-1 zoning district does not achieve that.**

Figure: Map showing location of priority neighborhood gateways (2026-2046 Comp Plan)



= Subject Property = Priority Neighborhood Gateway

14) The impact of the proposed zoning change upon pedestrian and vehicular circulation and traffic and thoroughfare capacities and capabilities.

The proposed zoning change could generate vehicular circulation or traffic.

STAFF REPORT

RECOMMENDATION & DECISION

STAFF RECOMMENDATION: DENIAL OF M-1. APPROVAL OF O-W.

Staff recommends **denial** of the specific request of #Z-26-06 to rezone the property from M-2-C to M-1. Instead, staff recommends **rezoning the subject property** from M-2-C (Heavy Manufacturing-Conditional) to O-W (Office-Warehouse) to be in compliance with the soon to be adopted 2026-2046 Comprehensive Plan, as well as to be compatible with the zoning and future land uses of the adjacent properties.

The proposed O-W district provides an appropriate transition between surrounding zoning districts, serving as a compatible zoning classification between the existing M-2-C zoning and the T-5 zoning designation located adjacent to the property.

Basis for Denial:

1. In November 2020, the City rezoned this property, along with most other properties on the Buford Highway and New Peachtree Road corridors, to T-5. This property was zoned M-1 prior to that change.
2. In 2022 the Mayor and City Council approved the current zoning and the specific condition to align with the vision of the current Comprehensive Plan to restrict industrial uses from operating within the BuHi Cultural Corridor. Staff's recommendation is in keeping with this policy.
3. The new Comprehensive Plan, which will be adopted this October, continues to view New Peachtree Road as an area for general commercial activities and not for industrial type uses.
4. M-1 is not appropriate because:
    - It conflicts with the City's stated land use goals and policies.
    - It permits a level of industrial intensity that is inconsistent with the desired future character.
    - It creates greater potential for impacts on surrounding properties.
    - It provides fewer site, architectural, screening, and streetscape protections than O-W.
5. O-W provides a viable alternative that allows the property to be used while better advancing the City's planning objectives. It allows for office, warehousing, and limited commercial uses away from residential areas.
6. The city is actively working on a road-diet project for New Peachtree Road to create a safe passageway for pedestrians and bicyclists by extending the existing multi-use path in downtown Doraville all the way to Oakcliff Road. Uses found in M-1, or industrial uses, could be too intense for pedestrian safety.

STAFF REPORT

RECOMMENDATION & DECISION

PLANNING COMMISSION: APPROVAL OF M-1 WITH CONDITIONS

At their regularly scheduled meeting held on September 2, 2026, the Planning Commission recommended **approval** of the applicant's request to **rezone the property from M-2-C to M-1 with conditions**.

Conditions:

1. Fleet vehicle parking and open outside storage shall be subject to the M-1 (Light Manufacturing) performance standards contained within Sec. 23-911.
2. The proposed improvements, as shown in Exhibit A (**on the next page**), shall be installed including landscaping, public art, street furniture and pedestrian amenities. The property shall be subject to Sec. 23-1710 regarding the city's streetscape design requirements.
3. The property shall be subject to the architectural design standards pursuant of Chapter 23, Article XVII.

MAYOR AND COUNCIL DECISION: TBD

The first read will occur on September 16, 2026.

A second read will occur on October 21, 2026 if needed.

EXHIBIT A



Existing New Peachtree Road Frontage *– Existing New Peachtree Road frontage conditions prior to redevelopment, including aging rusted perimeter fencing with barbed wire, limited landscaping, and an open*



Proposed New Peachtree Road Frontage Improvements *– Conceptual rendering of proposed New Peachtree Road frontage improvements, including upgraded screening, enhanced landscaping, tree canopy, pedestrian amenities, and public-facing improvements intended to support the City's vision for a more attractive and connected corridor.*

Z-26-06

Rezone - 6446 New Peachtree Road

CITY COUNCIL

SEPTEMBER 16, 2026

SUMMARY + CONTEXT

APPLICANT

Kinder Morgan c/o Rick Seaman

REQUEST

Rezoning a property from M-2-C (Heavy Manufacturing – Conditional) to M-1 (Light Manufacturing).

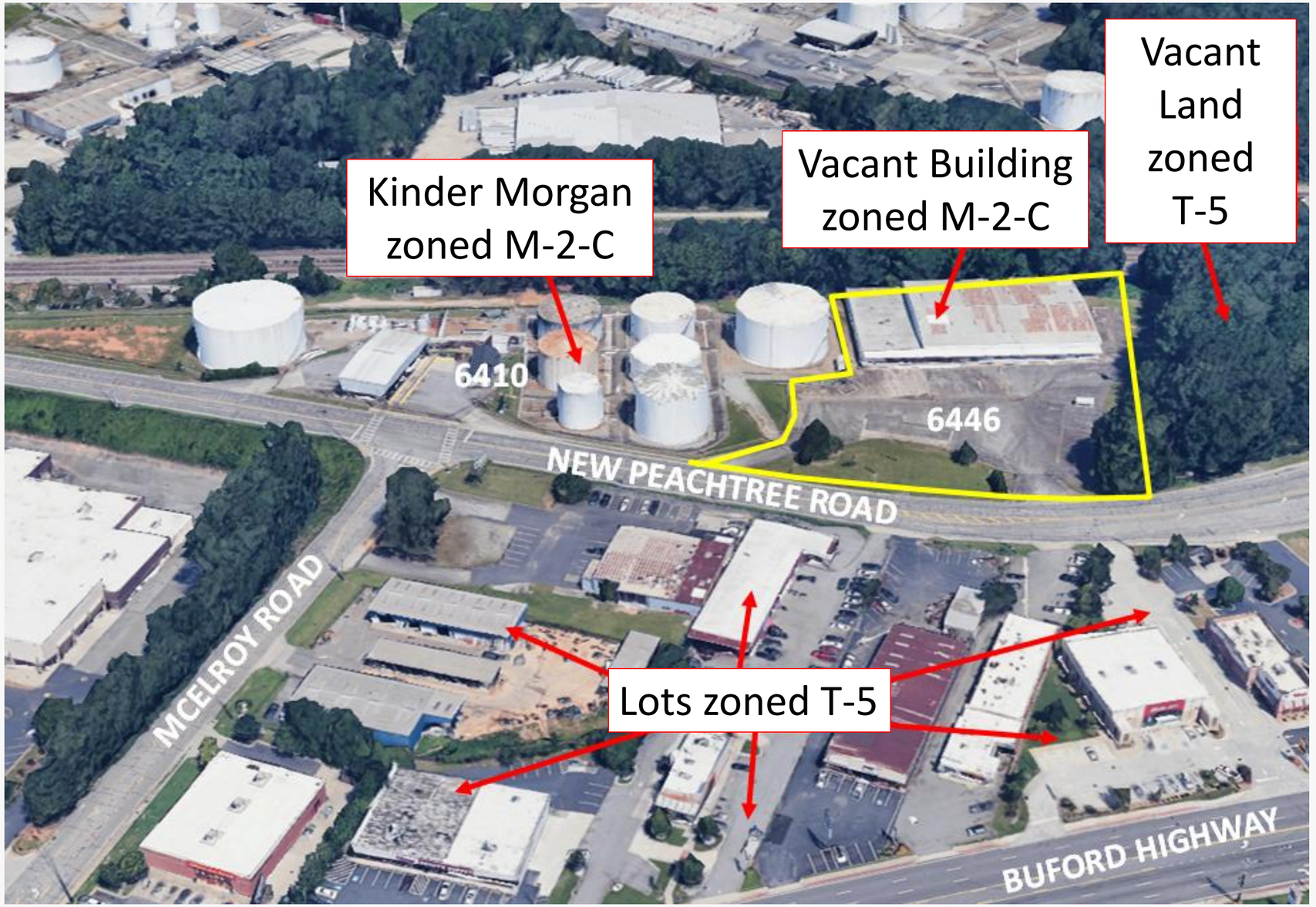
BACKGROUND

The applicant is seeking to rezone a property with the intent of selling it to a pressure washing company known as WiseGuys. WiseGuys is seeking to relocate their establishment from Peachtree Corners to Doraville.

STREET VIEW



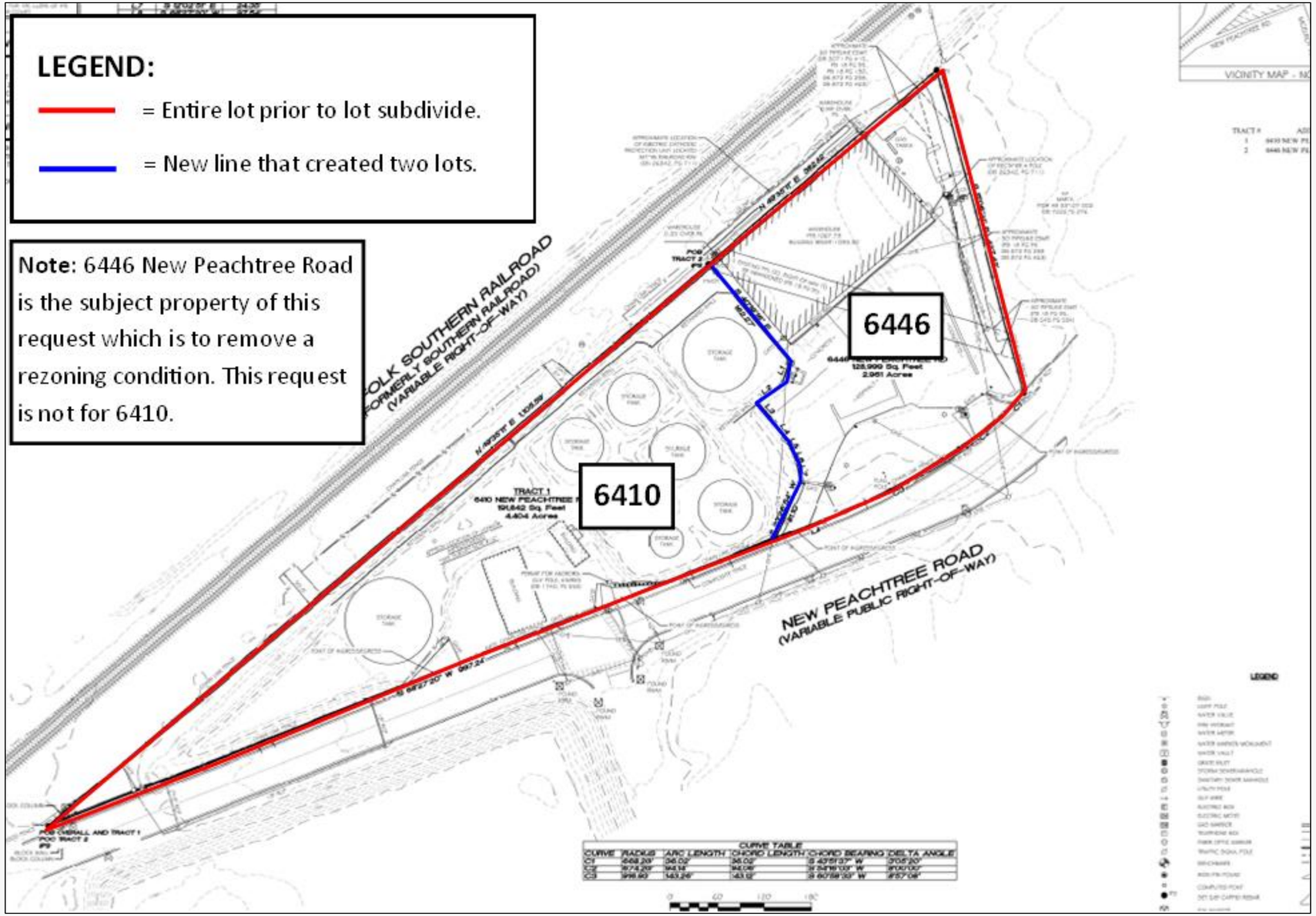
GOOGLE EARTH



DEKALB PARCEL VIEWER



LOT SPLIT IN MAY 2026



ZONING CONDITION FROM ORD. #2022-61

CONDITIONS

1. The properties are restricted to the following use:

   Heating fuel, petroleum, and ethanol fuel products, storage, transmission, wholesaling, or sales provided that materials shall not be extracted or processed on the premises.

Waived — December 19, 2022

First Reading — **Second Reading**

So effective this 19th day of December, 2022.

Approved by:

Joseph Geierman, Mayor

Approved as to Form

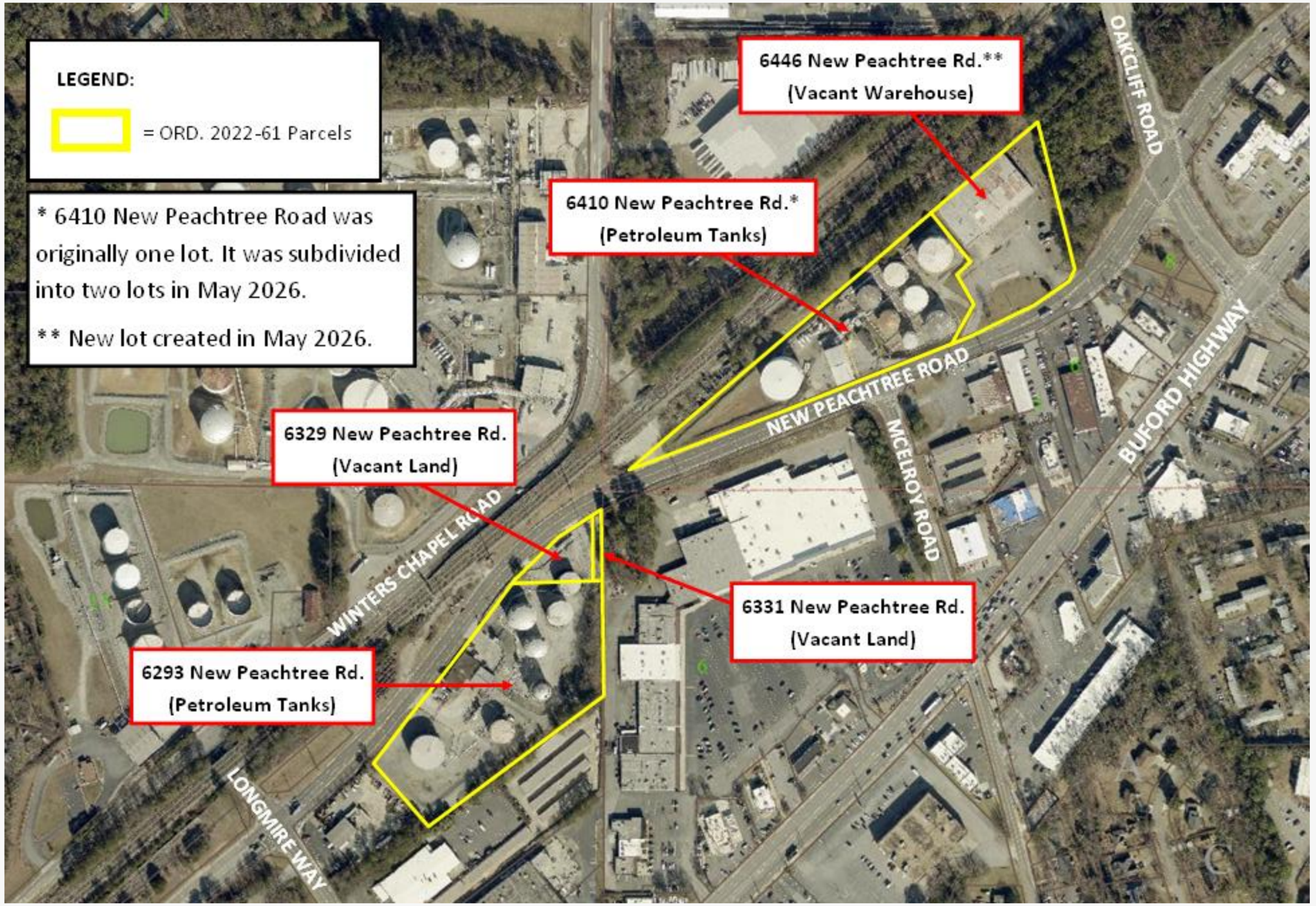
Cecil McLendon, City Attorney

So signed and witnessed this 19th day of December, 2022

Attest:

Shanta J. Bingham, City Clerk

PROPERTIES WITH THE ZONING CONDITION



EXISTING WAREHOUSE BUILDING

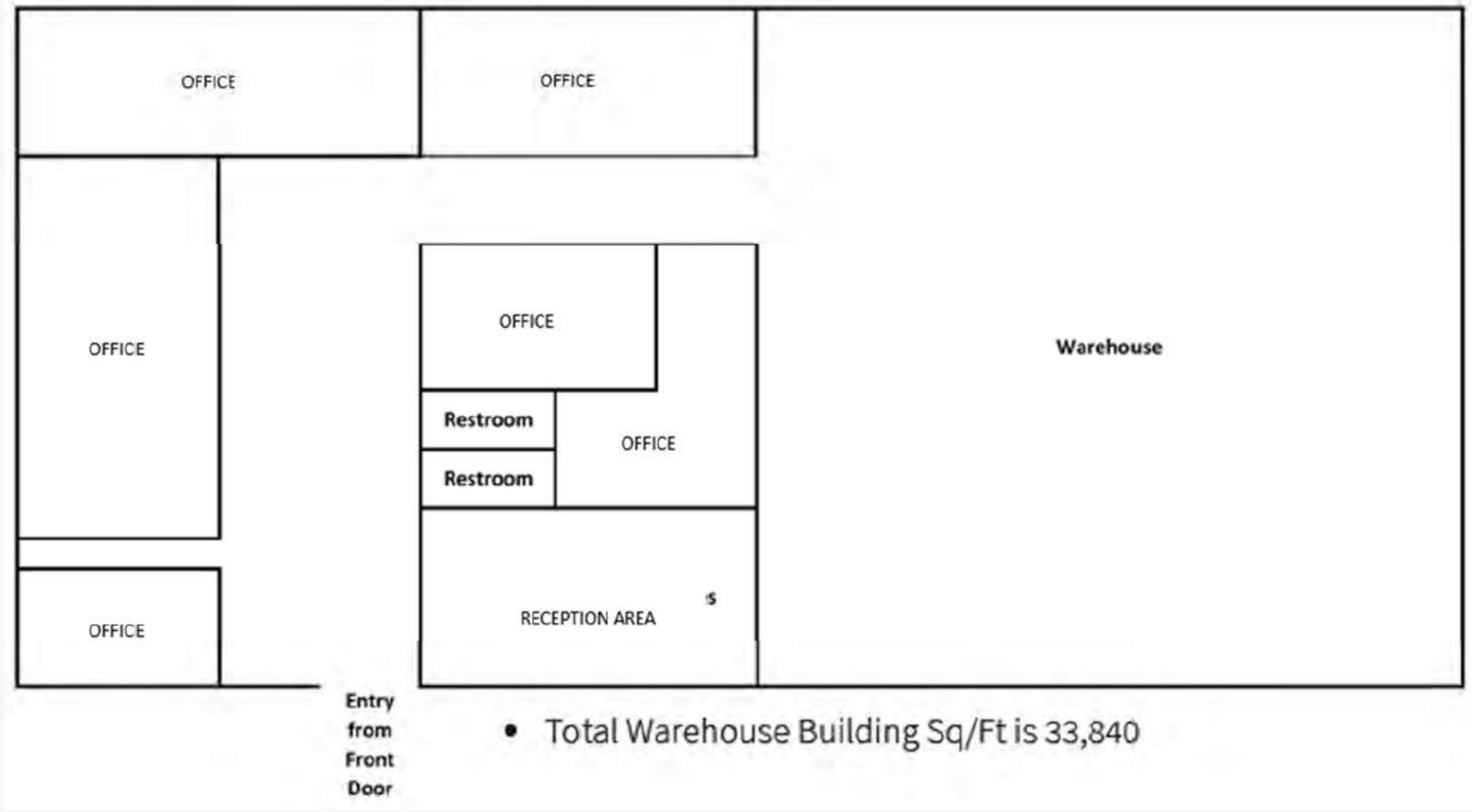


EXISTING WAREHOUSE BUILDING FLOORPLAN

Current Configuration:

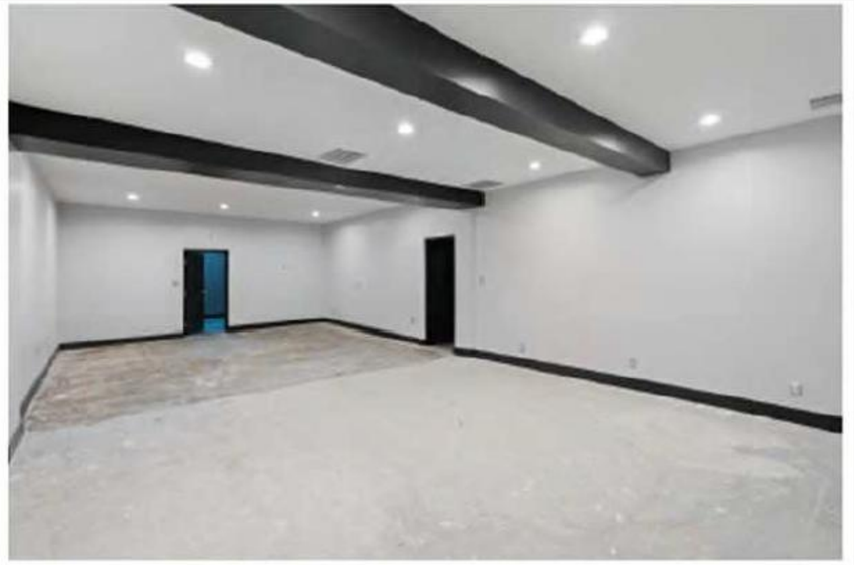
Office Size: +/- 10,000 SF

Warehouse Size: +/- 23,854 SF



INTERIOR PHOTOS









POTENTIAL USER OF THE BUILDING

WISEGUYS PRO-WASH®



August 2024 – *WiseGuys Pro-Wash completed cleaning of the entire seating bowl and concourses at Georgia Tech's 50,000+ seat* ***Bobby Dodd Stadium*** *before the 2024 football season.*



Since this photo was taken in 2024, WiseGuys has added 10 trucks and grown staff by ~20 people.

WISEGUYS PROPOSED USES

PROPOSED BUSINESS ACTIVITIES

- Office
- Dispatch company vehicles
- Cleaning, storage, & preperation of equipment
- Routine maintenance & cleaning of fleet vehicles
- Preparation and staging of holiday lights and decorations

WHAT IS AND IS NOT ALLOWED?

	Allowed
	CUP Required
	Not Allowed

	O-W	M-1
Contractor office with no outside storage		
Contractor office with outside storage		
Warehousing		
Truck maintenance and repair		
Truck washing/cleaning		
Outdoor storage of equipment/materials		*
Outdoor parking of fleet vehicles with equipment		*
Outdoor parking of fleet vehicles without equipment	**	*

* Must be stored behind an 8-foot black vinyl-coated black slated chain link fence.
** Shall be screened with a minimum five (5) feet wide landscape buffer planted with evergreen shrubs a minimum of twenty-four (24) inches tall and maximum thirty-six (36) inches tall and/or decorative thirty-six-inch wall. In addition, shall be planted with overstory canopy trees spaced a maximum of forty (40) feet apart.

EXECUTIVE SUMMARY + HISTORICAL CONTEXT

EXECUTIVE SUMMARY (RECOMMENDATION)

- Staff are recommending denial of the request to rezone the property from M-2-C to M-1.
- Staff are recommending approval to rezone the property from M-2-C to O-W (Office-Warehouse)

HISTORICAL CONTEXT

- City-initiated rezoning #Z-20-06.
- Adoption of the Form-Based Code in 2014.
- Business license sweep discovery in 2022.
- Rezoning four properties on New Peachtree Road back to M-2-C.
- Conditioned these four properties to limit future industrial uses on New Peachtree Road.

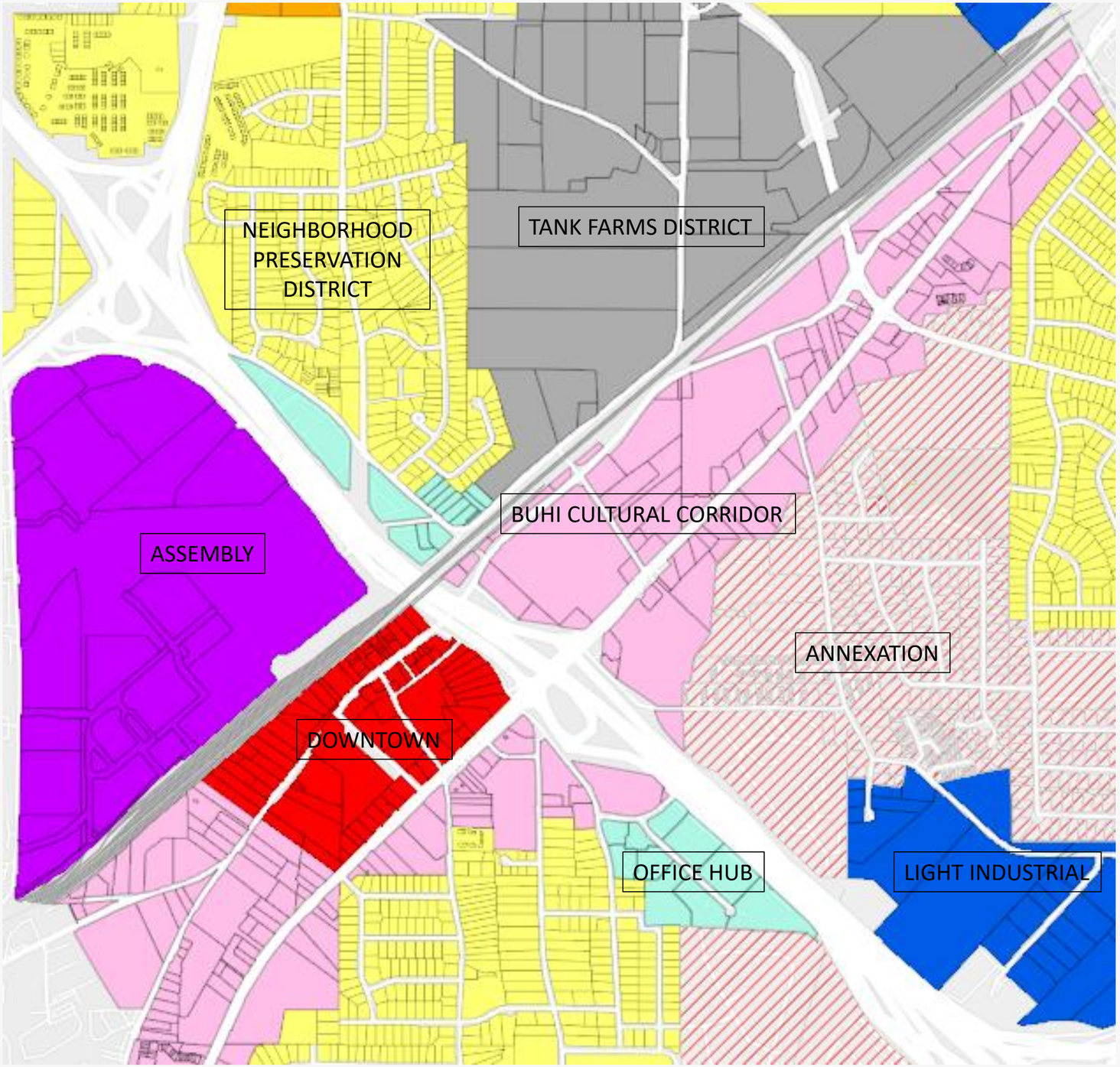
BENEFITS OF REZONING TO O-W

- Aligns with new comp plan.
- Reduces industrial activities on New Peachtree Road.
- Provides an appropriate transitional zoning district between T-5 and M-2-C.
- Reduces potential for nuisances affecting adjacent properties.
- Prohibits outdoor storage of equipment.
- O-W has stricter architectural standards for new devlopment and certain redevelopment projects.
- O-W has streetscape standards for new development. M-1 does not.

CONCERNS OF REZONING TO M-1

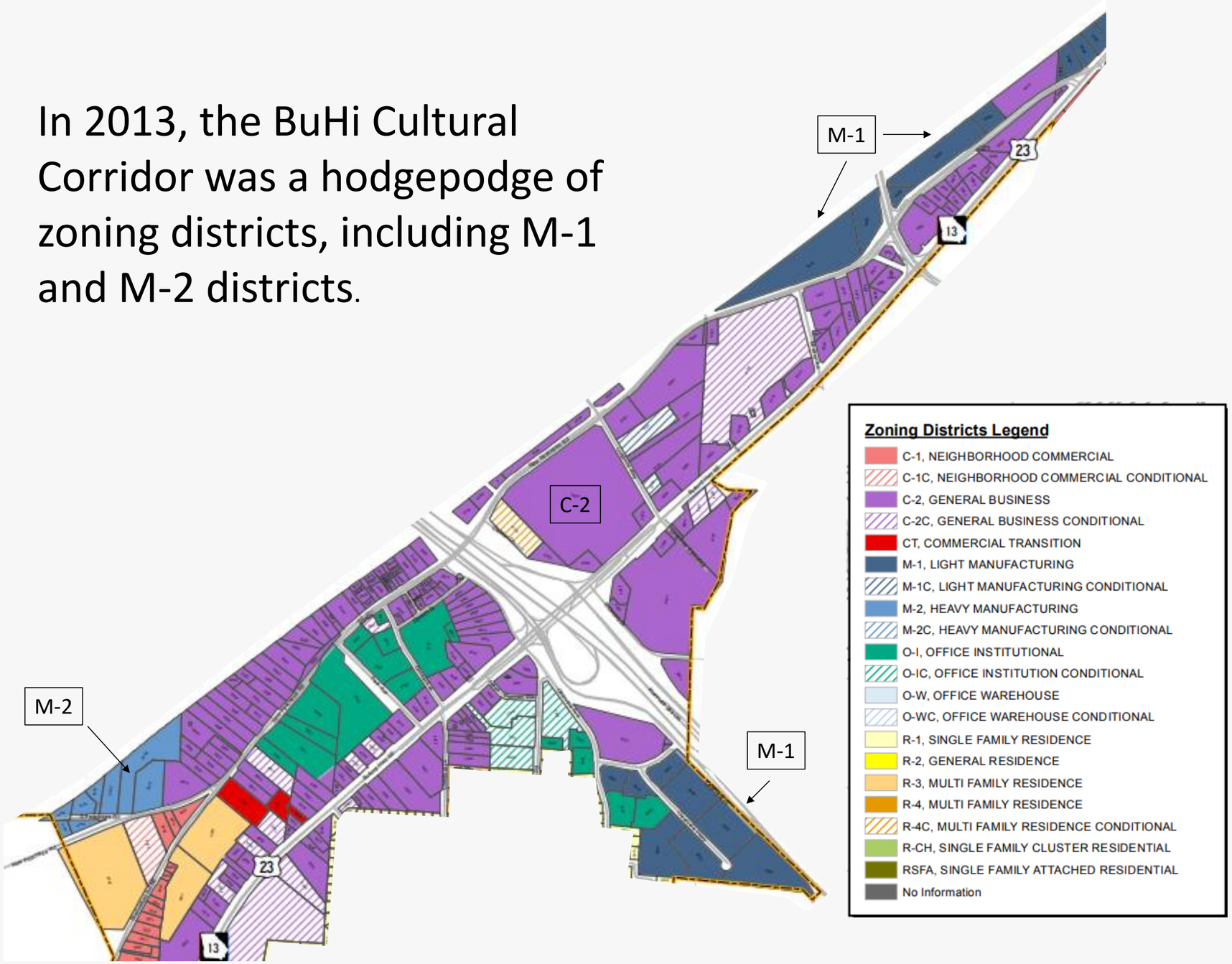
- Does not align with either the current or the new comp plan.
- Allows for a broad range of industrial activities on New Peachtree Road.
- Might be too intense for surrounding properties.
- May increase potential for nuisances affecting adjacent properties.
- Allows for outdoor storage of equipment.
- Has no architectural standards.
- Has no streetscape standards.

2022-2042 FUTURE LAND USE MAP



2013 ZONING MAP

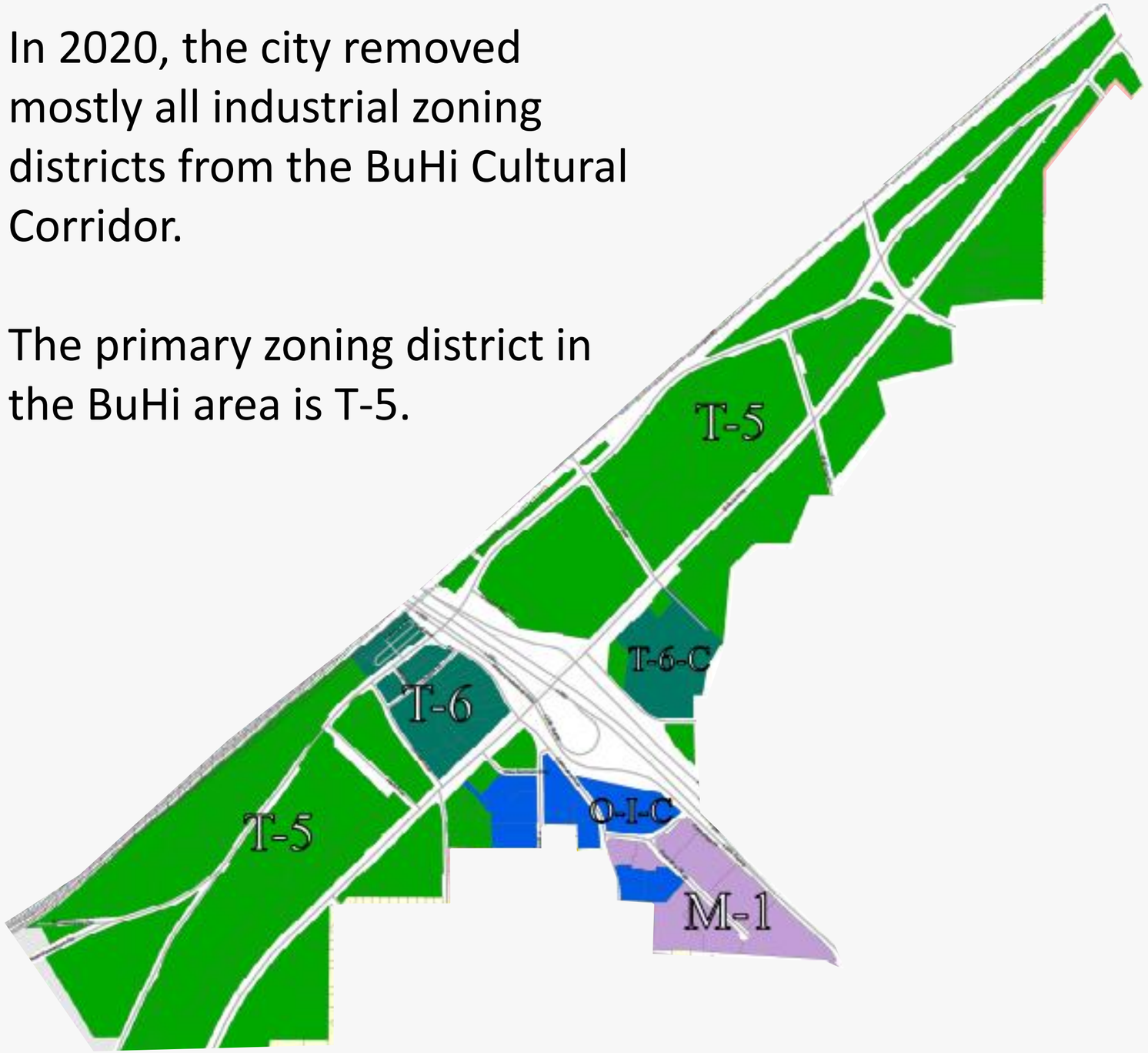
In 2013, the BuHi Cultural Corridor was a hodgepodge of zoning districts, including M-1 and M-2 districts.



2020 ZONING MAP

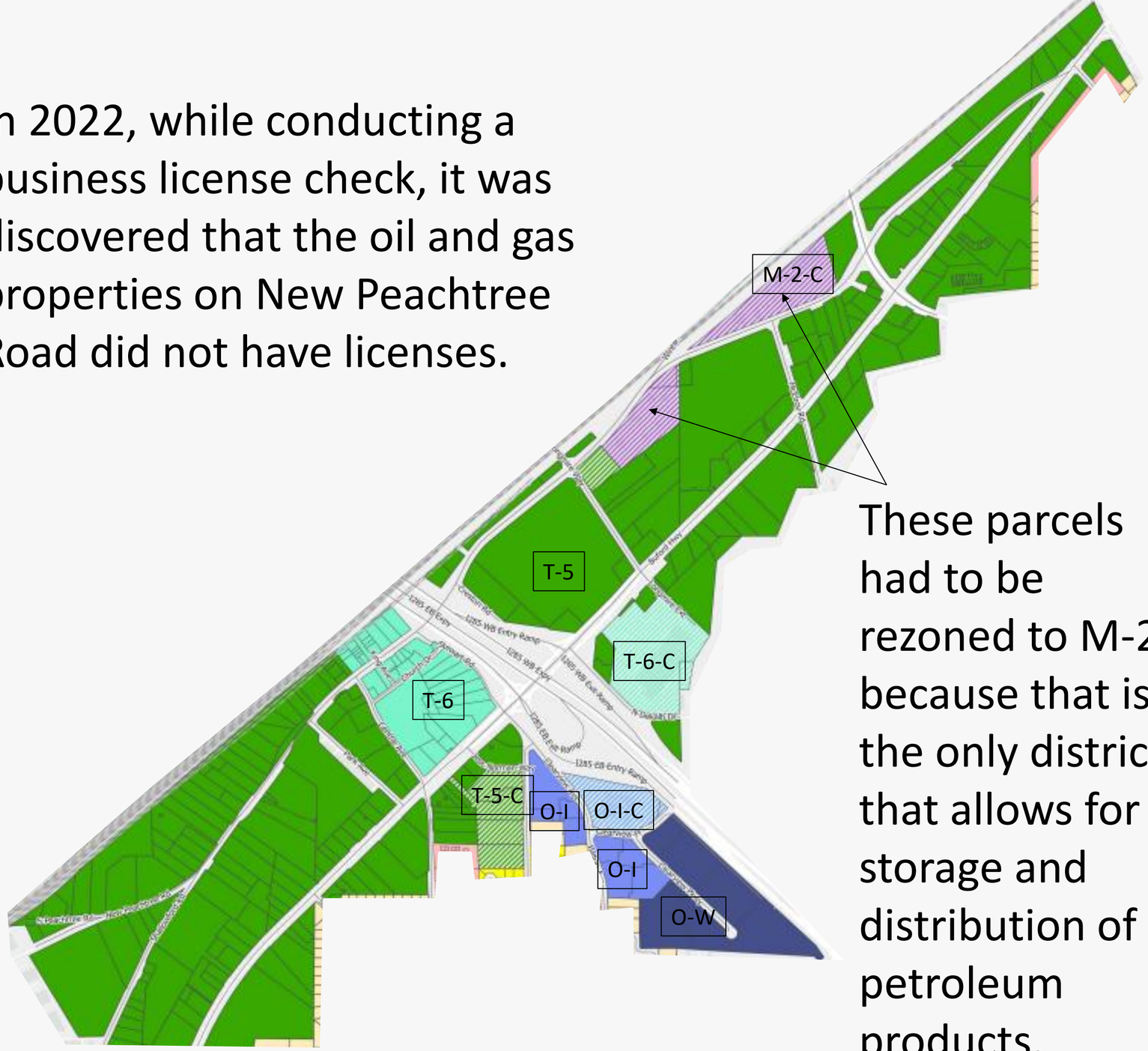
In 2020, the city removed mostly all industrial zoning districts from the BuHi Cultural Corridor.

The primary zoning district in the BuHi area is T-5.



2023 ZONING MAP

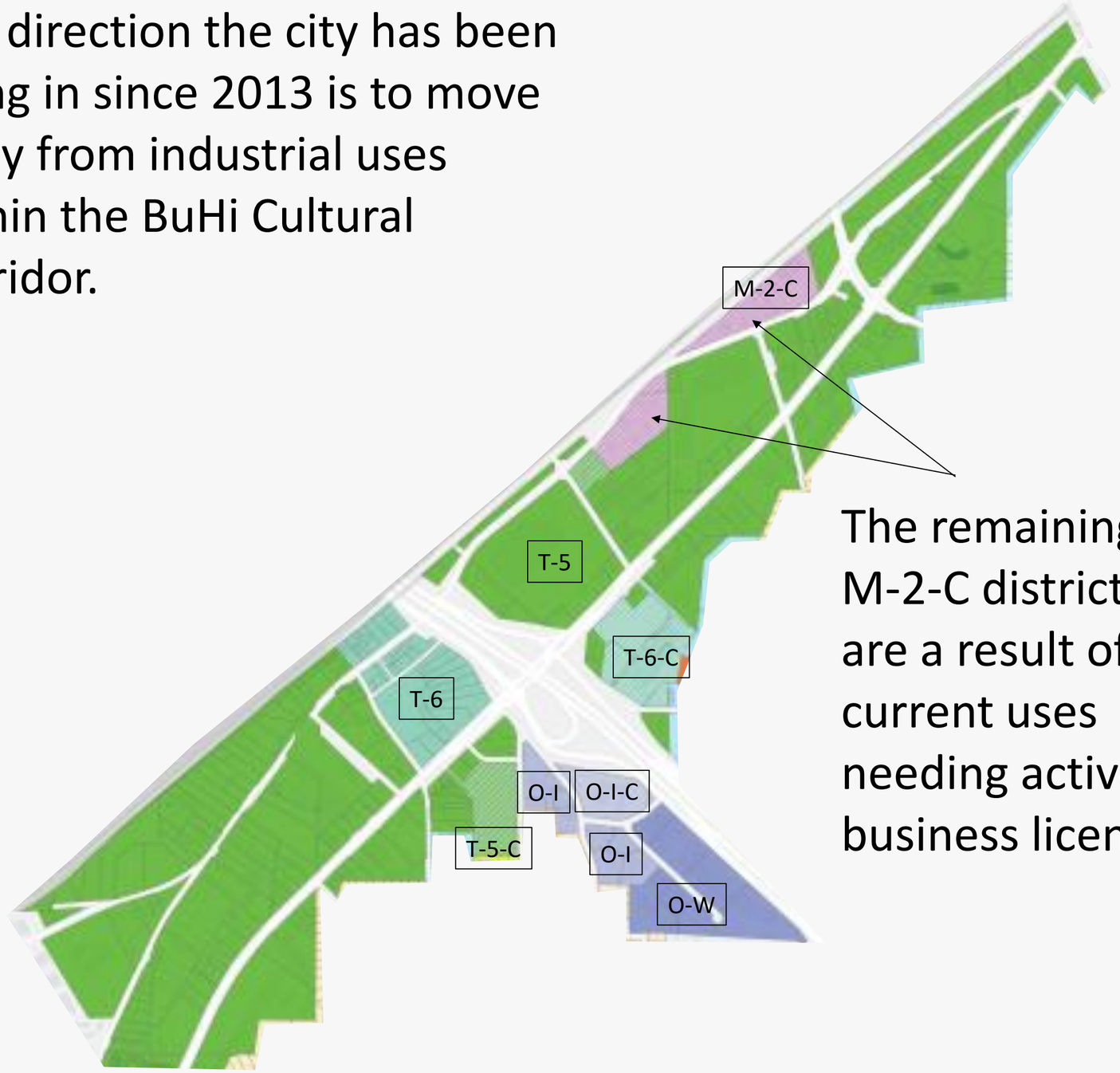
In 2022, while conducting a business license check, it was discovered that the oil and gas properties on New Peachtree Road did not have licenses.



These parcels had to be rezoned to M-2 because that is the only district that allows for storage and distribution of petroleum products.

2026 ZONING MAP

The direction the city has been going in since 2013 is to move away from industrial uses within the BuHi Cultural Corridor.

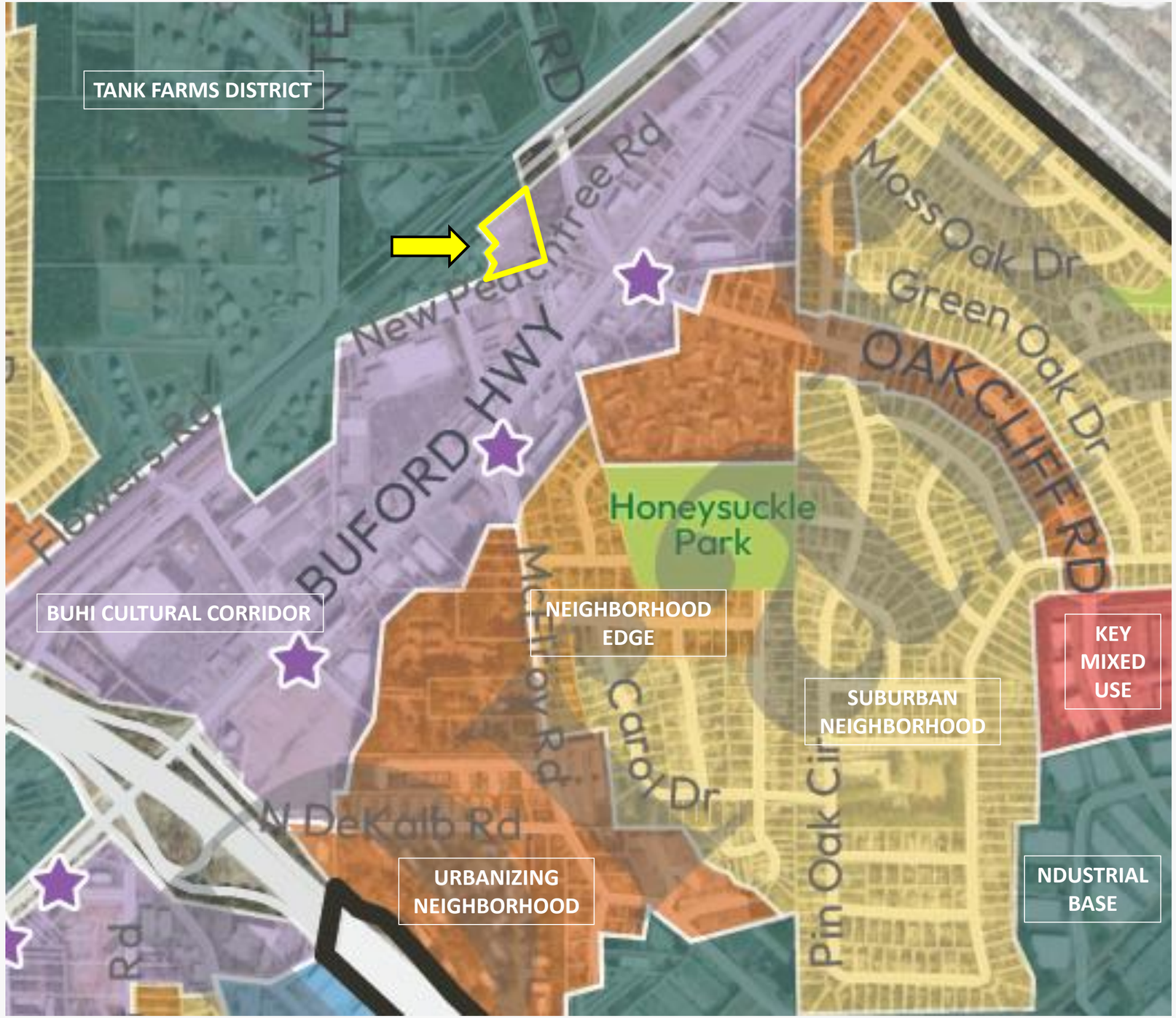


The remaining M-2-C districts are a result of the current uses needing active business licenses.

2026-2046 FUTURE LAND USE MAP

= Subject property

= Priority neighborhood gateways



2026-2046 BUHI CULTURAL CORRIDOR HIGHLIGHTS

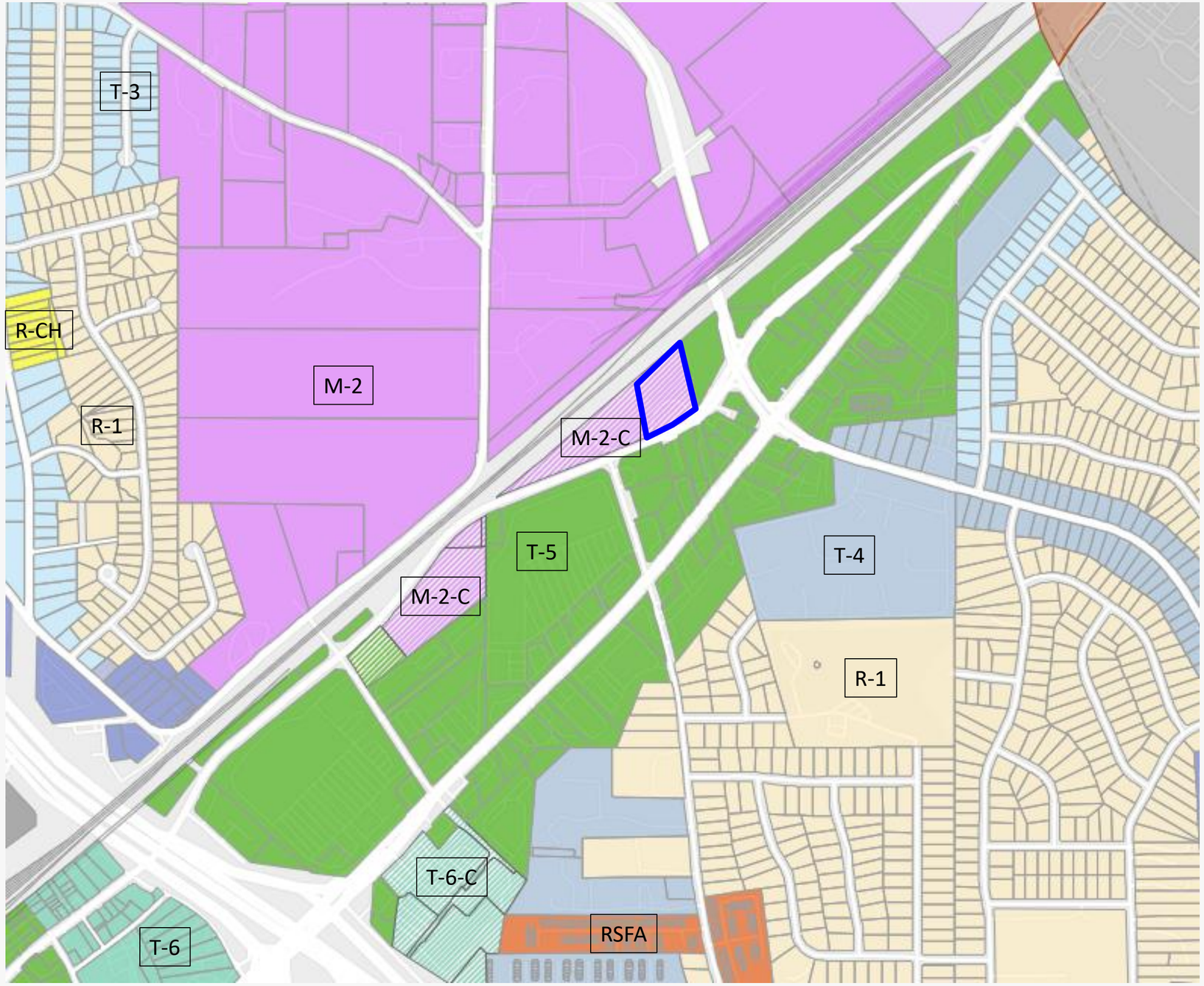
VISION AND INTENT

- Area is the multi-cultural identity of Doraville
- Home to restaurants, small business, and cultural destinations.
- Defines this area as a commercial corridor for mixed-use spaces.

STOPLIGHT CHART

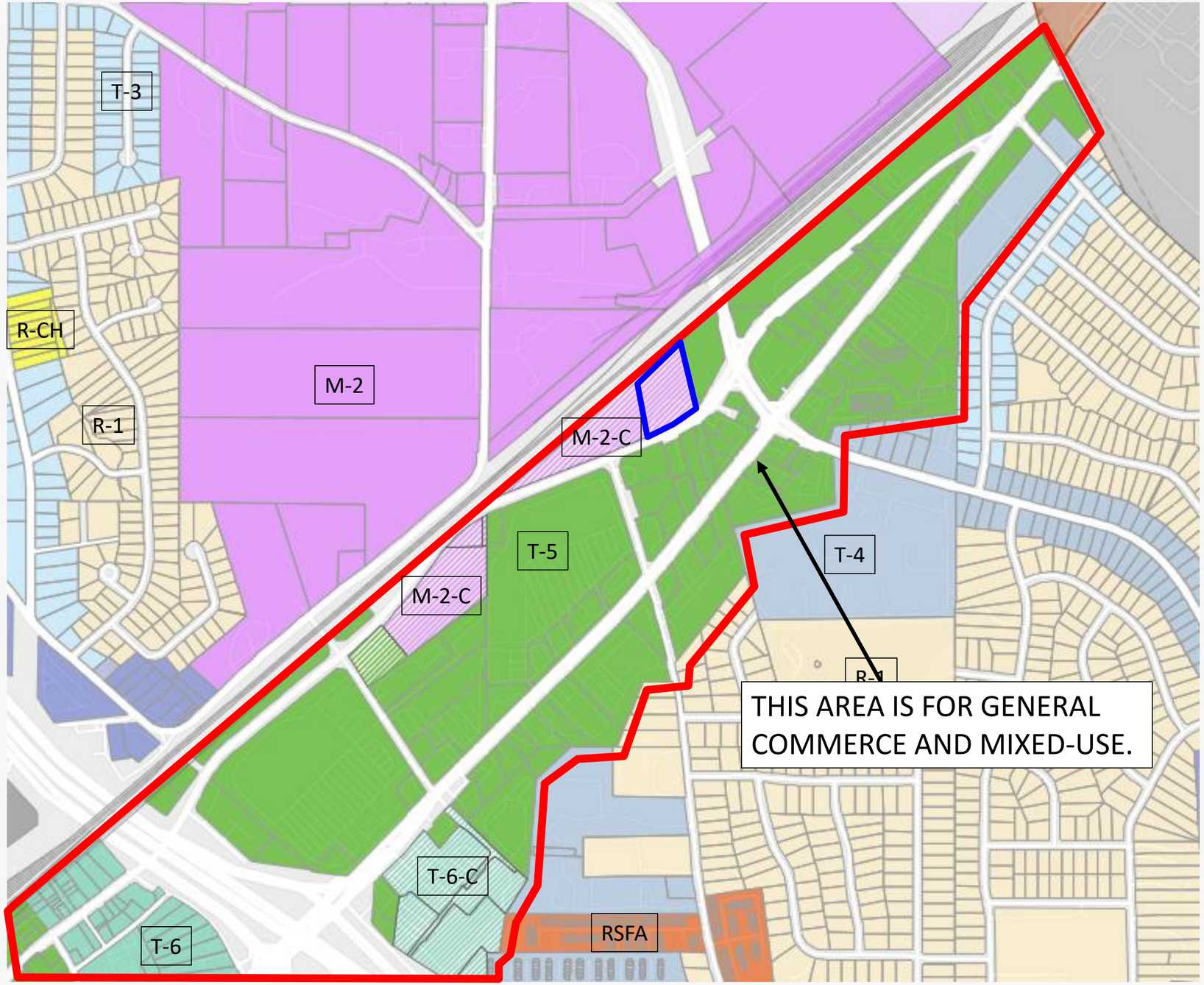
- T-5, T-6, & O-I
- O-W (limited)
- **Does not recommend M-1**

CURRENT ZONING



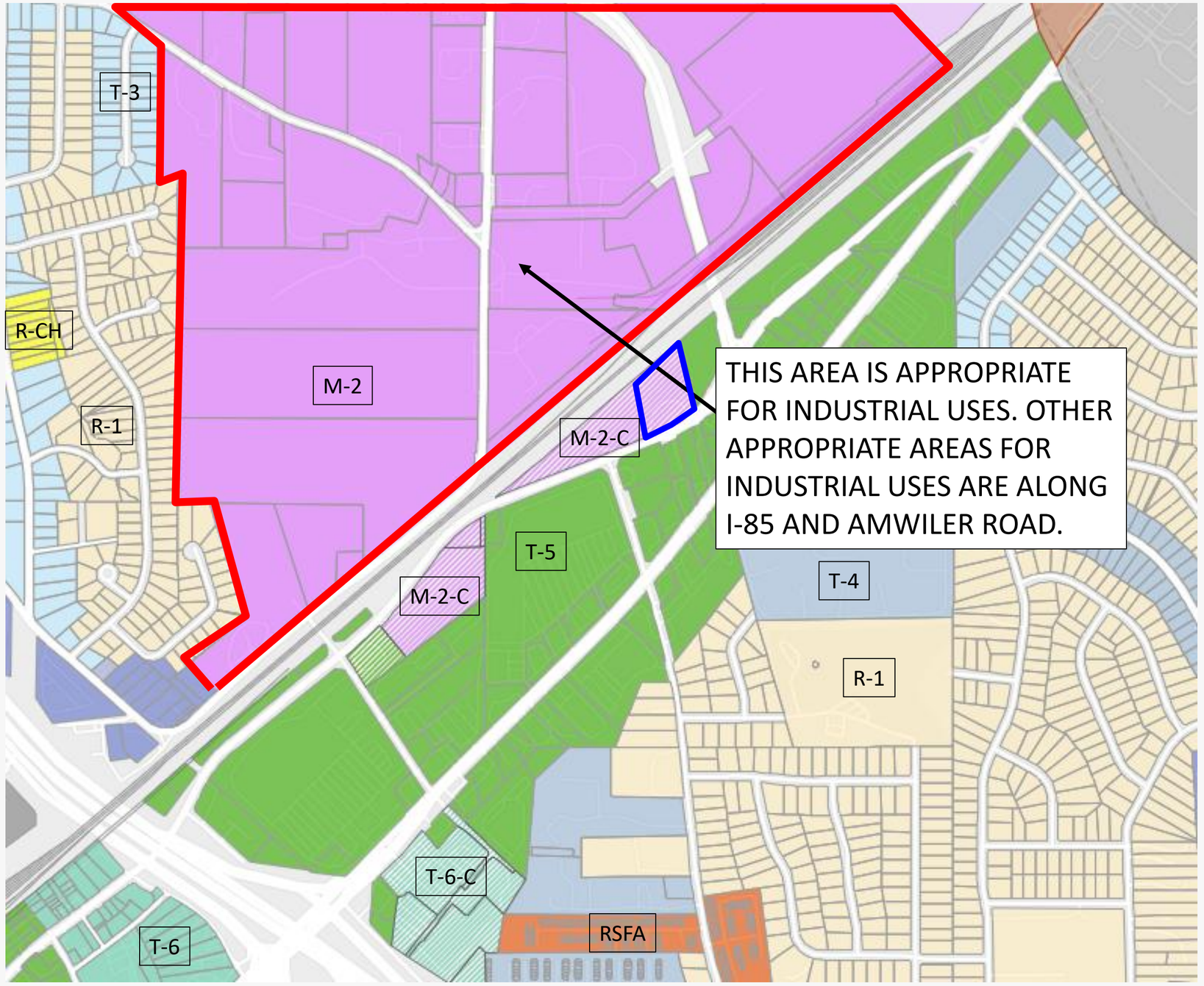
= SUBJECT PROPERTY

CURRENT ZONING



= SUBJECT PROPERTY

CURRENT ZONING



= SUBJECT PROPERTY

USES* PROHIBITED BY THE PROPERTY'S DEED

residential,
child care,
elder care,
nursing home or hospice,
medical or dental facility,
schools,
places of worship,
park,
jail or juvenile detention center,
hotel, motel, or other lodging,
zoo,
animal shelter,
animal treatment or care facility,
kennel,
horse boarding or riding stable,
food processing facility,
greenhouse,
plant nursery,
farm or livestock housing,
overnight camping,
recreational vehicle park,
swimming, fishing, hunting or trapping,
dry cleaners, or
hospital.

* This is not the city restricting these uses.

USES ALLOWED BY RIGHT* IN M-1 (HEAVY MANUFACTURING)

Red font = use is prohibited by deed

* Additional restrictions & use requirements may apply.

COMMERCIAL/RETAIL USES

Animal grooming
Appliance repair establishment
Auction gallery, excluding automotive auction
Automotive and truck rental
Catering service
Cleaning and maintenance services
Clothing and costume rental agencies
Commercial artist studio, with or without instruction
Courier or messenger services
Dry cleaning and self-serving laundry establishments
Fencing sales and installation
Film or music studio
Funeral homes and mortuaries
Paint, glass, hardware, and wallpaper store
Sign company with assembly
Staging, lighting, and AV equipment sales, rental and repair
Swimming pool sales and service

RECREATION USES

Golf or baseball driving range

OFFICE USES

Contractor office, with [outdoor] storage
Office, general

INDUSTRIAL USES

Automotive service and repair
Bakery and other commercial prepared foods manufacturers, greater than 10,000 sf
Blacksmith
Bottling (nonalcoholic) and canning plants
Cabinet shops
Cold storage
Commercial printers
Distribution center
Electricity generating facility or substation
Electronics manufacturing and assembly

INDUSTRIAL USES (CONTINUED)

Fuel transmission line and facilities
Greenhouse, plant nursery, and growing operation
Gunsmith
HVAC sales, repair and service
Industrial training school
Limousine service
Linen and diaper service
Locksmiths
Manufacturing, intermediate
Manufacturing, limited fabrication
Microbrewery, microdistillery, and microwinery (20,000 sf or less)
Passenger terminal
Pest control services
Photography studios
Plumbing shop
Printing, publishing, and distribution of newspapers and other print media
Radio and television transmission facility
Taxidermist
Telecommunications antenna or tower
Textile manufacturing plant
Tree cutting and trimming service
Warehousing and distribution of goods
Water storage facility
Watercraft sales, service, and repair
Wholesale

MEDICAL USES

Home health agency
Scientific or research laboratory or testing facilities

ACCESSORY USES

Common open space, private
Trails and greenways
Vending machines and associated structures

USES ALLOWED BY CONDITIONAL USE PERMIT* IN M-1 (HEAVY MANUFACTURING)

Red font = use is prohibited by deed

* Additional restrictions & use requirements may apply.

CIVIC/INSTITUTIONAL USES
Conference or convention center

COMMERCIAL/RETAIL USES
Animal shelter
Animal training facility
Antique, thrift and/or consignment store
Automobile sales, new
Automobile sales, used
Automotive fuel stations
Bail bond, appearance bond operations
Billboards
Check cashing establishments, excluding title pawn
Commercial, ghost, prep, or shared kitchen
Drive-in theater
Driving schools
Firearms dealers, maintenance and training facilities
Heavy equipment and vehicle sales
Parking, standalone

RECREATIONAL USES
Archery range
Commercial recreation establishments
Commercial outdoor recreation establishment
Fairground, amusement park, or similar uses
Performance venue, indoor
Performance venue, outdoor
Zoo

INDUSTRIAL USES
Automotive paint and body shop
Data center
Flea market
Heavy equipment rental
Lumber, farm equipment, and building materials
Microbrewery, microdistillery, and microwinery (greater than 20,000 sf)
Moving and storage company

INDUSTRIAL USES (CONTINUED)
Portable structures sales lots except portable restroom facilities
Recycling center or waste transfer station
Self-storage facility
Taxi service and dispatch agency
Tire recapping and re-treading shop
Truck and trailer rental
Truck fleet maintenance shop
Truck stops
Truck terminal and/or weigh station
Truck wash facility
Unmanned fuel station
Vanpool location
Wholesale membership club

MEDICAL USES
Ambulance service and dispatch agency
Veterinary clinics and animal hospitals

USES ALLOWED BY RIGHT* IN O-W (OFFICE-WAREHOUSE)

Red font = use is prohibited by deed

* Additional restrictions & use requirements may apply.

CIVIC/INSTITITIONAL USES
Museums, galleries, auditoriums, libraries, and similar cultural facilties
Social, fraternal, or philanthropic club
Social, fraternal, or philanthropic lodge
Special training school

COMMERCIAL/RETAIL USES
Art gallery
Automatic teller machine (ATM)
Catering services
Cleaning and maintenance services
Commercial studio, with or without instruction
Commercial, ghost, prep, or shared kitchen
Film or music studio
Funeral homes and mortuaries
Health and fitness clubs without massage or spa
Pet daycare and kennel
Sign company with assembly
Stage, lighting, and AV equipment sales, rental and repair
Tattoo or body craft studio

OFFICE USES
Contractor office, no [outdoor] storage
Office, general

INDUSTRIAL USES
Bakery and other commercial prepared foods manufacturers, greater than 10,000 sf
Commercial printers
HVAC sales, repair and service
Manufacturing, limited fabrication
Microbrewery, microdistillery, and microwinery (20,000 sf or less)
Pest control services
Photography studios
Printing, publishing, and distribution of newspapers and other print media

INDUSTRIAL USES (CONTINUED)
Telecommunications antenna or tower
Warehousing and distribution of goods
Wholesale

MEDICAL USES
Outpatient clinics and offices
Veterinary clinics and animal hospitals
Scientific or research laboratory or testing facilities

ACCESSORY USES
Trails and greenways
Vending machines and associated structures

USES ALLOWED BY CONDITIONAL USE PERMIT* IN O-W (OFFICE-WAREHOUSE)

Red font = use is prohibited by deed

* Additional restrictions & use requirements may apply.

OTHER LODGING USES

Dormitory
Fraternity or sorority house
Place of worship

INDUSTRIAL USES

Blacksmith
Parking structure
Self-storage facility

INDUSTRIAL INTENSITY SCALE

LEAST INTENSE → **MOST INTENSE**

O-I | O-W | M-1 | M-2

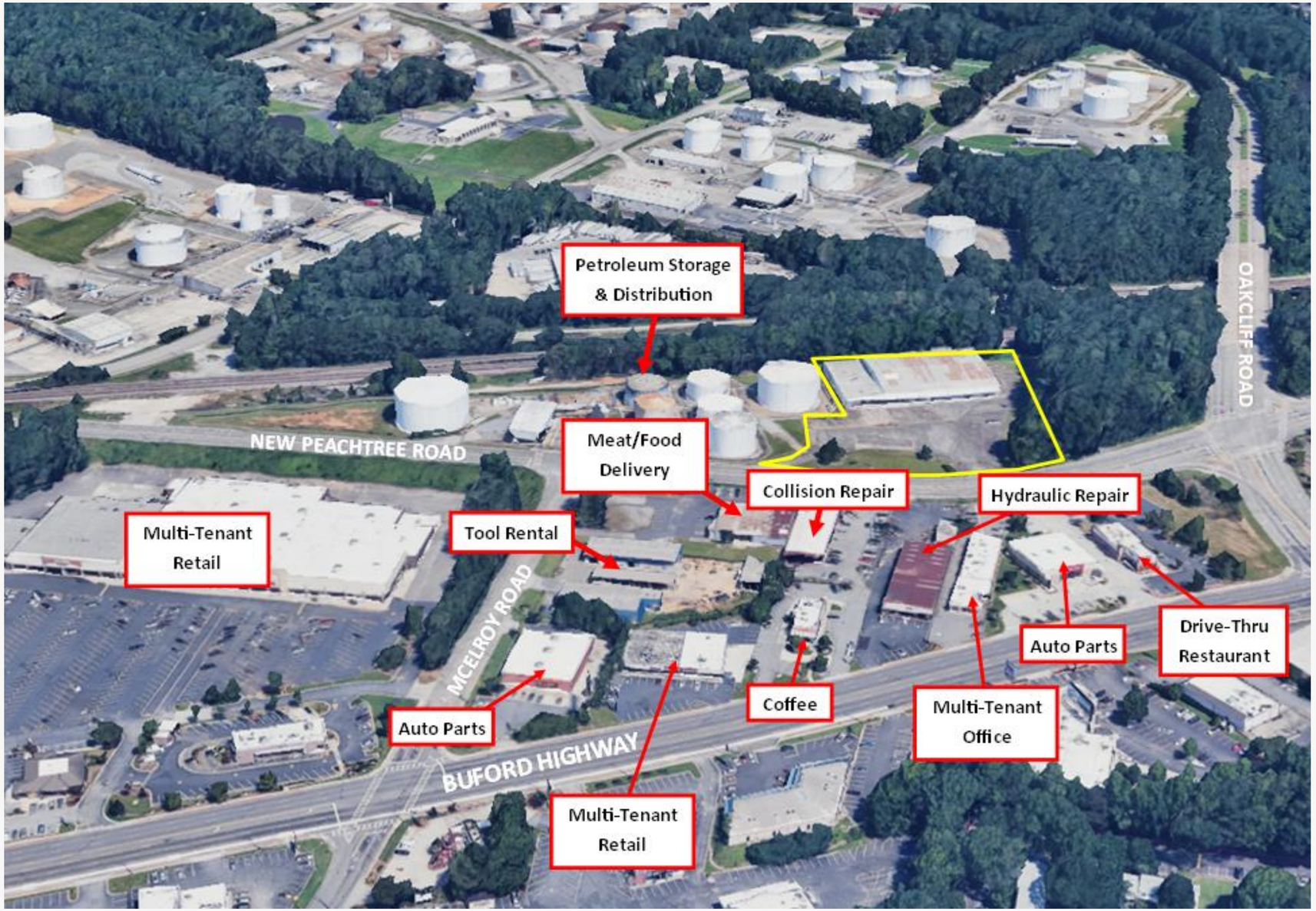


Contractor office, no storage

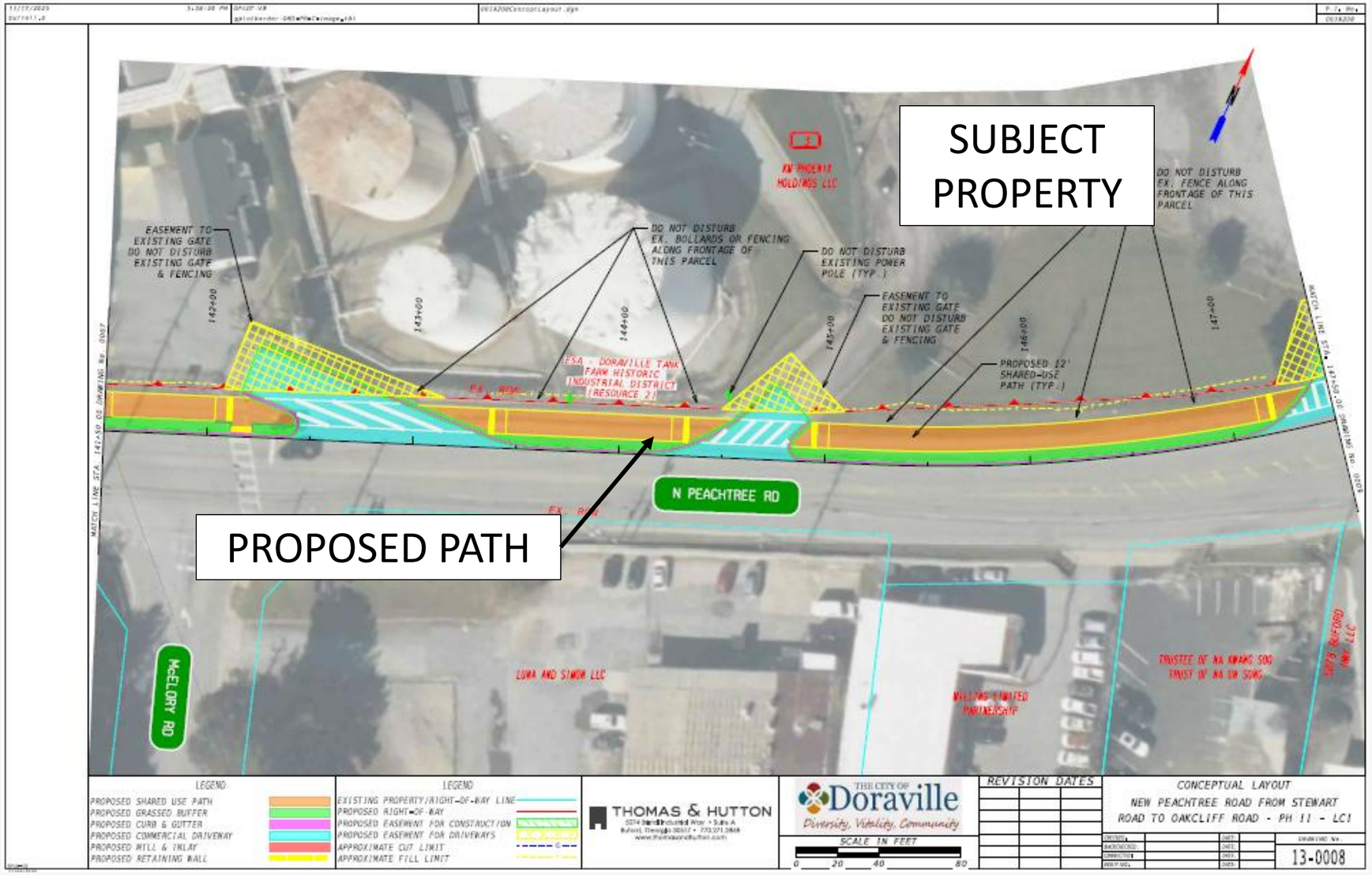


Oil and gas storage/distribution

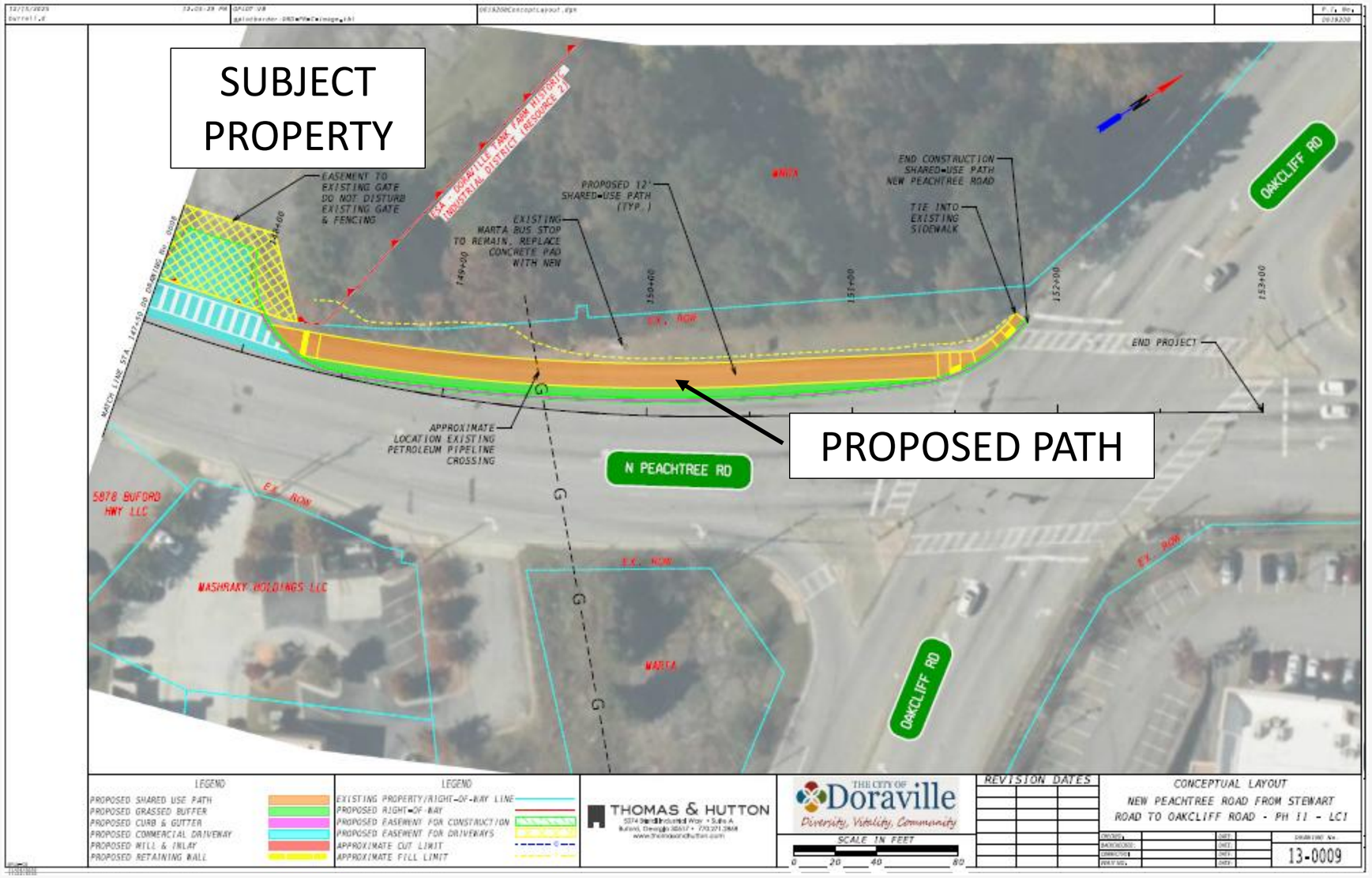
NEARBY BUSINESSES



MULTI-USE PATH CONCEPT



MULTI-USE PATH CONCEPT



RECOMMENDATION

STAFF

DENIAL TO REZONE TO M-1

APPROVAL TO REZONE TO O-W

Staff recommends denial of the request to rezone the property from M-2-C (Heavy Manufacturing - Conditional) to M-1 (Light Manufacturing).

Instead, staff recommends rezoning the subject property to O-W (Office-Warehouse).

RECOMMENDATION



Basis for denial:

- Industrial zoning is not consistent with any of the City's land use policies.
- Council imposed the condition to restrict other possible future industrial uses.
- The current and upcoming Comprehensive Plans show this area as general commercial.
- Rezoning it to O-W will align with the new Comp Plan and conform to surrounding zoning districts.
- A multi-use path project will run along the subject property. Industrial uses on the path may be too intense for pedestrian safety.

RECOMMENDATION

PLANNING COMMISSION

APPROVAL TO REZONE TO M-1 WITH CONDITIONS

1. Fleet vehicle parking and open outside storage shall be subject to the standards contained within Sec. 23-911.
2. The proposed improvements, as shown in Exhibit A (**on the next page**), shall be installed including landscaping, public art, street furniture and pedestrian amenities. The property shall be subject to Sec. 23-1710 regarding the city's streetscape design requirements.
3. The property shall be subject to the architectural design standards pursuant of Chapter 23, Article XVII.

EXHIBIT A



Existing New Peachtree Road Frontage *– Existing New Peachtree Road frontage conditions prior to redevelopment, including aging rusted perimeter fencing with barbed wire, limited landscaping, and an open*



Proposed New Peachtree Road Frontage Improvements *– Conceptual rendering of proposed New Peachtree Road frontage improvements, including upgraded screening, enhanced landscaping, tree canopy, pedestrian amenities, and public-facing improvements intended to support the City's vision for a more attractive and connected corridor.*

THE CITY OF Doraville
Diversity, Vitality, Community

ZONING AMENDMENT APPLICATION

Community Development Department

DATE RECEIVED
8/24/26

Application # 2-26-06

APPLICANT

Name: Rick Seaman

Mailing Address: 8500 W 68th Street, Argo IL 60501 Suite/Unit # _____

E-mail: [redacted] Daytime Phone: [redacted] Fax: _____

PROPERTY OWNER (if different from applicant)

Name: KM Phoenix Holdings LLC

Mailing Address: 1001 Louisiana St., Suite 1000, Houston, Texas 77002

E-mail: [redacted] [redacted] Fax: _____

SUBJECT PROPERTY (provide separate cover page if more than one property)

Street Address: 6446 New Peachtree Road, Doraville, GA 30340

Tax ID Parcel No.: 18 337 07 003 Council District: 1

Current Zoning Category: M-2-C **Requested Zoning Category:** M-1 **Acreage:** 2.961

Future Land Use Character Area: ~~Specialty District: Tank Farm~~ **BuHi Cultural Corridor**

Please SUBMIT DIGITALLY all the materials requested below:

____1) Cover letter describing the requested rezoning and the development proposed for the property. The letter should provide a project overview and should also include the following information:
   a. Building square footages and heights
   b. Square footages of each type of use (office, retail, residential, + bedrooms if residential)
   c. Neighboring uses/businesses on adjacent properties

____2) Letter responding to the 14 Standards Criteria.

____3) Notarized property owner authorization and campaign contributions disclosure using the attached forms.

____4) Legal Description in metes and bounds.

____5) Property survey prepared within the last 10 years.

____6) Full site plan (see site plan requirements in Sec. 23-1602).

____7) Floor plan for proposed use for projects involving interior renovations.

____8) Photographs of existing site. Conceptual renderings and/or building elevations for new construction.

____9) Additional information may be required by the City based upon the initial application meeting with staff.

____10) Any fees as mandated in accordance with Sec. 2-260.

Staff Notes:

Amended Zoning Application (8/24/26): Request to rezone the property from M-2-C to M-1.
Original Zoning Application (7/1/26): Request to remove the zoning condition from the property.
This amended zoning application shall replace the original zoning application.

Received 8/24/26

KINDER MORGAN

Delivering Energy to Improve Lives

August 24, 2026

VIA E-MAIL

Hon. Mayor Joseph Geierman
Hon. Gerald Evans, Council District 1, Post 1
Hon. Taylor Ray, Council District 1, Post 2
Hon. Warren Simmons, Council District 1, Post 3
Hon. Md. Naser, Council District 2, Post 1
Hon. Carrie Armistead, Council District 2, Post 2
Hon. Chris Henshaw, Council District 2, Post 3
c/o Austin Shelton, Director – Department of Planning and Community Development
City of Doraville
2421 Van Fleet Circle, Suite 200
Doraville, Georgia 30360

Re: **AMENDMENT** to Application No. Z-26-06 as it concerns that certain, newly subdivided 2.691 acres located at 6446 New Peachtree Road, Tax ID No. 18 337 07 003 ("***Warehouse Property***").

Dear Mayor and Council:

On behalf of KM Phoenix Holdings LLC ("KM Phoenix"), we respectfully submit this follow-up to our prior application and correspondence concerning the approximately 34,000-square-foot office and warehouse property located at 6446 New Peachtree Road (the "Warehouse Property"). First, we sincerely appreciate the Planning Commission's decision to table this request at its August 5, 2026 meeting. We believe that decision provided an important opportunity for additional discussion and collaboration with the City's Planning Department concerning the permitted uses appropriate for the Warehouse Property and the zoning classification that best reflects the property's history, existing improvements, surrounding land uses, operational realities, and the City's newly revised comprehensive planning framework.

After further consideration of these issues, and in the spirit of that continued collaboration, KM Phoenix respectfully revises its prior request. Rather than seeking simply to remove the existing zoning condition, we now respectfully request that the Warehouse Property be zoned M-1 in accordance with, and consistent with the City's 2026–2046 Revised Comprehensive Plan. We believe this request provides the City with a clearer and more appropriate planning solution while addressing the practical circumstances that prompted this application in the first place.

KINDER MORGAN

Delivering Energy to Improve Lives

I. Historical Context of the Property

The history of this property is important to understand why a flexible, site-specific approach is appropriate. Initially, the subject parcel was part of a larger 7.37-acre tract located at 6410 New Peachtree Road (Tax ID No. 18 337 07 001), comprising both the Warehouse Property and the adjacent, operational Kinder Morgan petroleum products terminal (the "***Doraville Terminal***") (collectively, the "***Property***"). In preparation of this application, the Warehouse Property was subdivided from the Doraville Terminal, with approval being granted by both the City of Doraville and DeKalb County

The Property was initially developed in the early 1940s by Amoco Oil Company as a bulk fuel distribution terminal. The Warehouse Property was historically used to store parts, inventory, and various materials associated with gas stations owned by Amoco and, subsequently, BP Amoco. KM Phoenix acquired the Property in 2016, and the Doraville Terminal continues to provide services consistent with its industrial zoning and use.

Prior to the adoption of Ordinance 2022-61 (Z-22-08) on December 19, 2022, the Property was categorized under a T-5 (Urban Center) zoning designation. The zoning condition subsequently imposed was closely associated with the Property's use as an integrated petroleum terminal and restricted the Property to the "storage, transmission, wholesaling, and/or sales of petroleum products." Prior to this, the Property was zoned M-1.

The Warehouse Property contains an approximately 34,000-square-foot office and warehouse building that is physically and functionally distinct from the core operations of the Doraville Terminal. Since KM Phoenix's acquisition of the terminal property, the Warehouse Property has been largely vacant and underutilized. We have, however, occasionally leased the Warehouse Property to third party tenants for petroleum related activities. The subsequent subdivision of the Property was intended to recognize the reality that the Warehouse Property can function as an independent property, separate from KM Phoenix's operations.

KM Phoenix has identified WiseGuys Pro-Wash, LLC ("WiseGuys") as a prospective purchaser. WiseGuys is a locally based, established pressure-washing company that intends to relocate its corporate headquarters to Doraville and use the existing building for office, warehouse, storage, equipment maintenance, and fleet parking purposes. WiseGuys currently employs approximately 75 people, with approximately 15 employees expected to work from the corporate headquarters, and operates approximately 30 commercial vehicles.

The proposed reuse presents a meaningful opportunity to take an existing, underutilized building and return it to productive use without requiring wholesale redevelopment of the site.

II. The Request Should Now Be Considered Under the City's 2026–2046 Revised Comprehensive Plan

Our prior application sought removal of the existing zoning condition. Following the August 5th meeting and our continued discussions with the City's Planning Department, we believe a more appropriate and comprehensive solution is to request M-1 zoning for the Warehouse Property under the City's 2026–2046 Revised Comprehensive Plan.

This revised request is important because it does not ask the City to disregard its planning objectives. To the contrary, it asks the City to apply its current planning framework to a property whose physical characteristics, history, and relationship to surrounding industrial uses make M-1 an appropriate classification.

The important question before the Commission is what zoning classification makes sense for this independently created parcel today, given its existing building, its actual surroundings, the City's revised Comprehensive Plan, and the reasonable uses of the Warehouse Property including that proposed by WiseGuys?

We respectfully submit that the answer is M-1.

III. The Warehouse Property Should Not Have Been Excluded From the Specialty District: Tank Farm

We also respectfully, but strongly, disagree with the decision to exclude the Warehouse Property from the newly developed Specialty District: Tank Farm. There is a significant timing issue that warrants consideration.

Based upon the subdivision procedures applicable through the City of Doraville and DeKalb County, approval of a subdivision does not become final through only city-level approval. The subdivision must ultimately be approved by DeKalb County and is final once the plat has been fully recorded in the public records of DeKalb County. Here, the subdivision plat creating the Warehouse Property was recorded on May 22, 2026, in Plat Book 322, Page 706.

At the same time, meetings and discussions concerning proposed changes to the City's then-existing 2022–2042 Comprehensive Plan had already commenced, beginning in late 2025. This chronology matters. The Warehouse Property should not have been excluded from the planning framework applicable to the Tank Farm area before the subdivision was final and the newly created parcel legally existed as a separate recorded tract. Prior to recording, the larger property remained one tract. Excluding the portion that would eventually become the Warehouse Property before the subdivision was final was, at a minimum, premature. More importantly, had the subdivision ultimately been denied by DeKalb County, the proposed Warehouse Property would never have become a separate parcel. The premature exclusion therefore created the possibility of a split-parcel zoning situation in which a single, undivided property could have been subjected to different planning and zoning treatment based upon a subdivision that had not yet been finalized.

This exclusion is particularly difficult to reconcile with the property's actual circumstances. As of today, ownership of the Warehouse Property remains with KM Phoenix, and as previously noted, the property is currently leased to a third-party petroleum transportation company. In other words, the Warehouse Property has not ceased to have legitimate industrial operational functions.

IV. Including Both Properties in the Tank Farm Specialty District Provides the Most Logical Solution

The City's stated concern regarding the Warehouse Property has been that its inclusion in an industrial zoning framework could conflict with the City's vision for the Buhi Cultural Corridor. We understand and respect the City's desire to protect and advance that vision. However, the City's own newly developed Specialty District: Tank Farm provides an obvious and practical mechanism for addressing that concern.

The Warehouse Property is adjacent to an active petroleum terminal. The surrounding environment is not a conventional mixed-use or neighborhood commercial setting. It contains industrial facilities, petroleum infrastructure, pipelines, truck traffic, and operational constraints associated with an active terminal. Including the Warehouse Property in the Specialty District: Tank Farm recognizes that reality without abandoning the City's broader corridor planning objectives.

Importantly, as it now stands, the Tank Farm parcel itself remains within the Buhi Cultural Corridor. The creation of the Specialty District appears to recognize that the particular characteristics of this portion of New Peachtree warrants a specialized planning treatment.

This provides a straightforward resolution to the City's stated concern.

The City has previously expressed the position that:

"*In 2022, the Mayor and City Council approved the current zoning and the specific condition to align with the vision of the current Comprehensive Plan to restrict industrial uses from operating within the Buhi Cultural Corridor. Staff's recommendation is to honor Council's wishes*."

We respectfully submit that including the Warehouse Property together with the existing Tank Farm parcel in the Specialty District: Tank Farm honors those wishes while also recognizing the actual physical and operational circumstances of the property. It is not necessary to choose between the Cultural Corridor and reasonable industrial zoning at this location. The City can accomplish both objectives through thoughtful planning.

V. The August 5th T-5 Recommendation Demonstrated Why Planning Requires Flexibility

The events surrounding the August 5th meeting provide a particularly compelling example of why this issue deserves a practical solution. Had KM Phoenix proceeded with the August 5th hearing and the Commission approved the City's then-recommended T-5 zoning, the Warehouse Property might have become, to our understanding, the only T-5 parcel in the City immediately adjacent to an active petroleum tank farm, with no intervening buffer greenspace.

That result should give everyone pause.

Among the potential uses associated with a T-5 environment are mixed-use and retail/commercial. Those uses may be appropriate in many portions of Doraville and along portions of the Cultural Corridor, but applying such a classification to this particular parcel, immediately next to an active petroleum terminal and without a meaningful separation buffer, creates a potentially incongruous land-use relationship.

The Specialty District: Tank Farm appears to be precisely the type of planning mechanism that allows the City to address these unique circumstances.

VI. Primary Request: Include the Warehouse Property in the Specialty District: Tank Farm and Allow M-1 Zoning

Accordingly, our primary request is that the Warehouse Property be included within the Specialty District: Tank Farm, with the property being zoned M-1 in accordance with the City's 2026–2046 Revised Comprehensive Plan. We believe this is the most logical and collaborative solution.

Had the Warehouse Property been included in the Specialty District: Tank Farm from the outset, WiseGuys' proposed office, warehouse, storage, parking, and related operational uses could have been evaluated under the appropriate industrial framework.

The requested M-1 zoning is not an attempt to circumvent the City's planning vision. It is a request to apply the City's planning vision appropriately to a property uniquely situated next to an active tank farm.

VII. Alternative Request: M-1 Zoning With Reasonable Controls on Fleet Parking and Storage

If the City Council ultimately determines that the Warehouse Property should **not** be included in the Specialty District: Tank Farm, then, in the alternative, KM Phoenix respectfully requests that the property be zoned M-1 under the 2026–2046 Revised Comprehensive Plan, with reasonable site-specific conditions addressing outdoor fleet parking and storage.

For example, we would support a condition providing that:

Parking or storage of fleet vehicles shall be contained within a secured, gated and screened fence in compliance with and as approved by the City of Doraville.

Such or similar conditions directly address the City's concerns regarding visibility, aesthetics, and compatibility while allowing the property to perform the function for which it was historically designed.

For prospects like WiseGuys, the ability to securely park its fleet at the Warehouse Property is not an incidental convenience. It is an important component of its business operations. Vehicles and equipment represent significant business assets and must be secured, maintained, and readily

accessible to employees. Allowing the vehicles to be parked within a secured, gated, screened area at the rear of the Warehouse Property is a reasonable and conventional industrial use. The proposed condition therefore provides the City with a meaningful safeguard while preserving owners, like WiseGuys' ability to operate efficiently from its headquarters.

VIII. M-1 Is More Appropriate Than O-W for the Actual Property and Proposed Operations

We understand that O-W zoning may be considered as an alternative for the Warehouse Property. While O-W may accommodate certain office and warehouse functions, the distinction between O-W and M-1 becomes particularly important when considering ability to fully use the property including outdoor uses, such as storage and parking. WiseGuys is not simply an office tenant. Its business requires commercial vehicles and specialized business related equipment. The realistic operation of the business necessarily involves fleet vehicles being staged at its headquarters and equipment being maintained, loaded, and deployed. M-1 more accurately reflects these operational realities for this location.

The question should also be considered in the context of New Peachtree Road itself. This portion of New Peachtree Road is not an isolated office park or residential street. It is an established industrial corridor with an active petroleum terminal, industrial operations, truck traffic, and commercial vehicle activity. It would therefore be difficult to conclude that the Warehouse Property's reasonable use as an office, warehouse, equipment-storage, and secured fleet facility is incompatible with the character of the immediate area.

Indeed, the proposed WiseGuys use is considerably more consistent with the property's physical surroundings than many of the potentially more intensive commercial or mixed-use activities that could otherwise be contemplated under a less industrial zoning classification.

If M-1 zoning is approved, if necessary, KM Phoenix is willing to accept a screened fencing requirement for outdoor fleet parking and storage. Such fencing would provide an appropriate visual transition between the property and New Peachtree Road while maintaining the property's ability to function as intended.

IX. WiseGuys Provides a Strong Opportunity for Productive Reuse and Economic Development

The proposed use also provides a tangible economic-development benefit to Doraville.
WiseGuys is a growing local company that intends to relocate its corporate headquarters to the City. It would bring employees, investment, business activity, and an established operating company into an existing building that is currently underutilized.

The proposed use does not require the City to create a new industrial site or introduce an unrelated use into a vacant area. Instead, it would adaptively reuse the existing 34,000-square-foot office and warehouse building that has historically served office and storage functions. This is precisely the type of redevelopment that can produce economic activity while minimizing the need for significant new construction.

Moreover, the existing physical constraints of the property, including its proximity to the active terminal, pipeline infrastructure, and recorded use restrictions, make certain conventional Cultural Corridor uses impractical. The City's zoning decision should take those real-world limitations into account.

M-1 zoning provides a reasonable middle ground: it permits productive reuse of the existing property while recognizing that this parcel is located within an industrial environment and adjacent to an active petroleum facility.

X. The New Peachtree Road Road-Diet Project Further Supports a Site-Specific Approach

The City's ongoing work on the New Peachtree Road road-diet project also deserves consideration. We understand that the City is actively working toward creating a safer passageway for pedestrians and bicyclists along New Peachtree Road. Under the 2026-2046 Comprehensive Plan, New Peachtree Road will have both industrial and commercial/retail zoning components. The inclusion of two (2) zoning categories along New Peachtree Road in the 2026-2046 Comprehensive Plan is important because it demonstrates the City's recognition of the operational differences along this roadway. As such, the City's Planning Department, in conjunction with property owners along New Peachtree Road, should collaboratively engage in discussions to ensure pedestrian safety and visibility.

XI. A Practical, Collaborative Resolution Is Available

We believe there is a clear path toward a solution that addresses the concerns raised by the City while protecting the legitimate interests of the property owner and WiseGuys. The City does not need to choose between economic development and the Cultural Corridor. It does not need to choose between honoring the 2022 Council action and recognizing the circumstances created by the subsequent subdivision and revised Comprehensive Plan. It does not need to choose between industrial compatibility and appropriate visual or operational controls.

KINDER MORGAN

Delivering Energy to Improve Lives

XII. Requested Action

For all of these reasons, KM Phoenix respectfully requests that the Planning Commission recommend the following:

Primary Request

1. Include the Warehouse Property at 6446 New Peachtree Road (Tax ID No. 18 337 07 003) within the Specialty District: Tank Farm; and
2. Zone the Warehouse Property M-1 pursuant to the City's 2026–2046 Revised Comprehensive Plan, thereby permitting the office, warehouse, storage, parking, equipment maintenance, and related uses contemplated by WiseGuys.

Alternative Request

If the City determines that the Warehouse Property should not be included within the Specialty District: Tank Farm:

1. Zone the Warehouse Property M-1;
2. Permit the office, warehouse, storage, parking, equipment maintenance, and uses reasonably associated with WiseGuys' operations; and
3. Require that *parking or storage of fleet vehicles shall be contained within a secured, gated and screened fence in compliance with and as determined by the City of Doraville.*

We respectfully believe this application provides a reasonable, carefully considered, and site-specific resolution. As presented, this affords the City with an opportunity to demonstrate that comprehensive planning can be both visionary and practical, that it can establish long-term goals while retaining the flexibility necessary to address unique properties and circumstances.

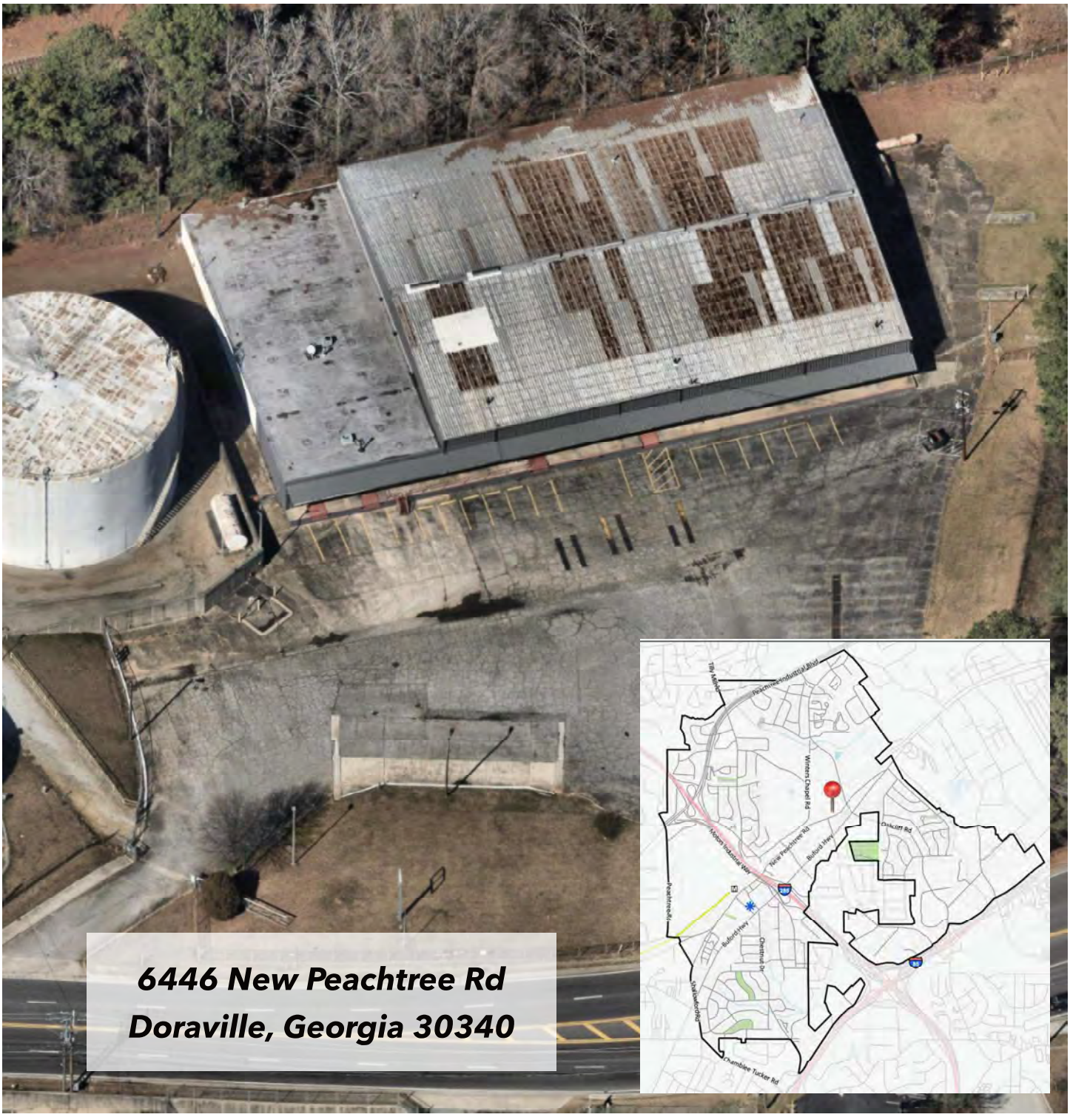
We respectfully request the Commission's favorable consideration of the M-1 zoning request, with inclusion in the Specialty District: Tank Farm as our preferred resolution. Thank you for your time, consideration, and continued engagement on this matter. The prior application is attached hereto for reference purposes only.

Respectfully submitted,

/s/ ***Rick Seaman***
Rick Seaman, Director of Business Development / Commercial
Kinder Morgan Terminals
[redacted]

Received 8/24/26

Zoning Amendment Application



Applicant: Kinder Morgan

Executive Summary

This application seeks approval to rezone the property located at **6446 New Peachtree Road, Doraville, Georgia 30340** from M-2-C (Heavy Manufacturing – Conditional) to M-1 (Light Manufacturing). This request does not seek to introduce a new industrial use or increase industrial intensity within Doraville. Rather, it seeks to establish an appropriate zoning designation for an existing industrial property that supports the reuse of an existing building, significant private investment, and productive long-term use.

The property was historically zoned M-1 (Light Manufacturing) before being incorporated into the conditional M-2 zoning designation associated with the adjacent Kinder Morgan fuel terminal operations. The City rezoned the property to M-2-C in 2022 because petroleum-related uses required a zoning district that permitted those activities. Since that time, the City of Doraville has approved a replat separating the warehouse property from the fuel terminal into two independent parcels. While Kinder Morgan will continue operating the adjacent fuel terminal, WiseGuys Pro-Wash, LLC. (WiseGuys) seeks to establish its corporate headquarters at the warehouse property under a zoning designation that better reflects its current configuration and intended use.

M-1 provides the appropriate balance between the City's long-term redevelopment goals and the unique realities of this property. It allows the productive reuse of an existing industrial building while reducing the intensity permitted under the property's previous conditional M-2 zoning designation. Upon approval, WiseGuys will transform the property into its corporate headquarters through significant building and site improvements, creating jobs, increasing economic activity, and making a substantial private investment in the City of Doraville.

The following pages introduce WiseGuys, outline the company's vision for the property, and demonstrate how this investment will benefit the City of Doraville.



Since this photo was taken in 2024, WiseGuys has added 10 trucks and grown staff by ~20 people.

WiseGuys Pro-Wash at a Glance

Founded	Revenue	Team	Fleet	2,500+
2014	$6+ Million	~50	30 Vehicles	Google Reviews ★★★★★

Core Services

- Pressure Washing
- Soft Washing
- House Washing
- Roof Cleaning
- Window Cleaning
- Gutter Cleaning
- Holiday Lighting

Clients Include

- Residential / Commercial
- Georgia Tech
- IKEA
- Costco
- Chick-fil-A
- Bass Pro Shops
- City of Sandy Springs
- City of Norcross
- Woodward Academy
- Clark Atlanta University

Two-Time Honoree





August 2022 – *WiseGuys Pro-Wash completed cleaning of the entire seating bowl and concourses at Georgia Tech's 50,000+ seat* ***Bobby Dodd Stadium*** *before the 2022 football season.*

Property Context & Site Conditions

The property at 6446 New Peachtree Road is uniquely situated at the intersection of several existing industrial, transportation, and planned corridor improvements. The site is immediately adjacent to the Kinder Morgan fuel terminal, bordered by an active railroad corridor, contains a petroleum pipeline easement within the property, and is located along the City's planned New Peachtree Road multi-use path. These existing conditions distinguish this property from a typical redevelopment opportunity and are important considerations when evaluating the appropriate future zoning designation.



Proposed Use of 6446 New Peachtree Road

The following summarizes how WiseGuys Pro-Wash, an exterior cleaning contractor, will use the property and how the site will typically operate. The New Peachtree Road property will function as a corporate headquarters and operational support facility, not as a customer-facing service location. WiseGuys performs services including pressure washing, soft washing, roof cleaning, window cleaning, gutter cleaning, and holiday lighting exclusively at customer properties throughout the Atlanta metropolitan area.

The property will support office operations, fleet and equipment storage, and field operations serving customers throughout the Atlanta metropolitan area.

Primary Business Activities

- Corporate Office Operations
    - Customer service, management, sales, dispatch, and other administrative functions supporting daily operations.
- Field Operations Support
    - Preparation and daily dispatch of company vehicles, equipment, and supplies for field service.

- Fleet & Equipment Support
    - Cleaning, routine maintenance, storage, and preparation of company vehicles and equipment.
- Holiday Lighting Operations
    - Preparation, staging, and management of holiday lighting products, including wreaths, garland, décor, and seasonal displays.

Site Operations

- The front parking lot will primarily support employee parking.
- Company vehicles and equipment will primarily be stored inside the warehouse, with any necessary operational areas screened from public view through planned fencing, landscaping, and frontage improvements along the property.
- The property will not include customer retail activity, regular deliveries from the public, or other customer-facing uses typically associated with commercial destinations.

Typical Daily Operations

- Field employees generally arrive in the early morning hours and depart for customer locations before peak daytime traffic periods.
- Vehicles typically remain at customer locations throughout the workday and return later in the day for cleaning, restocking, and preparation for future service.
- Office staff generally operate during normal business hours, with seasonal variations based on company needs.

The business is generally closed on weekends, with limited Saturday operations during peak seasons and occasional Sunday operations during the holiday lighting season.

Our Story

Founded in the spring of 2014, WiseGuys began as a small business operating under the name **College Student Pressure Washing**. What started as a summer job for Wesley Bloeme quickly evolved into an opportunity to pay for college (Maryville College) without taking on student debt. While home for the summer, Bloeme launched the business with a pressure washer borrowed from a family friend.



Summer 2014 *– Bloeme with the original College Student Pressure Washing equipment, including a pressure washer borrowed from a family friend and the first machine he purchased for $425.*

The goal was to generate $3,000 in revenue during that first summer. By the end of the season, the business had generated nearly six times that amount. Recognizing its potential, Bloeme devoted more time to growing the business while completing his education and ultimately graduated debt-free before committing to WiseGuys full time.

This led to him rebrand the business as WiseGuys Pro-Wash. The new name reflected its college beginnings while establishing a stronger, more professional brand for the future. From those humble beginnings, the company has grown by continually reinvesting its profits, expanding its team, and maintaining an unwavering commitment to customer service and operational excellence, all without outside investors.

In 2022, WiseGuys expanded into holiday lighting as a complementary seasonal service, creating year-round opportunities for its team members while growing into a significant part of the business. Today, WiseGuys serves residential, commercial, and homeowners association clients throughout the Atlanta metropolitan area and continues to grow while remaining committed to the same values it was founded on: hard work, continuous improvement, and delivering an exceptional customer experience.



December 2020 *— Bloeme was featured on the cover of* ***Cleaner Times****, the pressure washing industry's leading trade publication, recognizing WiseGuys Pro-Wash's growth and industry leadership.*

Meet the Owner

Wesley Bloeme has proudly called the Atlanta area home for nearly his entire life, with the exception of attending college in Maryville, Tennessee. Growing up, he was introduced to entrepreneurship at an early age through his father, who co-founded Atlanta Rocks!, the first indoor climbing gym in Atlanta. Watching his father build and operate a local small business instilled in Bloeme a deep appreciation for hard work, perseverance, and the responsibility that comes with business ownership.

After graduating from Riverwood High School in Sandy Springs, Bloeme attended Maryville College, where he earned a Bachelor of Arts in Finance/Accounting, graduating cum laude. During his time there, he was a member of both the football and tennis teams.

Today, he continues to stay involved with the college as a member of the Maryville College Alumni Board.

Today, Bloeme is recognized as a leader within the exterior cleaning industry and has been invited to speak at national conferences, including the PWNA Convention, PWRA Huge Convention, and PWMCA Convention. He has presented on operational efficiency, leadership, and business development, has been featured in industry publications, podcasts, and radio interviews on WSB, as well as regularly mentors fellow business owners throughout the country.

Why Doraville

Doraville has played a large role in Bloeme's life. Founded in 1994, **Atlanta Rocks! Indoor Climbing Gym** opened the same year he was born, making many of his earliest childhood memories those spent in Doraville. Returning decades later to establish WiseGuys' corporate headquarters in the city feels like a true full-circle moment.

Over the past several years, he has watched Doraville build momentum through investments in its downtown district, new City Hall, public library, and other community improvements. What excites him most is the city's vision for the future. WiseGuys wants to grow alongside a community that is investing in itself.



Bloeme, age two, with his father, Peter Bloeme, co-founder of Atlanta Rocks! Indoor Climbing Gym in Doraville.

Bloeme is not simply looking for another place to operate a business. He wants WiseGuys to become a true partner with the City of Doraville by investing in the community, being an active member of the local business community, helping attract additional investment and businesses over time, and contributing to the city's continued success.

For Bloeme, this investment is about more than purchasing a building. It is about putting down permanent roots in a city that has been part of his life since the very beginning.

WiseGuys' Investment

Since relocating to Peachtree Corners in 2019, WiseGuys has expanded its headquarters twice. What began as a 5,000-square-foot leased facility grew to 8,500 square feet in 2022 before expanding again in early 2025 to approximately 14,000 square feet. This continued growth has made it clear that the company needs a headquarters capable of supporting its future.

Rather than continuing to expand within its current leased facility, WiseGuys has decided to invest in a permanent home in Doraville. As the company continues expanding into additional Southeastern markets, Doraville will serve as its corporate headquarters.

The New Peachtree property represents an opportunity to revitalize an existing industrial building through significant private investment in renovations, landscaping, signage, and other site improvements. Rather than replacing an existing structure, WiseGuys intends to preserve and improve the property while returning a long-underutilized building to productive use.

As a company whose business is built around improving the appearance and condition of properties, WiseGuys believes industrial buildings can be both highly functional and visually attractive. The company's goal is to transform this property into a clean, professional headquarters that enhances the surrounding corridor and reflects the quality customers have come to expect from the WiseGuys brand.

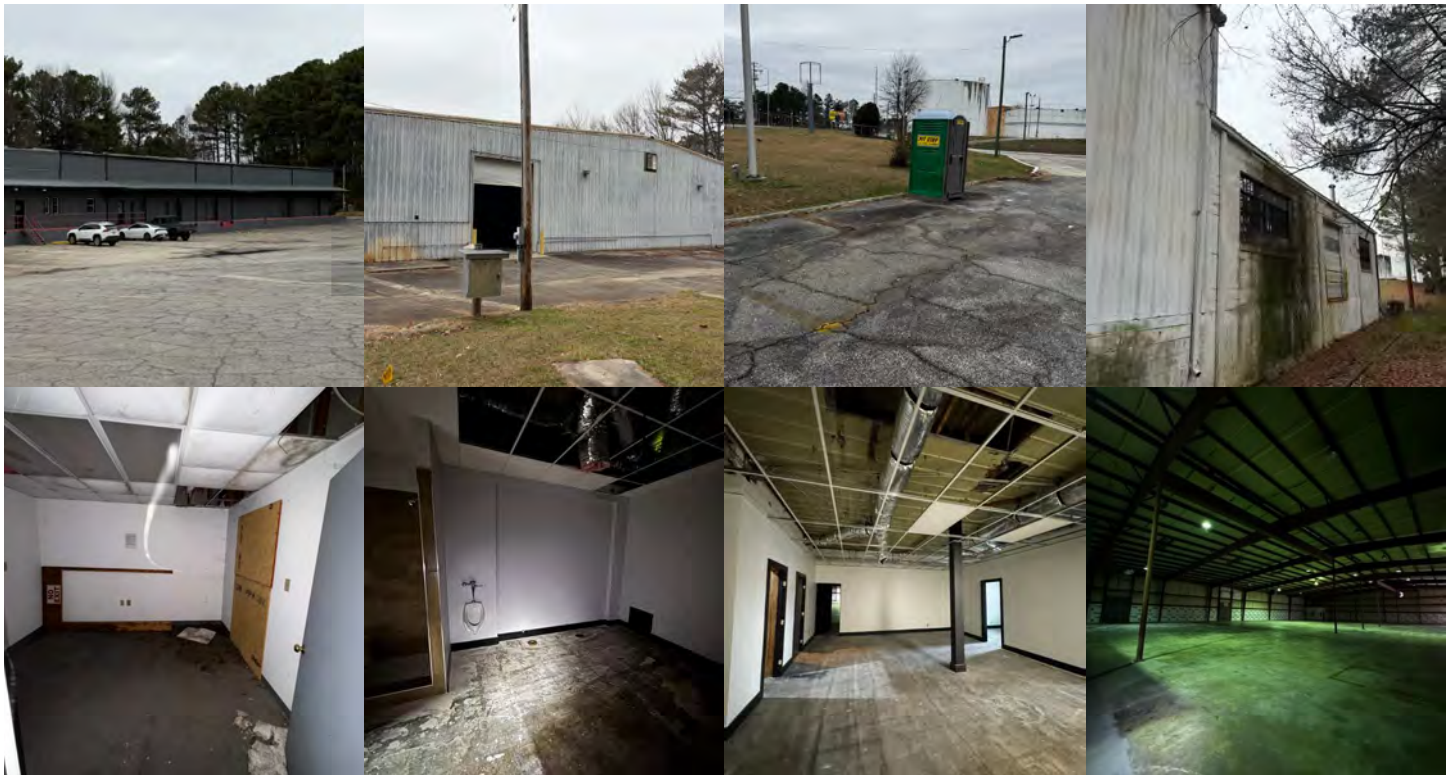
Transforming the Property

The New Peachtree property provides an opportunity to transform an existing industrial building into WiseGuys' future headquarters. Significant improvements will be required before the property can be fully occupied, including upgrades to the office space, building systems, site, and warehouse operations.

WiseGuys anticipates investing more than $2 million over time to renovate, improve, and enhance the property. The redevelopment will also include significant life-safety improvements to the existing industrial building, including modern fire protection systems and upgrades necessary to bring the property into compliance with current building standards. The following list highlights many of the planned improvements that will help transform the building into the company's corporate headquarters.

Planned Building/Property Improvements

- Complete renovation of the existing office into WiseGuys' corporate headquarters
- Replacement of the existing roof system
- Building code, accessibility, and life-safety upgrades, including ADA-compliant entrances and restrooms
- New HVAC, electrical, and lighting systems throughout the building
- New storefront windows and welcoming main entrances



Existing site, illustrating the substantial investment required to transform the property into WiseGuys' future headquarters.

Site Improvements

- Exterior building restoration and fresh paint
- Parking lot rehabilitation, restriping, and future expansion
- Professional landscaping featuring trees, shrubs, and seasonal plantings
- Replacing perimeter fencing with improved screening and enhanced landscaping along the property frontage
- Energy-efficient LED lighting throughout the property
- Updated building and monument signage
- Drainage improvements, site cleanup, and vegetation restoration
- Enhanced streetscape improvements along New Peachtree Road, including upgraded screening, landscaping, and pedestrian-oriented improvements

Warehouse Improvements

- Establishment of natural gas service and warehouse heating
- Additional drive-in warehouse access to improve operational efficiency

Why M-1 is the Right Fit for Doraville

M-1 Provides the Appropriate Blance Between the City's Vision and the Property's Reality

The City of Doraville has established a long-term vision for New Peachtree Road that includes increased investment, improved aesthetics, and a more connected, walkable corridor. WiseGuys supports that vision and believes this property can contribute to that future. However, the unique characteristics of this site require a practical approach that recognizes both the City's goals and the existing realities of the property.

The property is not a typical redevelopment opportunity. The site contains a 1948 industrial building that was designed for warehouse and industrial operations and is located adjacent to an active fuel terminal, an active railroad corridor, and existing petroleum infrastructure. These conditions distinguish this property from many

other redevelopment opportunities along New Peachtree Road and reinforce the importance of finding a zoning designation that supports productive reuse of the existing building.

While the City has appropriately pursued a long-term vision for a more connected and walkable New Peachtree Road corridor, the existing character of the area has historically included a mix of commercial, service, repair, and light industrial businesses. The transition toward T-5 zoning has established a future framework for redevelopment, but it does not eliminate the practical need for existing properties with unique characteristics to support compatible employment-generating uses. M-1 recognizes this balance by allowing the productive reuse of this property while establishing a lower-intensity zoning designation that supports the City's broader redevelopment goals.

M-1 provides the appropriate balance between the City's long-term vision and the unique characteristics of this property. Unlike a typical industrial rezoning request, this application is not seeking to expand industrial uses within the BuHi Cultural Corridor. Rather, it provides a lower-intensity zoning framework that allows the City to achieve reinvestment of an existing industrial property while preserving the corridor improvements and public-facing enhancements envisioned in the Comprehensive Plan. It is less intensive than M-2 while still allowing the property to support the contractor headquarters, office operations, secure fleet parking, and equipment storage necessary for successful reuse. The requested M-1 zoning designation supports the specific operational needs of WiseGuys without introducing the broader range of heavier industrial activities that could create greater impacts along a future pedestrian and bicycle corridor. This zoning designation allows the City to encourage private investment, adaptive reuse, and economic activity while ensuring the property is utilized in a manner compatible with its surrounding conditions.

Rather than preserving a vacant or underutilized property while waiting for future redevelopment that may or may not occur, approval of M-1 allows WiseGuys to immediately invest in the site, creating one of the first examples of the private reinvestment the City is seeking along the New Peachtree Road corridor.

A Lower-Impact Employment Center for a Changing Corridor

The proposed WiseGuys headquarters represents a lower-impact employment use compared to many traditional industrial operations permitted within industrial zoning districts. While M-1 allows continued productive use of the property, WiseGuys' operations are primarily focused on corporate office functions, service operations, equipment storage, and the dispatch of service vehicles throughout the Atlanta region.

Unlike warehouse, distribution, or manufacturing uses that may generate frequent freight movements, semi-truck traffic, deliveries, heavy equipment activity, trailers, or other intensive commercial vehicle movements throughout the day, WiseGuys' operations will create a predictable employment-based traffic pattern that is more compatible with the City's vision for a safer and more walkable New Peachtree Road corridor. Employees will generally arrive in the morning, service vehicles will depart for customer locations, and vehicles will return later in the day after peak commuter periods have passed.

The redevelopment will also improve the relationship between the property and the future New Peachtree Road mobility corridor. As part of the site improvements, WiseGuys intends to consolidate routine vehicle access through the primary entrance while limiting the secondary entrance to emergency use and occasional operational needs. Reducing unnecessary access points will decrease the number of vehicle and pedestrian conflict points along the future mobility path and create a safer, more predictable experience for people walking and biking along the corridor.

By allowing an employment-generating business while minimizing impacts commonly associated with heavier industrial uses, M-1 provides an opportunity to balance economic activity with the City's goals for a safer, more attractive, and more connected New Peachtree Road corridor.

Supporting the City's Vision for New Peachtree Road

The City of Doraville has established a long-term vision for New Peachtree Road focused on improving aesthetics, increasing connectivity, and creating a more attractive corridor. WiseGuys supports this vision and believes private investment and thoughtful improvements to existing properties will be critical components in making that vision a reality.



Existing New Peachtree Road Frontage *– Existing New Peachtree Road frontage conditions prior to redevelopment, including aging rusted perimeter fencing with barbed wire, limited landscaping, and an open*



Proposed New Peachtree Road Frontage Improvements *– Conceptual rendering of proposed New Peachtree Road frontage improvements, including upgraded screening, enhanced landscaping, tree canopy, pedestrian amenities, and public-facing improvements intended to support the City's vision for a more attractive and connected corridor.*

The City is actively planning improvements to New Peachtree Road that will create a safer, more connected corridor for pedestrians and cyclists, including the extension of a multi-use path connecting downtown Doraville toward Oakcliff Road. WiseGuys supports this investment and views it as an opportunity for private properties along the corridor to contribute to the City's vision. Rather than viewing the planned improvements as a challenge, WiseGuys intends to design the property frontage to complement future pedestrian and bicycle connectivity through enhanced screening, landscaping, tree canopy, and pedestrian-oriented amenities.

As part of the redevelopment, WiseGuys intends to significantly improve the New Peachtree Road frontage by replacing the existing rusted fencing and barbed wire with an improved screened fence solution, relocating the fence line to create additional space for landscaping and pedestrian-oriented improvements, and adding enhanced landscaping, tree canopy, and updated signage. These improvements will help organize and screen operational areas, reduce the visual impact typically associated with industrial properties, and create a more attractive public-facing presence along the corridor.

WiseGuys also intends to incorporate pedestrian amenities such as seating areas, a bicycle repair station, and locally created artwork along the frontage. The company plans to work with local artists to create pieces that reflect Doraville's diverse community and provide an engaging experience for people walking and biking along the corridor. Over time, artwork can be refreshed or rotated to provide opportunities for additional artists to contribute to the character of the corridor.

Through these improvements, WiseGuys believes the property can serve as an example of how existing industrial properties can be thoughtfully reinvested in and transformed into clean, professional, and visually appealing assets that demonstrate how existing industrial properties can contribute positively to the future of New Peachtree Road.

Creating Jobs Through Adaptive Reuse and Business Growth

Relocating WiseGuys' corporate headquarters to Doraville will immediately bring approximately **50 existing jobs** into the city, with additional employment growth anticipated as the company continues to expand. The headquarters will bring leadership, customer service, sales, marketing, warehouse personnel, and field operations together under one roof, creating an active employment center within an existing industrial property.

Rather than asking Doraville to take a chance on a new business or speculative development, this project brings an established Atlanta company with a proven operating history, existing workforce, and a demonstrated commitment to continued growth. Approval of M-1 will allow WiseGuys to establish its headquarters in Doraville while creating additional opportunities for future employment growth as the company continues to expand.

In addition to WiseGuys' own operations, the reuse of this property creates the opportunity for additional businesses and employees to occupy remaining space within the building. Bringing multiple businesses and employees into a currently underutilized property will increase economic activity, expand occupational tax revenue, and contribute to the continued growth of the surrounding area.

Rather than remaining vacant or underutilized, this property can become an active employment center that supports job creation, encourages private investment, and demonstrates how reinvestment can transform an existing industrial property into a productive community asset.

Supporting Doraville's Local Economy

The redevelopment of this property will create economic activity beyond WiseGuys' own operations by transforming an underutilized property into an active employment center. Relocating the company's headquarters to Doraville will bring approximately **50 employees into the city**, creating new opportunities for nearby restaurants, retailers, and service providers that currently benefit from activity occurring outside Doraville.

In addition to daily employee activity, WiseGuys will bring business visitors, prospective employees, and future team members into Doraville, creating additional opportunities for nearby restaurants, retailers, and service providers.

The redevelopment of the property also creates the opportunity for additional businesses to occupy remaining space within the building, bringing additional employees and economic activity to the site. Rather than a vacant or underutilized property generating limited value, this redevelopment will create an active employment center that contributes to Doraville's economic growth.



WiseGuys has outgrown its current headquarters in Norcross, leading to an investment in a permanent headquarters in Doraville.

Investing Beyond the Property

WiseGuys is committed to becoming an active member of the Doraville community beyond the investment being made at 6446 New Peachtree Road. As a locally owned company, WiseGuys believes successful businesses have a responsibility to contribute to the communities where they operate. As part of that commitment, WiseGuys intends to join the Doraville Chamber of Commerce, build relationships with neighboring businesses, participate in community initiatives, and support efforts that strengthen the local business community.

WiseGuys also has a history of giving back to the communities it serves through complimentary exterior cleaning services for schools, municipalities, and public facilities. If Doraville becomes WiseGuys' long-term home, the company would like to direct those efforts toward supporting the City's parks and public spaces through ongoing cleaning and maintenance assistance.

The City's Comprehensive Plan recognizes the importance of continued investment in parks and public spaces as Doraville works toward creating more vibrant, accessible, and enjoyable community amenities. WiseGuys' services provide an opportunity to immediately support that goal by helping maintain cleaner, safer, and more enjoyable spaces for residents and families while allowing City resources to remain focused on other priorities such as park improvements, programming, and long-term enhancements.

As part of the redevelopment, WiseGuys also intends to include flexible training and meeting space within its headquarters that can support both company operations and community-oriented uses when available. This space could provide opportunities for business forums, Chamber of Commerce meetings, nonprofit gatherings, and other local events that encourage collaboration and engagement within the Doraville community.

The property's proximity to the Doraville MARTA station also creates an opportunity to support the City's goals for a more connected and accessible community. WiseGuys intends to encourage employees to consider MARTA as a transportation option and believes locating employment opportunities near existing transit infrastructure can improve access to jobs while supporting Doraville's broader mobility goals.

Alignment with Doraville's Comprehensive Plan

WiseGuys recognizes that this application differs from one aspect of the **City of Doraville Comprehensive Plan (2022-2042)** – the property's future land use designation. WiseGuys also recognizes and respects the Comprehensive Plan's role in guiding the City's long-term vision for growth and development.

However, the Comprehensive Plan extends beyond a future land use designation. It also establishes broader goals related to encouraging private investment, strengthening the business environment, promoting

reinvestment and redevelopment, and attracting businesses that invest in and contribute to the community. WiseGuys believes this project strongly advances many of those objectives by transforming an underutilized industrial property into an active employment center through significant private investment.

The requested change from M-2-C (Heavy Manufacturing – Conditional) to M-1 (Light Manufacturing) represents a balanced approach between the City's long-term vision and the unique realities of this property. This application does not seek to expand industrial intensity or introduce a new industrial use. Rather, it establishes an appropriate zoning framework that allows the existing building to be productively reused while reducing the intensity permitted under the property's previous conditional M-2 zoning designation.

While T-5 (Urban Center) may accommodate certain limited manufacturing or employment-oriented uses, it does not fully reflect the operational needs of this specific property, including secure fleet parking, contractor operations, equipment storage, and related service activities necessary for a successful headquarters reuse. The existing 1948 warehouse was designed for industrial, warehouse, and service-oriented operations, and its productive reuse requires a zoning framework that recognizes the property's existing characteristics.

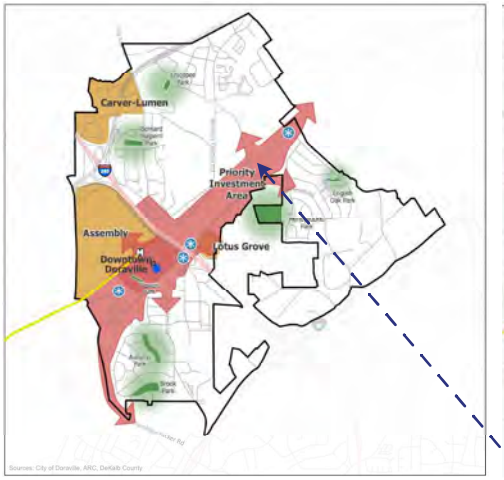
While O-W (Office-Warehouse) may provide an appropriate transition zoning district in certain locations along New Peachtree Road, it also does not fully reflect the operational needs and existing characteristics of this specific property. M-1 provides the appropriate balance by allowing adaptive reuse of the existing property while supporting the City's broader goals for responsible redevelopment, private investment, and economic growth.

The property was historically zoned M-1 (Light Manufacturing) before being incorporated into the conditional M-2 zoning designation associated with the adjacent Kinder Morgan fuel terminal operations. The City rezoned the property to M-2-C in 2022 because petroleum-related uses required a zoning district that permitted those activities. Following the City's approval of the replat separating the warehouse property from the fuel terminal, the circumstances that led to the conditional zoning designation have changed.

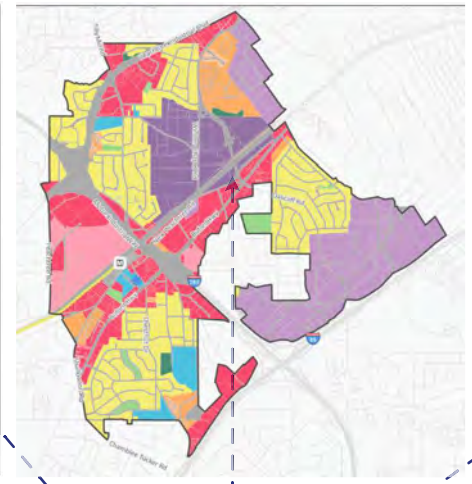
The property also presents unique characteristics that distinguish it from many other redevelopment opportunities within Doraville. Although located within the BuHi Cultural Corridor, the site is adjacent to the Kinder Morgan fuel terminal, bordered by an active railroad corridor, traversed by a petroleum pipeline easement, and located within the City's Proposed Safety Areas Around Tank Farm Structures. Together, these existing conditions create practical limitations on future redevelopment and reinforce the importance of finding a zoning designation that allows responsible reuse of the property.

At the same time, the property lies within one of the City's designated Priority Investment Areas, and its existing industrial character is reflected on the City's Existing Land Use Map. WiseGuys believes the adaptive reuse of this underutilized industrial property through significant private investment represents a compatible,

Priority Investment Areas Map



Existing Land Use Map



Tank Farm Safety Area Map



Property Location

long-term project that returns the property to productive use while advancing the Comprehensive Plan's broader goals of encouraging reinvestment, strengthening the business environment, and supporting long-term economic growth.

The proposed redevelopment also supports the City's vision for a more attractive and connected corridor. Through frontage improvements, enhanced landscaping, improved screening, pedestrian-oriented amenities, and a more intentional public-facing design, WiseGuys intends to demonstrate how an existing industrial property can be reinvested in while contributing positively to the future character of New Peachtree Road.

For these reasons, WiseGuys respectfully asks the Planning Commission and City Council to consider the Comprehensive Plan as a whole. While this application differs from the property's future land use designation, the proposed M-1 zoning provides an appropriate balance between the City's long-term vision, the unique characteristics of the property, and the substantial public benefits created through this investment.

Conclusion & Request for Approval

WiseGuys respectfully requests approval of this application to rezone the property located at **6446 New Peachtree Road** from M-2-C (Heavy Manufacturing – Conditional) to **M-1 (Light Manufacturing)**. This request does not seek to introduce a new industrial use or increase the intensity of development on the property. Rather, it seeks to establish an appropriate zoning designation that supports the adaptive reuse of an existing industrial building while allowing the property to return to productive use.

This project is not a speculative proposal. The acquisition is fully financed, redevelopment planning is already underway, and WiseGuys has begun working with architects, engineers, and other design professionals to prepare for the property's transformation. Over the past several months, WiseGuys has also worked closely with **Doraville's Planning & Community Development Department** to better understand the City's requirements and ensure this project is planned thoughtfully and responsibly from the outset.

Approval of this application represents the final major step needed to move this project forward. Upon approval, WiseGuys intends to immediately proceed with the next phases of redevelopment, including final design, permitting, and construction activities necessary to transform the property into its corporate headquarters. WiseGuys' goal is to complete the initial improvements and begin operations at the property in early 2027.

Throughout this application, WiseGuys has shared its story, its commitment to Doraville, and its vision for transforming this property into a productive corporate headquarters and employment center. We believe this project represents an opportunity to revitalize an underutilized property, create jobs, support economic growth, improve the New Peachtree Road corridor, and establish a lasting relationship with the City of Doraville.

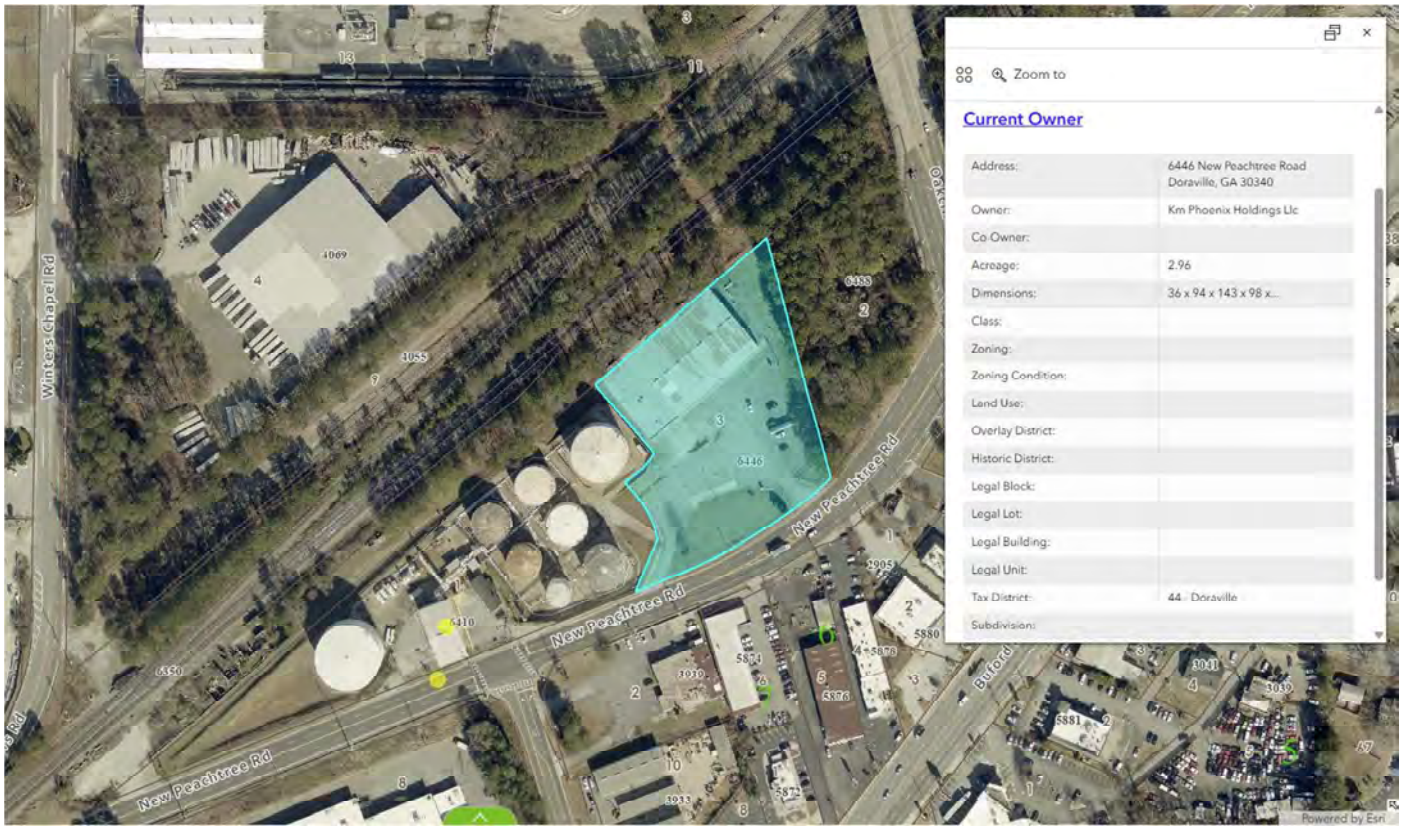
WiseGuys respectfully requests approval of this application and the opportunity to make Doraville the permanent home of WiseGuys Pro-Wash.

Thank you for your time, consideration, and thoughtful review of this application.

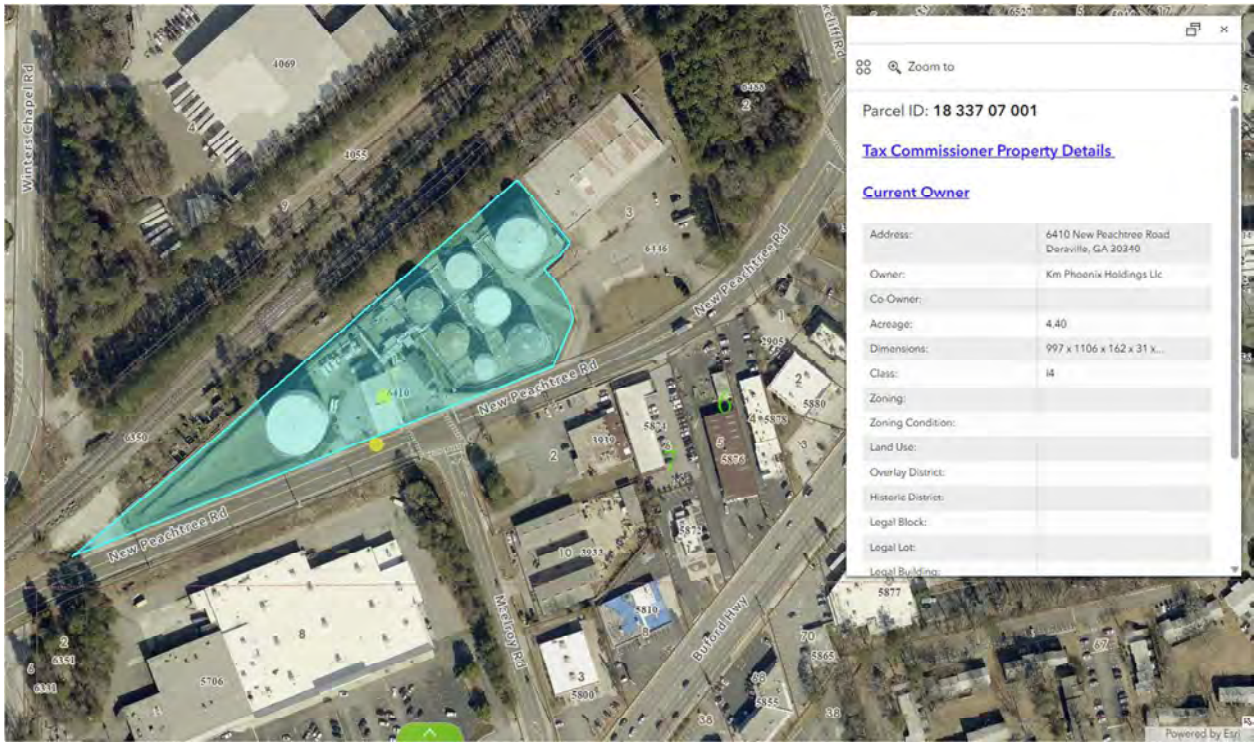
Wesley Bloeme, CEO

Warehouse Property:
DeKalb County Parcel ID: 18 337 07 003
Address: 6446 New Peachtree Road
Property Owner: KM Phoenix Holdings LLC
Acreage: 2.961 acres

Building Size: +/- 33,854 square feet
Office Size: +/- 9,179 square feet
Storage Size: +/- 24,675 square feet
Two (2) restrooms
Clear Height: 15' – 21'
Dock Doors: Six (6) – four (4) with levelers
Drive-in Door: One (1) 12'W x 16'H grade level



Terminal Facility:
DeKalb County Parcel ID: 18 337 07 001
Address: 6410 New Peachtree Road
Property Owner: KM Phoenix Holdings LLC
Acreage: 4.40 acres



Photographs of the Warehouse Property (interior and exterior)
with building square footages and heights



Front Exterior of Warehouse Property

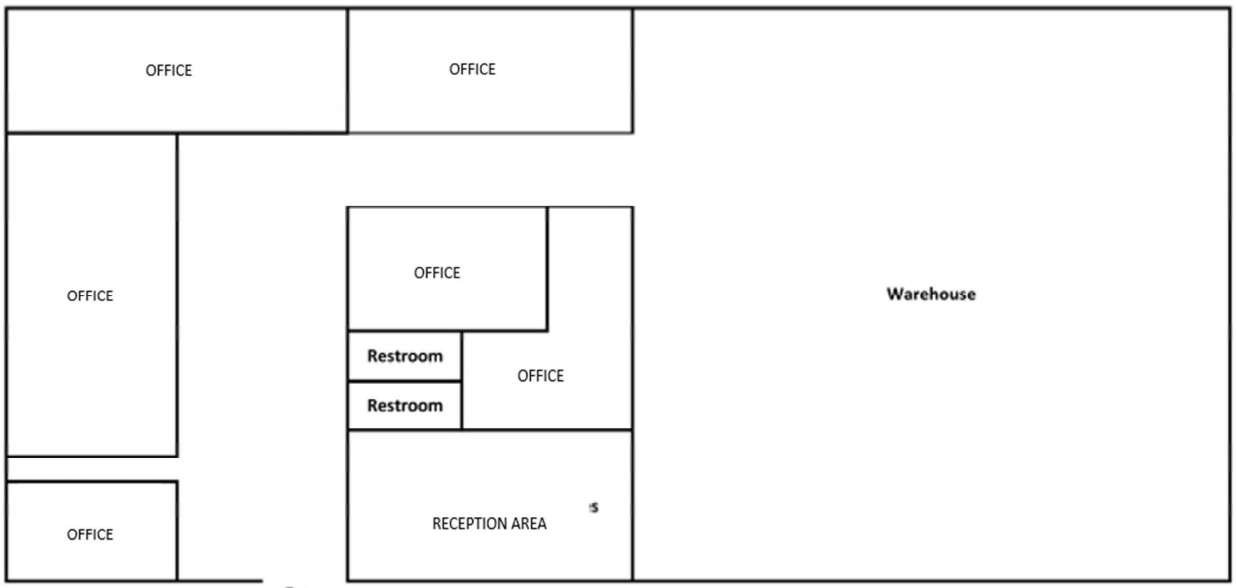


Front Exterior of Warehouse Property



Interior of Warehouse Property

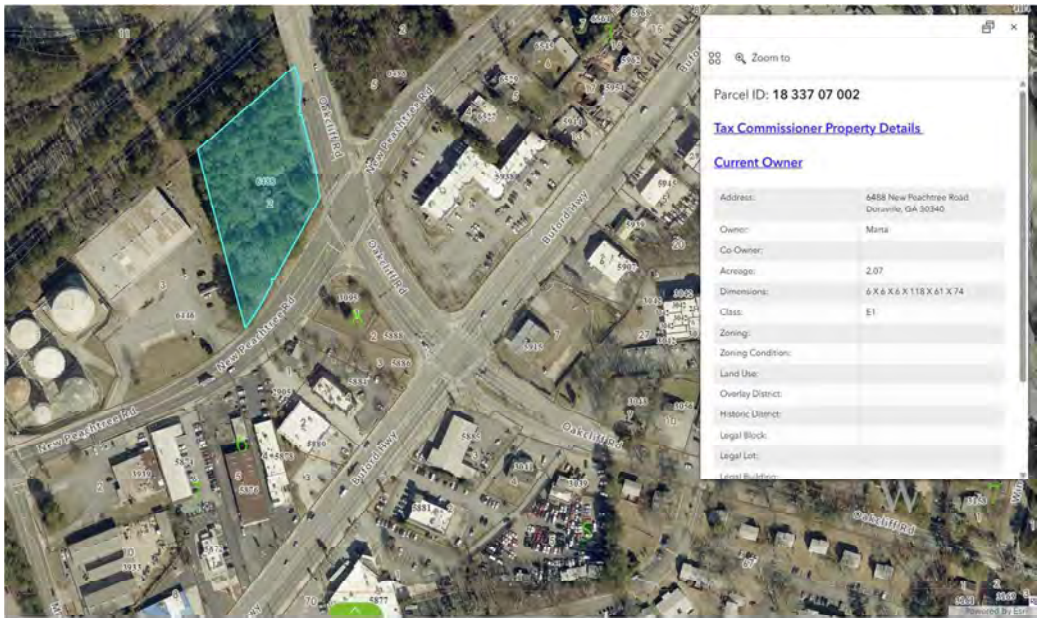
Floorplan



- Total Warehouse Building Sq/Ft is 33,840

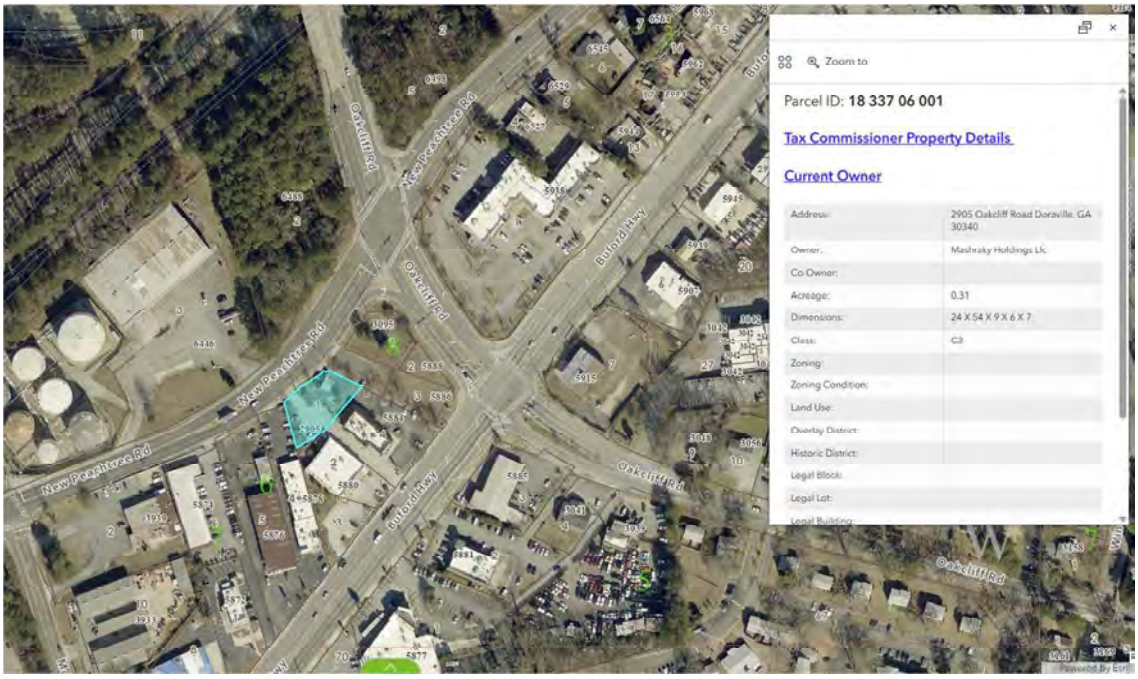
Neighboring Uses / Business on adjacent properties

Property 1:
DeKalb County Parcel ID: 18 337 07 002
Address: 6488 New Peachtree Road
Property Owner: Marta
Acreage: 2.07 acres
Zoning Designation: T-5, Urban Center





Property 2:
DeKalb County Parcel ID: 18 337 06 001
Address: 2905 Oak Cliff Road
Property Owner: MASHRAKY HOLDINGS LLC
Acreage: 0.31
Zoning Designation: T-5 (Urban Center)





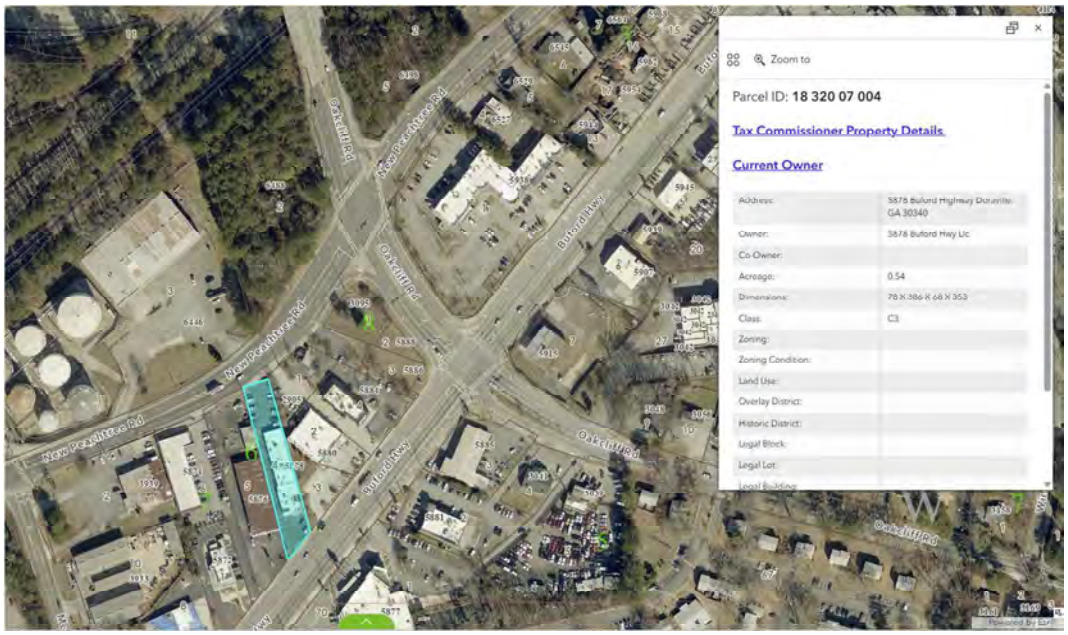


View from New Peachtree Road



View from Buford HWY NE

Property 3:
DeKalb County Parcel ID: 18 320 07 004
Address: 5878 Buford Highway
Property Owner: 5878 BUFORD HWY LLC
Acreage: 0.54 acres
Zoning Designation: T-5 (Urban Center)



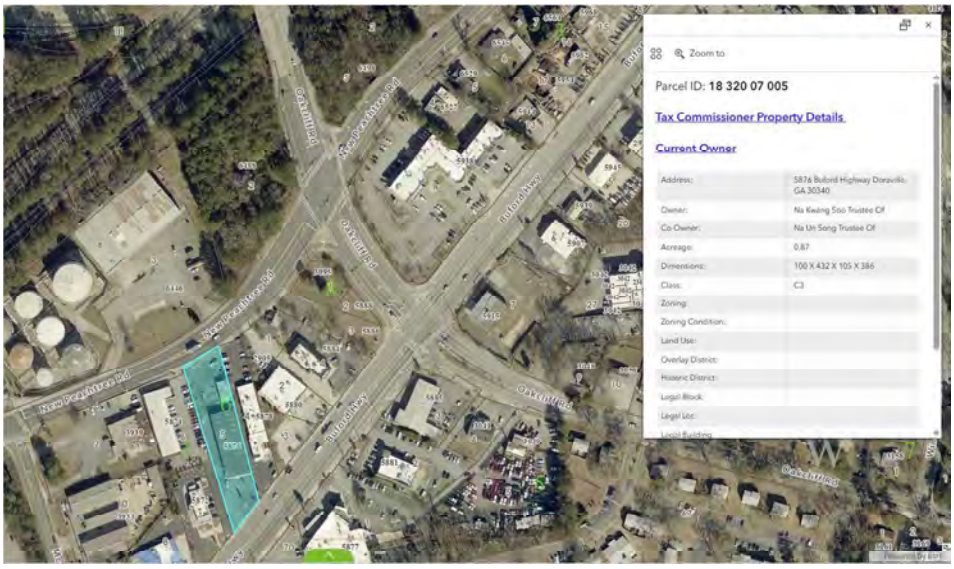


View from New Peachtree Road



View from Buford HWY NE

Property 4:
DeKalb County Parcel ID: 18 320 07 005
Address: 5876 Buford Highway
Property Owner: NA KWANG SOO, TRUSTEE
Acreage: 0.87 acres
Zoning Designation: T-5 (Urban Center)





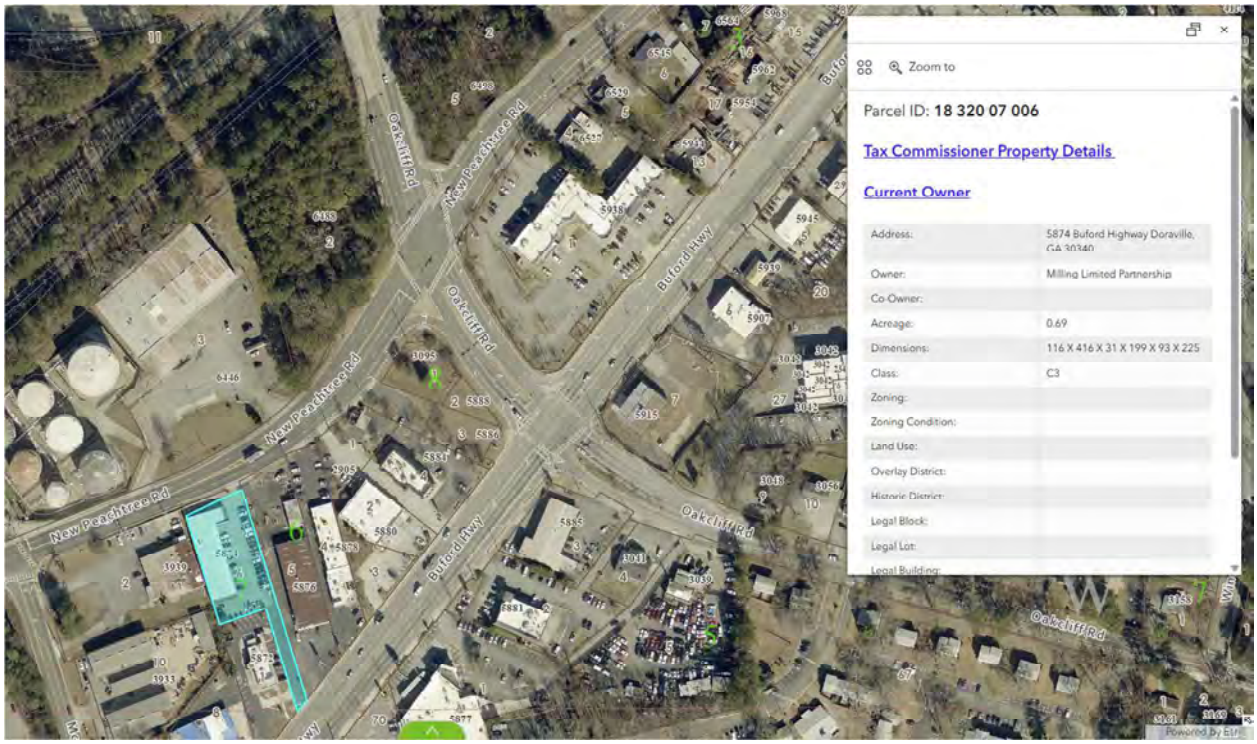


View from New Peachtree Road



View from Buford HWY NE

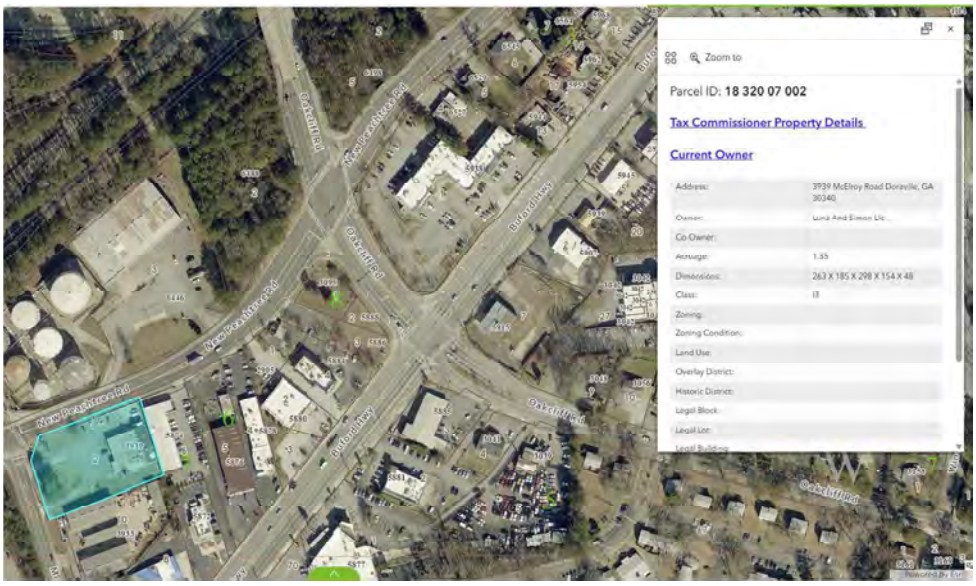
Property 5:
DeKalb County Parcel ID: 18 320 07 006
Address: 5874 Buford Highway
Property Owner: MILLING LIMITED PARTNERSHIP
Acreage: 0.69 acres
Zoning Designation: T-5 (Urban Center)





View from New Peachtree Road

Property 6:
DeKalb County Parcel ID: 1832007002
Address: 3939 McElroy Road
Property Owner: Luna and Simon LLC
Acreage: 1.35 acres
Zoning Designation: T-5 (Urban Center)

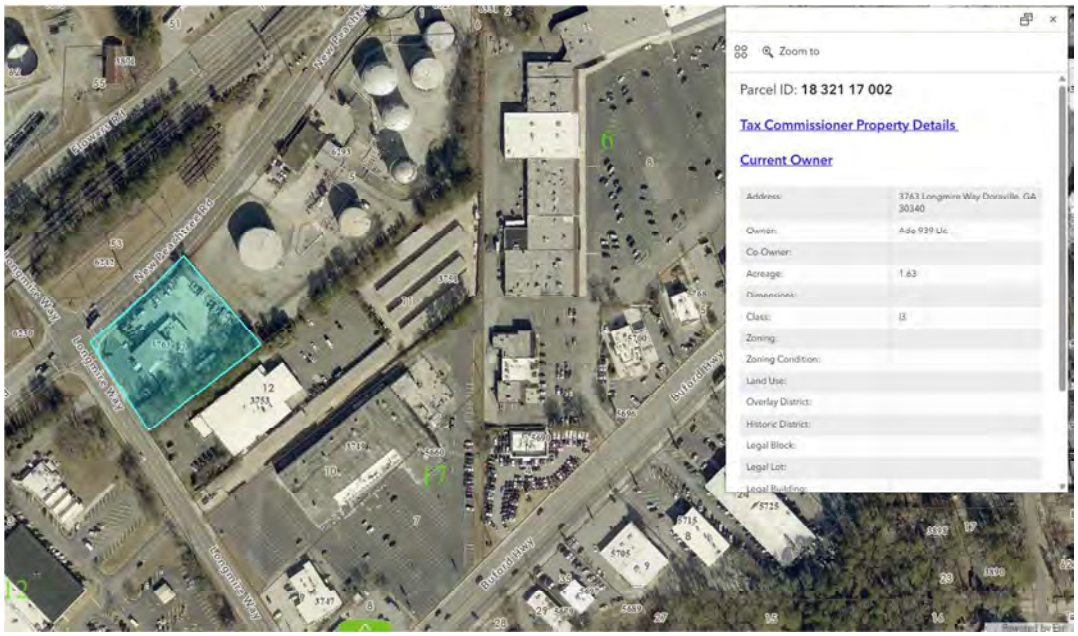






View from McElroy Road

Property 7:
DeKalb County Parcel ID: 1832117002
Address: 3763 Longmire Way
Property Owner: ADE 939 LLC
Acreage: 1.63 acres
Zoning Designation: T-5 (Urban Center)

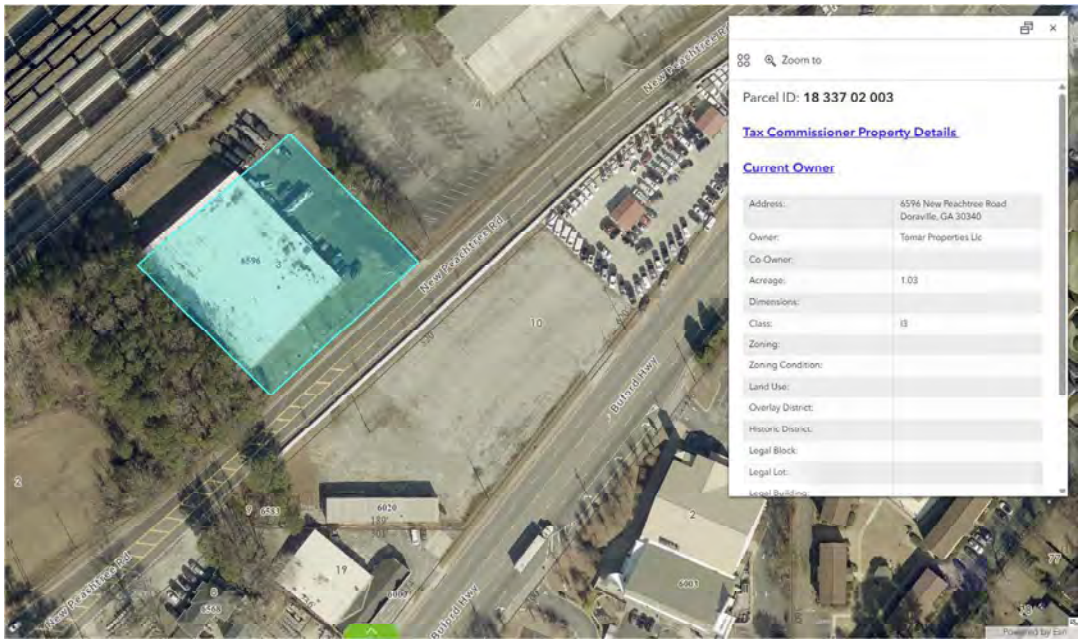






View from Longmire Way

Property 8:
DeKalb County Parcel ID: 1833702003
Address: 6596 New Peachtree Road
Property Owner: TOMAR PROPERTIES LLC
Acreage: 1.03 acres
Zoning Designation: T-5 (Urban Center)

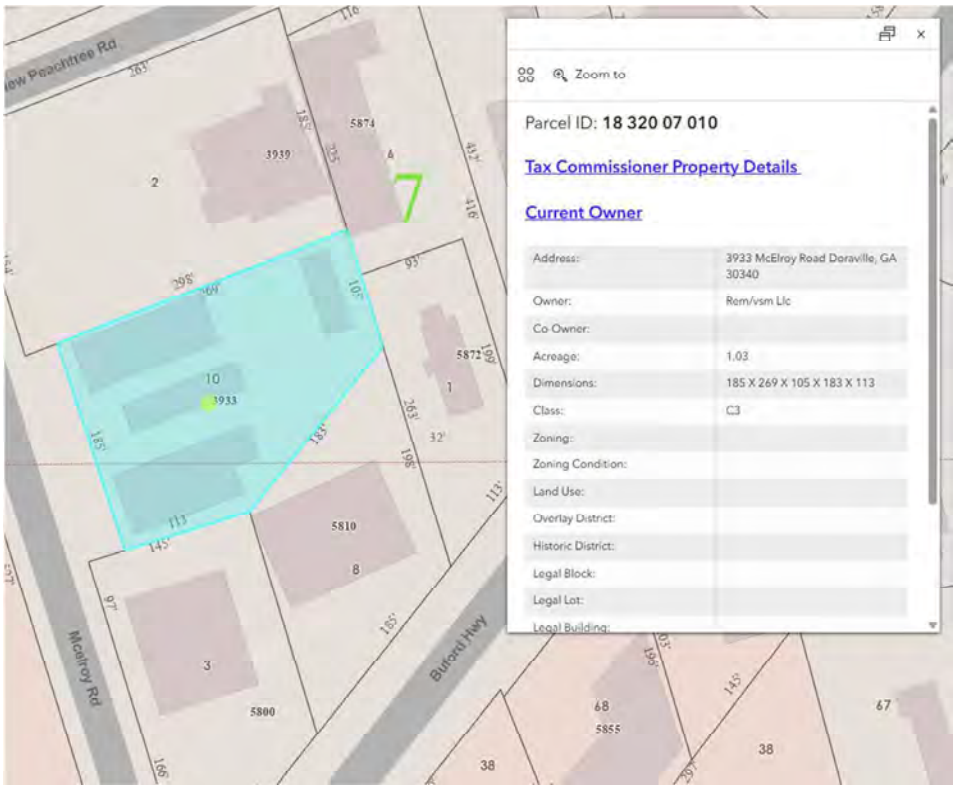




View from New Peachtree Road

Property 9:
DeKalb County Parcel ID: 18 320 07 010
Address: 3933 McElroy Road

Property Owner: REM/VSM LLC
Acreage: 1.03 acres
Zoning Designation: T-5 (Urban Center)





View from McElroy Road

AMENDED LETTER RESPONDING TO 14 STANDARDS CRITERIA

KM Phoenix
Zoning Amendment Application
6446 New Peachtree Road

August 24, 2026

VIA E-MAIL
Hon. Mayor Joseph Geierman
Hon. Gerald Evans, Council District 1, Post 1
Hon. Taylor Ray, Council District 1, Post 2
Hon. Warren Simmons, Council District 1, Post 3
Hon. Md. Naser, Council District 2, Post 1
Hon. Carrie Armistead, Council District 2, Post 2
Hon. Chris Henshaw, Council District 2, Post 3
c/o Austin Shelton, Director – Department of Planning and Community Development
City of Doraville
2421 Van Fleet Circle, Suite 200
Doraville, Georgia 30360

Re: **AMENDED** letter responding to the City's 14 Standards Criteria as it concerns that certain, newly subdivided 2.691 acres located at 6446 New Peachtree Road, Tax ID No. 18 337 07 003 ("*Warehouse Property*").

Dear Mayor and Council:

On behalf of KM Phoenix Holdings LLC ("***KM Phoenix***"), we respectfully submit this amended application concerning the approximately 2.961-acre Warehouse Property located at 6446 New Peachtree Road, which contains a 34,000-square-foot office and warehouse building (the "Warehouse Property"). Following the Planning Commission's decision to table this matter at its August 5, 2026 meeting, KM Phoenix has revised its request to seek M-1 zoning for the Warehouse Property pursuant to the City's 2026–2046 Revised Comprehensive Plan.

As discussed in our accompanying follow-up letter, KM Phoenix's preferred request is that the Warehouse Property be included within the City's Specialty District: Tank Farms, with M-1 zoning. Alternatively, if the City determines that the Warehouse Property should not be included within the Specialty District: Tank Farms, KM Phoenix respectfully requests M-1 zoning subject to reasonable conditions requiring that fleet vehicle parking and storage be located to the rear or side of the property within a secured, gated, and screened fence in compliance with and as determined by the City of Doraville.

The following addresses the 14 Standards Criteria for consideration of the requested M-1 zoning:

1. The existing uses and zoning nearby

The Warehouse Property is a 2.961-acre parcel containing a 34,000-square-foot office and warehouse building. The property was historically part of the larger parcel containing the adjacent, active KM Phoenix petroleum terminal. The Warehouse Property was subsequently subdivided

from the terminal property and is now a separate recorded parcel. The property is currently subject to zoned M-2-C.

The surrounding area contains a mixture of industrial uses, including the active petroleum terminal immediately adjacent to the Warehouse Property. The property exists within an established industrial environment. The requested M-1 classification would recognize the existing physical characteristics of the site and its relationship to surrounding industrial operations.

2. The extent to which property values are diminished by their particular zoning restriction

The Warehouse Property's existing zoning limitations substantially limit its marketability and economic utility by restricting the range of uses that can reasonably be conducted on the property.

The 34,000-square-foot warehouse was constructed and historically utilized for office, warehouse, storage, and related industrial functions. The current restriction on the Warehouse Property for petroleum-related activities limits the pool of potential purchasers and users. M-1 zoning would restore meaningful economic utility to the property and allow KM Phoenix to complete a sale to a qualified purchaser while preserving the existing building and infrastructure.

3. The extent to which the destruction of property values of the subject property promotes the health, safety, morals, or general welfare of the public

M-1 zoning would allow productive adaptive reuse of the warehouse building without requiring substantial redevelopment or the introduction of an incompatible land use. The requested zoning would also allow reasonable security and operational controls.

As such, M-1 zoning advances the public health, safety, morals, or general welfare of City of Doraville citizens by providing an appropriate balance between productive property use, neighborhood compatibility, and security. Allowing the property to remain underutilized because of incompatible zoning does little to advance the City's economic-development objectives.

4. The relative harm to the public as compared to the hardship imposed upon the individual property owner

The hardship imposed upon KM Phoenix by the current zoning restriction of M-2-C significantly reduces the future use and marketability of the property. By contrast, the public impact of M-1 zoning would be minimal. The property will remain within an established industrial environment, and the requested zoning would not introduce an incompatible use into the area.

5. The suitability of the subject property for the zoning proposed

The Warehouse Property is highly suitable for M-1 zoning. The office and warehouse was specifically developed for office, storage, warehouse, and industrial-related functions. The site contains existing infrastructure, parking, and other improvements appropriate for these uses.

The property is immediately adjacent to an active petroleum terminal. Its physical surroundings support an industrial zoning classification.

The proposed WiseGuys use, including corporate office functions, warehouse and equipment storage, equipment maintenance, and fleet parking, is particularly well suited to the existing improvements.

The M-1 classification would not require the creation of a new industrial site or substantial redevelopment. Instead, it would allow the existing building and infrastructure to be returned to productive use.

6. The length of time the property has been vacant as zoned, considered in the context of land development of adjacent and nearby property

The Warehouse Property has been substantially underutilized since KM Phoenix acquired the larger property in 2016. The property's current condition must be considered in the context of its historical and ongoing relationship to the adjacent petroleum terminal. The Warehouse Property was historically used for storage and office functions associated with the petroleum industry.

The property is presently leased to a third-party petroleum transportation company for parking, demonstrating that the site continues to have a functional relationship with industrial activities. However, the current arrangement does not provide the long-term productive reuse that could be achieved through the sale and adaptive reuse of the existing building.

M-1 zoning would provide a realistic path to return the property to productive, permanent use while complementing the established development pattern of the surrounding area.

7. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property

Yes. M-1 zoning is suitable in view of the existing and surrounding development. The proposed operation does not represent an intrusion into a residential neighborhood or introduce a use inconsistent with surrounding development. The proposed future use of the property will preserve the established character along New Peachtree Road.

8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property

The proposed M-1 zoning will not adversely affect nor interfere with the existing use or usability of adjacent or nearby properties. The proposed WiseGuys operation is expected to have limited traffic impacts.

9. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned

The Warehouse Property has limited economic utility under its current zoning restrictions.

Although the property is presently being used for parking by a third-party petroleum transportation company, the current restrictions significantly constrain the property's broader economic potential and make it difficult to sell or lease the existing office and warehouse building for productive

office, warehouse, storage, and related uses. The property was specifically subdivided from the larger terminal property so that it could function as an independent parcel.

M-1 zoning would provide the Warehouse Property with a reasonable and realistic economic use consistent with its existing improvements, physical characteristics, and surrounding environment.

The request is not for an unrestricted or intensive commercial development. Rather, it is for an industrial zoning classification that allows the existing building to be used for the purposes for which it was designed.

10. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools

The requested M-1 zoning will not result in excessive or burdensome use of existing public infrastructure. The site is already developed and served by existing roads, utilities, access, parking, and transportation infrastructure. The Warehouse Property will remain part of the Tank Farm Special Service District, and will be annually assessed a tax to offset the costs of the repair and maintenance of certain public roads, including New Peachtree Road.

WiseGuys currently operates approximately 30 commercial vehicles that generally depart during normal operating hours to perform pressure-washing services and return to the property at the conclusion of the workday.

No roadway expansion, traffic-control devices, or extraordinary infrastructure improvements are anticipated as a result of the proposed use.

11. Whether the zoning proposal is in conformity with the policy and intent of the land use plan

The requested M-1 zoning should be evaluated under the City's 2026–2046 Revised Comprehensive Plan. KM Phoenix recognizes and respects the City's long-term vision for the Buhi Cultural Corridor. However, the Warehouse Property presents a unique circumstance that warrants a site-specific planning solution. Most significantly, the property has physical and operational characteristics that distinguish it from other portions of the Cultural Corridor.

The City's creation of the Specialty District: Tank Farms further demonstrates that the City recognizes the unique planning circumstances associated with the active tank-farm area.

KM Phoenix's preferred request is to include the Warehouse Property within the Specialty District: Tank Farms and permit M-1 zoning. Including both parcels within the Specialty District would therefore provide a means of addressing the City's Cultural Corridor objectives while recognizing the unique industrial characteristics of this particular location.

12. Whether there are other existing or changing conditions affecting the use and development of property which give supporting grounds for either approval or disapproval of the zoning proposal

Several existing and changing conditions strongly support approval of M-1 zoning:

- The property contains a 34,000 square feet existing office and warehouse space specifically designed for industrial occupancy and adaptive reuse.
- The property remains immediately adjacent to an active petroleum terminal and tank farm, creating a physical and operational context that distinguishes it from conventional mixed-use areas.
- The City has developed the Specialty District: Tank Farms, which provides a planning mechanism specifically responsive to the characteristics of this area.
- The property will remain in the Tank Farm Specialty Service District under Resolution No. 2023-37 and will continue to be assessed accordingly.

These conditions collectively support the conclusion that M-1 is an appropriate and practical zoning classification for the Warehouse Property.

13. The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community

The requested M-1 zoning will have little to no adverse effect on the character of the surrounding area. In fact, M-1 zoning would more accurately reflect the existing character of this particular portion of New Peachtree Road. Applying a zoning classification that recognizes this industrial context is more consistent with the surrounding physical environment than imposing a mixed-use or office-oriented classification that could permit uses less compatible with the property's infrastructure.

The August 5, 2026 proposal illustrates this concern. Had the previously contemplated T-5 recommendation proceeded, the Warehouse Property would have been the only T-5 parcel in the City immediately adjacent to an active tank farm. That circumstance demonstrates why zoning classifications must be applied with reasonable flexibility and attention to the actual physical context of a property.

The requested zoning will not introduce activities inconsistent with the immediate surroundings. Instead, it will preserve the area's established industrial character while facilitating private investment, job creation, and productive reuse of an existing building.

14. The impact of the proposed zoning change upon pedestrian and vehicular circulation and traffic and thoroughfare capacities and capabilities

The proposed M-1 use is expected to have a minimal impact on pedestrian and vehicular circulation and roadway capacity. WiseGuys' approximately 30 commercial vehicles will generally depart the property during morning hours to travel to job sites and return to the property at the conclusion of the workday. Employee traffic will likewise be concentrated during normal operating

hours. The existing property is already served by New Peachtree Road and existing access infrastructure designed to accommodate commercial and industrial activity. The proposed operation is not expected to generate traffic volumes that would require roadway improvements, additional traffic-control devices, or changes to existing access. The Warehouse Property will remain part of the Tank Farm Special Service District, and will be annually assessed a tax to offset the costs of the repair and maintenance of certain public roads, including New Peachtree Road.

WiseGuys' proposed use will have minimal impact on pedestrian circulation while allowing the City to continue implementing its broader transportation and safety objectives.

Conclusion

The requested M-1 zoning represents a reasonable, site-specific application of the City's current planning framework to an existing property with unique physical and operational circumstances.

KM Phoenix respectfully requests that the City first consider including the Warehouse Property within the Specialty District: Tank Farms and zoning the property M-1 under the 2026–2046 Revised Comprehensive Plan.

If the City determines that the Warehouse Property should not be included within the Specialty District: Tank Farms, KM Phoenix alternatively requests M-1 zoning subject to a reasonable condition requiring fleet parking and storage to be located to the rear or side of the property within a secured, gated, and screened fence.

This approach recognizes the property's history, its existing improvements, the active industrial facilities surrounding it, the City's revised Comprehensive Plan, and the legitimate operational needs of the proposed user.

Most importantly, the requested zoning provides an opportunity for the City to demonstrate that comprehensive planning can be both forward-looking and practical, applying its long-term vision with the flexibility necessary to address unique properties and real-world conditions.

KM Phoenix respectfully requests favorable consideration of the M-1 zoning request.

Respectfully submitted,

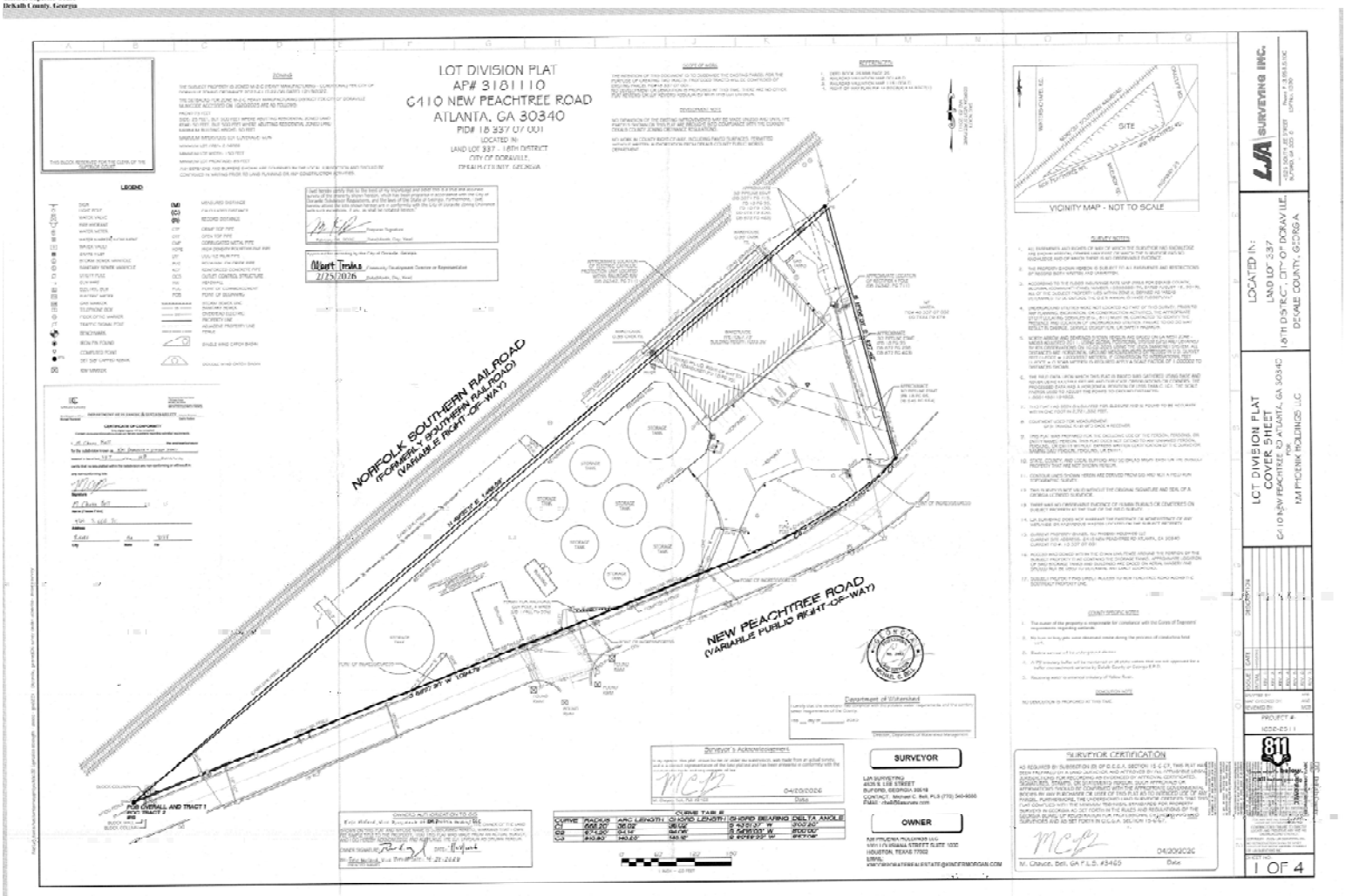
/s/ ***Rick Seaman***

Rick Seaman, Director of Business Development / Commercial

Kinder Morgan Terminals

[redacted]

2026055757 PLAT BOOK 322 PG 706
Filed and Recorded: 4/23/2026 8:07:46 AM
Recordings Fee: $40.00
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia



2026055757 PLAT BOOK 322 PG 707

DeKalb County
GEORGIA
DEVELOPMENT SERVICES
APPROVED
AP# 250750
DATE 12/21/22

STATE OF GEORGIA
DEKALB COUNTY
CITY OF DORAVILLE

ORDINANCE 2022-11 (Z-22-08)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF DORAVILLE TO REZONE PROPERTIES ON NEW PEACHTREE ROAD FROM T-5 (URBAN CENTER) TO M-2-C (HEAVY MANUFACTURING CONDITIONAL)

WHEREAS: The City of Doraville may initiate rezoning requests; and

WHEREAS: The Mayor and Council ("Council") are tasked with review of any proposed requests to amend the official zoning map; and

WHEREAS: the Council may deviate from the zoning and land use recommendations of the Comprehensive Plan should the circumstances be deemed appropriate; and

WHEREAS: It was determined that with the appropriate conditions, the M-2 zoning district was appropriate for the proposed properties on New Peachtree Road; and

WHEREAS: Notice to the public regarding said rezoning has been duly published in the DeKalb Champion and via signs posted on the property; and

WHEREAS: A Public Hearing was held by the Doraville City Council; and

NOW THEREFORE, the Mayor and City Council of the City of Doraville while in Regular Session hereby ordains the following action(s) on Ordinance 2022-11:

APPROVE [ ] APPROVE WITH CONDITIONS [X] DENY [ ]

CONDITIONS:

1. The properties are restricted to the following use:
   Heating fuel, petroleum, and ethanol fuel products, storage, transmission, wholesaling, or sales provided that materials shall not be processed or processed for the production of

Waived — December 19, 2022
First Reading — Second Reading

So effective this 19th day of December, 2022.

Approved by: Joseph Geierman, Mayor

Approved as to form: [illegible], City Attorney

So signed and witnessed this 19th day of December, 2022

Attest: Sherita J. Hughes, City Clerk

Ordinance 2022-11
Z-22-08
City-Initiated Rezoning – New Peachtree Road Park Farms

PARCELS TO BE REZONED

No.	Address	Parcel ID	Current Zoning	Proposed Zoning	Proposed Zoning Name
1	6410 New Peachtree Road	18 321 07 004	T-5	M-2-C	Heavy Manufacturing
2	6411 New Peachtree Road	18 321 07 005	T-5	M-2-C	Heavy Manufacturing
3	6330 New Peachtree Road	18 321 17 003	T-5	M-2	Heavy Manufacturing
4	6291 New Peachtree Road	18 321 17 005	T-5	M-2	Heavy Manufacturing

Link to M-2 zoning.
Link to T-5 zoning.



04/20/2026

SURVEYING INC.
4505 SOUTHSIDE STREET
DUNWOODY, GA 30338
PHONE 770.559.5220
LSF No. 1890

LOCATED IN:
LAND LOT 337
18TH DISTRICT, CITY OF DORAVILLE,
DEKALB COUNTY, GEORGIA

LOT DIVISION PLAT
CITY ORDINANCE
6410 NEW PEACHTREE RD ATLANTA, GA 30340
FOR
KM PHOENIX HOLDINGS LLC

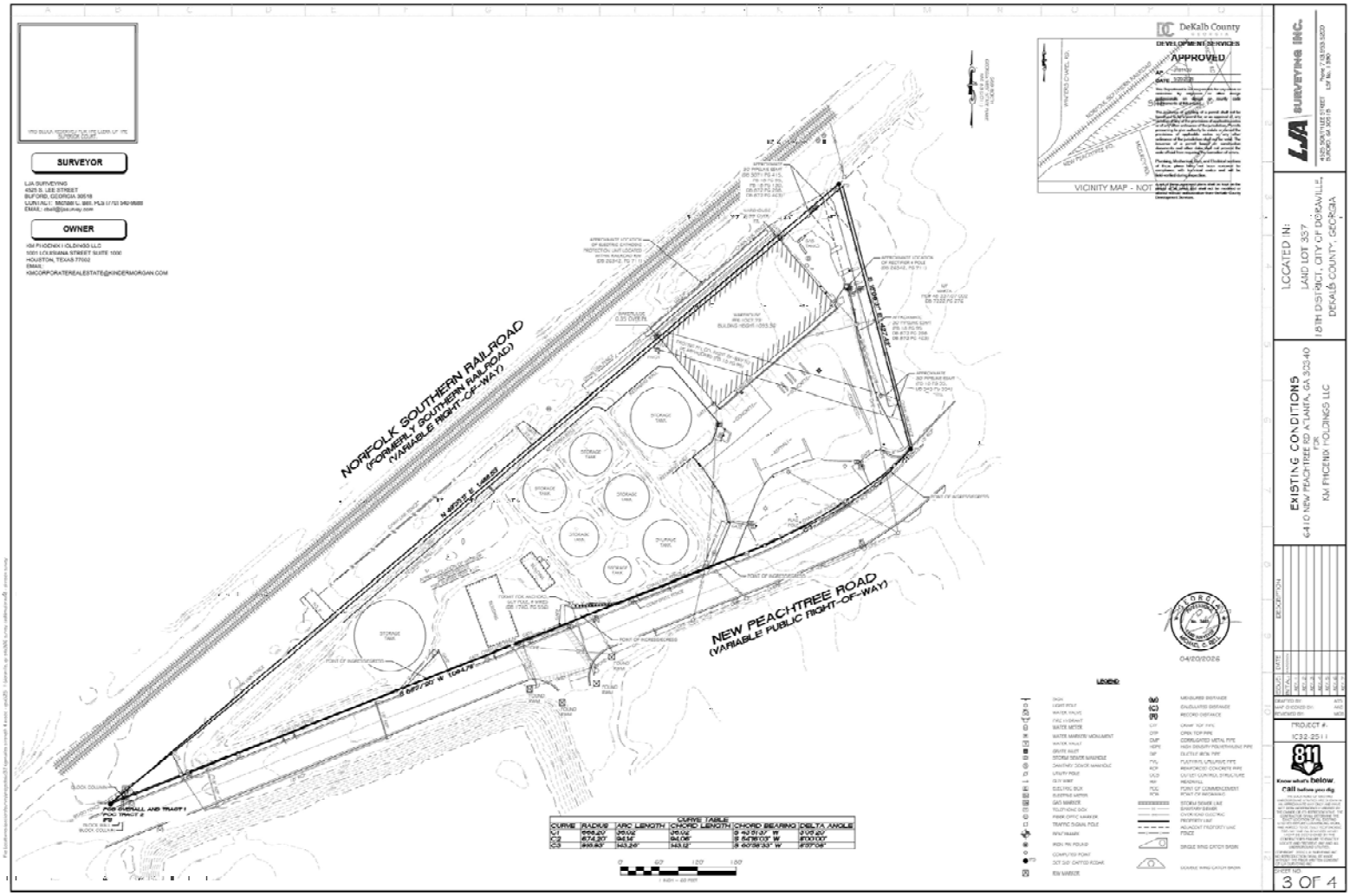
REVISIONS	DATE
REV. 1	
REV. 2	
REV. 3	
REV. 4	
REV. 5	

DRAFTED BY: AJG
KEY IN CHECKED BY: MEC
CHECKED BY: MEC

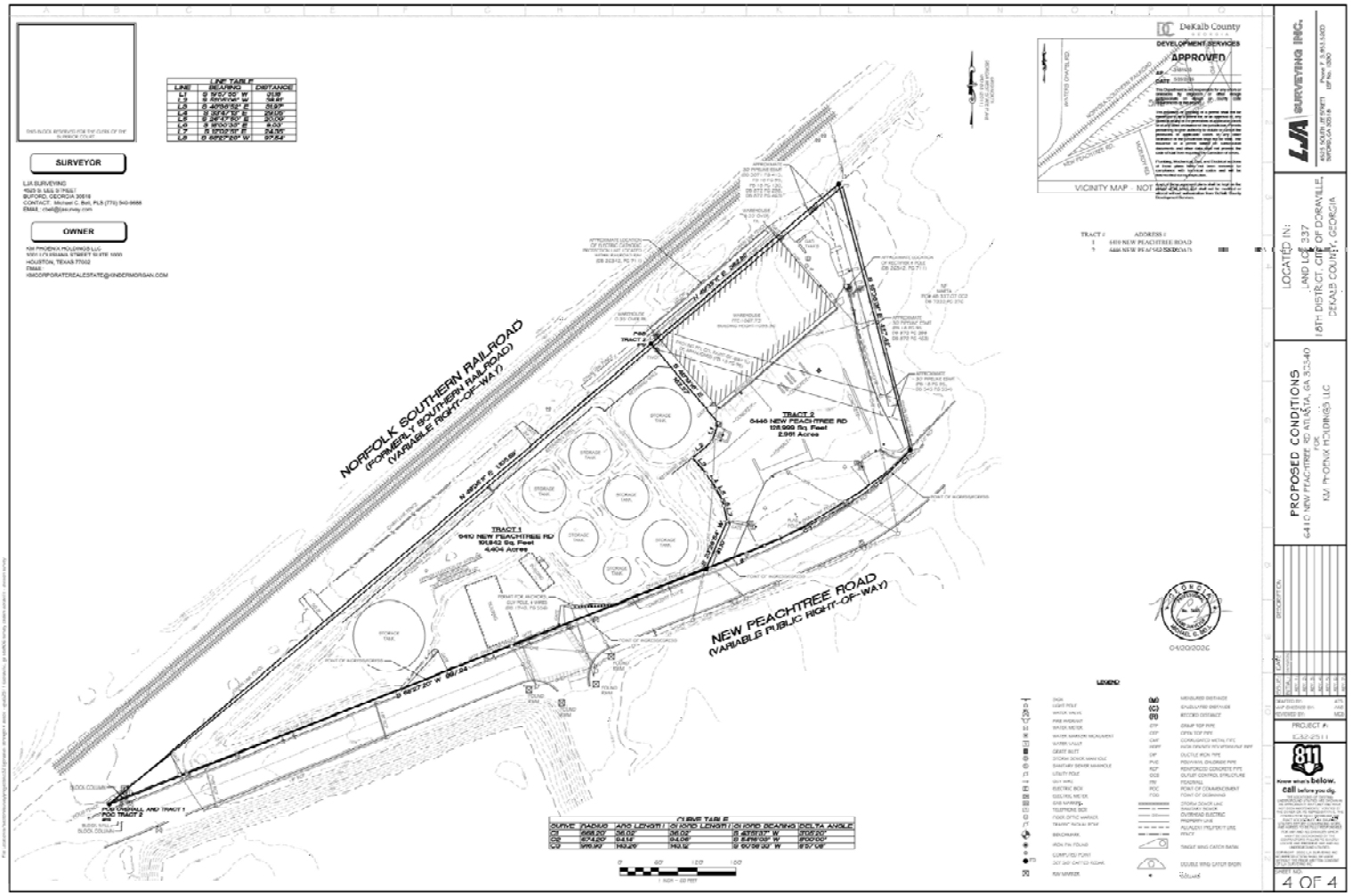
PROJECT #:
C22-2511

811 Know what's below. Call before you dig.

SHEET NO:
2 OF 4


SURVEYOR
LJA SURVEYING
4525 S. LEE STREET
BUFORD, GEORGIA 30518
LUNUALL: 6502980 LL 3855 PLS 1 / 123 3452 6688
EMAIL: ebell@lja.com
OWNER
KM PHOENIX I HOLDINGS LLC
1001 LOUISIANA STREET SUITE 1000
HOUSTON, TEXAS 77002
EMAIL:
KMCORPORATEREALESTATE@KINDERMORGAN.COM
DeKalb County
DEVELOPMENT SERVICES
APPROVED
VICINITY MAP - NOT
NORFOLK SOUTHERN RAILROAD
(FORMERLY SOUTHERN RAILROAD)
(VARIABLE RIGHT-OF-WAY)
NEW PEACHTREE ROAD
(VARIABLE PUBLIC RIGHT-OF-WAY)
POB (SHERALL AND TRACY)
POC TRACT 2
CURVE TABLE
CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE
C1 | 5996.00' | 95.02 | 95.02' | S 44°31'07" W | 0°54'30"
C2 | 474.30' | 94.14' | 94.00' | S 54°56'03" W | 9°00'00"
C3 | 990.80' | 143.29' | 143.02' | S 49°08'33" W | 8°17'06"
LEGEND
EXISTING CONDITIONS
6410 NEW PEACHTREE RD A LAWRA, GA 30340
KM PHOENIX I HOLDINGS LLC
LOCATED IN:
LAND LOT 337
18TH DISTRICT, CITY OF DORAVILLE,
DEKALB COUNTY, GEORGIA
LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone: 770.559.5020
LSF No.: 000
04/20/2026
PROJECT #:
(C)2-251-1
Know what's below.
call before you dig.
3 OF 4

2026055757 PLAT BOOK 322 PG 709
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia



PROPERTY OWNER AUTHORIZATION FORM

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: Z-26-06

Received 8/24/26
DATE RECEIVED 7/1/26

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

I, KM Phoenix Holdings LLC SWEAR THAT I AM THE **PROPERTY LANDOWNER**
Printed owner(s) name

OF **SUBJECT PROPERTY:** 6446 New Peachtree Road, Doraville, GA 30340

WITH **PARCEL ID NO.:** 18 337 07 003

AS SHOWN IN THE RECORDS OF **DEKALB COUNTY,** GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):
Rick Seaman, Director - Commerical / Business Development
Kirsten White, Manager - Real Estate

ADDRESS: 1001 Louisiana St., Suite 1000, Houston, Texas 77002

TELEPHONE: [redacted] EMAIL: [redacted]

Signature of Property Landowner

Personally Appeared
Before Me

Terence Woolfe, Vice President
Print Name of Property Landowner

Leah Allison Chapman
Print Name

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

LEAH ALLISON CHAPMAN
Notary Public, State of Texas
Comm. Expires 07-11-2029
Notary ID 131965308

Leah A. Chapman
Signature of Notary Public

6/24/2026
Date

KM Phoenix
Zoning Amendment Application
6446 New Peachtree Road

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS FORMS

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: Z-26-06

Received 8/24/26

DATE RECEIVED
7/1/26

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. Ch 36-67A, the following questions must 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, you must provide written disclosure with the governing authority of the City of Doraville showing:

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 date of each such contribution.

Leah A. Chapman 6/24/2026
NOTARY DATE

Leah Allison Chapman
Notary Name Printed

7.11.2029
EXPIRATION DATE / SEAL

LEAH ALLISON CHAPMAN
Notary Public, State of Texas
Comm. Expires 07-11-2029
Notary ID 131965300

T Woolfe 6.24.2026
SIGNATURE OF APPLICANT DATE

Terence Woolfe, Vice President
Applicant Name Printed

Check One: Owner ✓ Applicant/Agent _____

Subject Property Street Address:

6446 New Peachtree Road, Doraville, GA 30340

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: Z-26-06

Received 8/24/26

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7/1/26

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Leah A. Chapman 6/24/26
NOTARY DATE

Leah Allison Chapman
Notary Name Printed

7·11·2029
EXPIRATION DATE / SEAL

LEAH ALLISON CHAPMAN
Notary Public, State of Texas
Comm. Expires 07-11-2029
Notary ID 131965360

Kirsten White 6·24·2026
SIGNATURE OF APPLICANT DATE

Kirsten White, Manager - Real Estate
Applicant Name Printed

Check One: Owner _____ Applicant/Agent ✓

Subject Property Street Address:

6446 New Peachtree Road, Doraville, GA 30340

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: Z-26-06

Received 8/24/26

DATE RECEIVED

7/1/26

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Michael E. Yates 7/1/2026

NOTARY DATE

Michael E. Yates

Notary Name Printed

4/24/2030

EXPIRATION DATE / SEAL

Official Seal
MICHAEL E YATES
Notary Public, State of Illinois
Commission No. 870561
My Commission Expires April 24, 2030

Rick Seaman

SIGNATURE OF APPLICANT DATE

Rick Seaman, Director

Applicant Name Printed

Check One: Owner _____ Applicant/Agent XX

Subject Property Street Address:

6446 New Peachtree Road, Doraville, GA 30340

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: Z-26-06

Received 8/24/26

DATE RECEIVED
7/24/26

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Elaina Davis 7/23/26
NOTARY DATE

Wesley Bloeme 7-23-26
SIGNATURE OF APPLICANT DATE

Elaina Davis
Notary Name Printed

Wesley Bloeme
Applicant Name Printed

Aug 3, 2027
EXPIRATION DATE / SEAL

Elaina E Davis
NOTARY PUBLIC
DeKalb County, GEORGIA

Check One: Owner _____ Applicant/Agent ✓

Subject Property Street Address:

6410 New Peachtree Rd Doraville, GA 30340

6446 New Peachtree Road

LEGAL DESCRIPTION

Warehouse Property

A parcel of land Lying in Land Lot 337, of the 18th District, City of Doraville, Dekalb County, Georgia and being more particularly described as follows:

Commence at a set 5/8" capped rebar (L.S.F. #1390) being the intersection between the Southerly right-of-way of Norfolk Southern Railroad (formerly Southern Railroad) (Variable R/W) and the Northerly right-of-way of New Peachtree Road (Variable R/W); thence leaving said intersection run North 49 degrees 35 minutes 11 seconds East along said right-of-way of Norfolk Railroad for a distance of 1,105.59 feet to a set 5/8" capped rebar (L.S.F. #1390) said point being the Point of Beginning;

Thence run North 49 degrees 35 minutes 11 seconds East along said right-of-way of Norfolk Railroad for a distance of 382.82 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 15 degrees 06 minutes 31 seconds East for a distance of 427.42 feet to a set 5/8" capped rebar (L.S.F. #1390) on the Northwesterly right-of-way of the aforementioned New Peachtree Road, said point lying on a curve to the right, said curve having a radius of 668.20 feet, a central angle of 03 degrees 05 minutes 20 seconds, chord bearing of South 43 degrees 51 minutes 37 seconds West, and a chord length of 36.02 feet, thence run along the arc of said curve and said right-of-way for a distance of 36.02 feet to a point; said point lying on a curve to the right, said curve having a radius of 674.20 feet, a central angle of 08 degrees 00 minutes 00 seconds, chord bearing of South 54 degrees 16 minutes 03 seconds West, and a chord length of 94.06 feet, thence run along the arc of said curve and said right-of-way for a distance of 94.14 feet to a point; said point lying on a curve to the right, said curve having a radius of 916.93 feet, a central angle of 08 degrees 57 minutes 08 seconds, chord bearing of South 60 degrees 58 minutes 33 seconds West, and a chord length of 143.12 feet, thence run along the arc of said curve and said right-of-way for a distance of 143.26 feet to a point; thence run South 68 degrees 27 minutes 20 seconds West along said right-of-way for a distance of 97.54 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run North 23 degrees 26 minutes 54 seconds East for a distance of 81.10 feet to a point; thence run North 12 degrees 02 minutes 51 seconds West for a distance of 24.35 feet to a point; thence run North 18 degrees 00 minutes 35 seconds West for a distance of 9.03 feet to a point; thence run North 26 degrees 47 minutes 50 seconds West for a distance of 20.09 feet to a point; thence run North 33 degrees 47 minutes 13 seconds West for a distance of 29.05 feet to a point; thence run North 40 degrees 36 minutes 52 seconds West for a distance of 31.97 feet to a point; thence run North 51 degrees 05 minutes 06 seconds East for a distance of 38.81 feet to a point; thence run North 19 degrees 57 minutes 55 seconds West for a distance of 31.18 feet to the POINT OF BEGINNING.

Said parcel contains 128,999 square feet, or 2.961 acres.

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: Z-26-06

PRE-APPLICATION MEETING WITH STAFF

Prior to submitting the application, applicants shall meet with staff to discuss all application submittal requirements.

DATE RECEIVED
8/24/26

DATE OF MEETING: June 11, 2026

Please state the new zoning you are requesting: AMENDMENT to Application No. Z-26-06 as it concerns that certain, newly subdivided 2.691 acres located at 6446 New Peachtree Road: (I) Include the Property within the Specialty District: Tank Farm and zone it M-1 or (II) as an alternative, zone the Property as M-1 and include reasonable parking, fencing, and outdoor storage requirements

Applicant's Signature: To the best of my knowledge, this pre-application review is correct and complete. Applicant will submit documentation for the application pursuant to the Zoning Ordinance of the City of Doraville.

Applicant signature: T Woolfe — Terence Woolfe, Vice President — Date: August 24, 2026

Staff signature: Albert Trevino — Date: 8/25/26

Staff name printed: Albert Trevino

Staff signature only certifies that the required pre-application meeting has been held and does not indicate the position of the Community Development Department on any proposal.

APPLICANT SIGNATURES

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before it will be accepted. It must include all required attachments and filing fees. **An application which lacks any of the required attachments or information shall be deemed incomplete and shall not be accepted.**

Leah A. Chapman 8.24.2026
NOTARY — DATE

Leah Allison Chapman
Notary Name Printed

EXPIRATION DATE / SEAL

LEAH ALLISON CHAPMAN
Notary Public, State of Texas
Comm. Expires 07-11-2029
Notary ID 131965300

T Woolfe 8.24.2026
SIGNATURE OF APPLICANT — DATE

Terence Woolfe, Vice President
Applicant Name Printed

Check One: Owner ✓ Applicant/Agent ____

AGENDA ITEM NO. X.B

Agenda Item Memorandum

CITY COUNCIL (ZONING) AGENDA ITEM REPORT

ITEM TITLE: CUP-26-02 - Consideration for approval of a conditional use permit request, submitted by Cassandra's Event Hall c/o Gloria Dorado, for a commercial recreation establishment greater than 3,000 square feet for an event hall located at 5805 Buford Highway Suite 18A and zoned T-5 (Urban Center). (First Read) (Public Hearing).

DATE: September 16, 2026

SUBMITTED BY: Albert Trevino, Community Development

ITEM TYPE: Action Item

AGENDA SECTION: NEW BUSINESS

PRESENTED BY: Planning + Community Development

ATTACHMENTS:

CUP-26-02_Cover Page and Memo.pdf
CUP-26-02_Staff Report.pdf
CUP-26-02_Presentation.pdf
CUP-26-02 - Application_Redacted.pdf

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

CUP-26-02

ADDRESS: 5805 Buford Highway, Suite 18A

APPLICANT: Cassandra's Event Hall c/o Gloria Dorado

REQUEST: Consideration to approve a conditional use permit to allow for a commercial recreational establishment greater than 3,000 square feet to operate an event hall.

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

CONTACT US

PHONE: (770) 451-8745
E-MAIL: planning@doravillega.us

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

MAYOR AND COUNCIL
SEPTEMBER 16, 2026 (1ST READ)

PLANNING COMMISSION
SEPTEMBER 2, 2026

PUBLIC NOTICE SIGN POSTED
AUGUST 25, 2026

NEWSPAPER AD PUBLISHED
AUGUST 27, 2026

APPLICATION DEADLINE
AUGUST 5, 2026

MEMORANDUM

ZONING CASE #: CUP-26-02

TO: Mayor and City Council

FROM: Department of Planning + Community Development

SUBJECT: **Consideration to approve a conditional use permit request to allow for a commercial recreational establishment greater than 3,000 square feet.**

DATE: September 16, 2026

ZONING REQUEST

The applicant, Gloria Dorado, seeks approval of a conditional use permit request to allow for a commercial recreational establishment greater than 3,000 SF. The applicant is proposing to open an event hall approximately 4,000 SF in size. The property is located at 5805 Buford Highway, Suite 18A within the Treasure Village shopping center and is zoned T-5 (Urban Center).

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Staff recommends approval of case number #CUP-26-02 with the following conditions:

1. The business shall not have coin-operated amusement machines as defined in Sec. 6-61.
2. The front windows shall remain transparent and unblocked, and allow visibility into the interior.
3. Outdoor events are prohibited unless a special event permit is issued by the Doraville Police Department.
4. The applicant is aware of and will enforce that BYOB or “bring your own beverage” is not allowed at any event at any time in the City of Doraville’s alcohol ordinances.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

At their regularly scheduled meeting held on September 2, 2026, the Planning Commission recommended **approval with staff’s conditions**.

MAYOR AND COUNCIL DECISION: TBD

The first read will occur on September 16, 2026.

A second read will occur on October 21, 2026, if needed.

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

CONTACT US

PHONE: (770) 451-8745
E-MAIL: planning@doravillega.us

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

MAYOR AND COUNCIL
SEPTEMBER 16, 2026 (1ST READ)

PLANNING COMMISSION
SEPTEMBER 2, 2026

PUBLIC NOTICE SIGN POSTED
AUGUST 25, 2026

NEWSPAPER AD PUBLISHED
AUGUST 27, 2026

APPLICATION DEADLINE
AUGUST 5, 2026

STAFF REPORT

ZONING CASE #: CUP-26-02

Property Address
5805 Buford Highway, Suite 18A
Applicant
Cassandra's Event Hall c/o Gloria Dorado
Representative
None
Property Owner
BH Property Partners LLC
Current Zoning
T-5 (Urban Center)
Current Character Area
BuHi Cultural Corridor
Project Request: Conditional use permit for an commercial recreation establishment greater than 3,000 square feet.



Aerial view of subject property (Dekalb Parcel Viewer)

PROPERTY DETAILS

Parcel ID #: 18 320 04 038
Land Area: 4.66 +/- acres
Floodplain: No **Stream:** Yes
Election District: 2
Close to another municipality: No
Year Primary Structure Built: 1972
Existing Suite Total SQFT: +/- 4,000
Existing Parking Spaces: +/- 217 spaces
Required Parking Spaces: 20 spaces

RECOMMENDATION

Staff:
Approval with conditions
Planning Commission:
Approval with staff's conditions

ADJACENT PROPERTY DETAILS

Surrounding Zoning and Character Area

North:
Zoning: T-5 (Urban Center)
Character Area: BuHi Cultural Corridor

South:
Zoning: R-1 (Neighborhood Residential)
Character Area: Annexation Area

East:
Zoning: T-4 (General Urban)
Character Area: Annexation Area

West:
Zoning: T-5 (Urban Center)
Character Area: BuHi Cultural Corridor

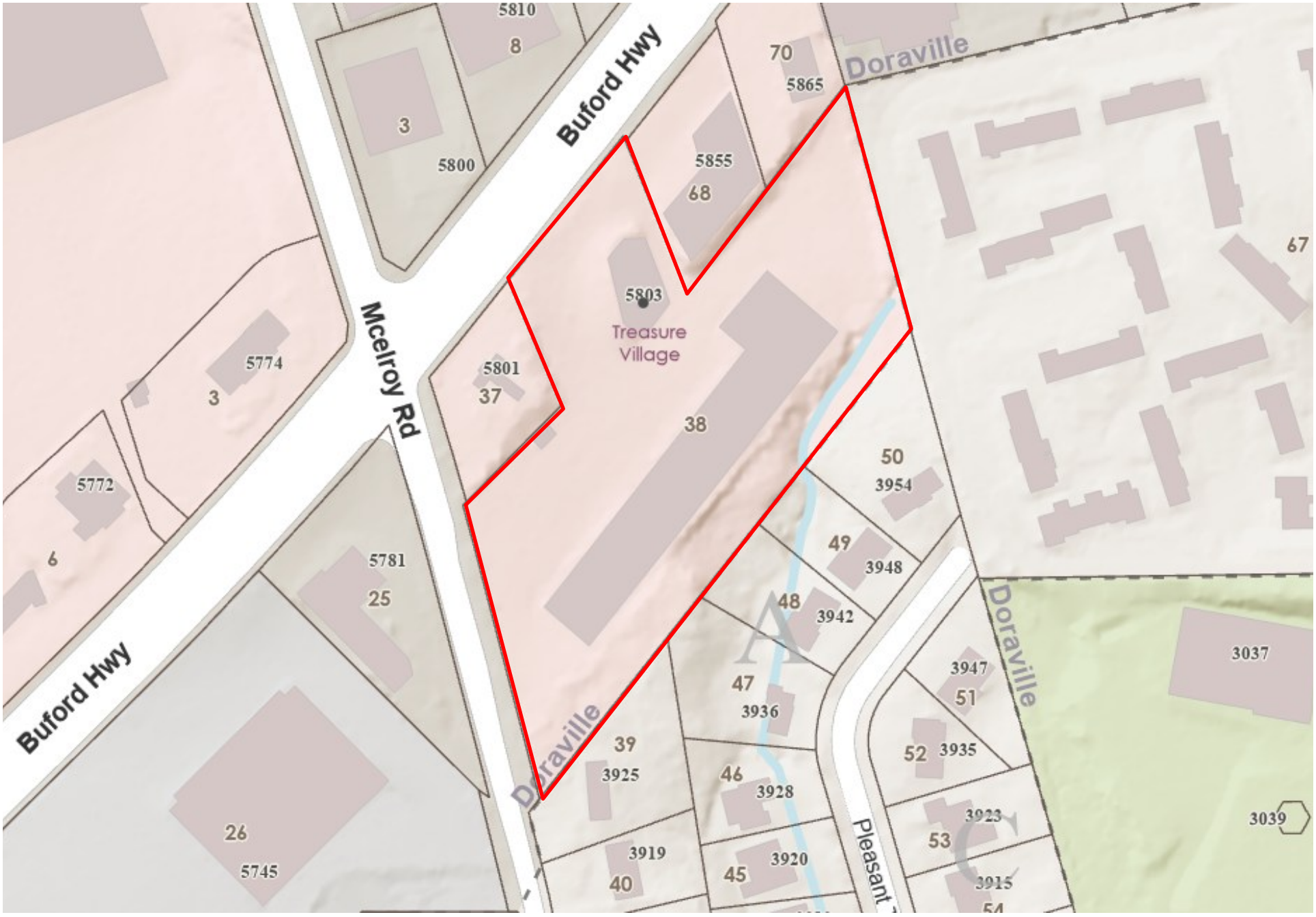
FRONT FAÇADE



GOOGLE EARTH



DEKALB PARCEL VIEWER



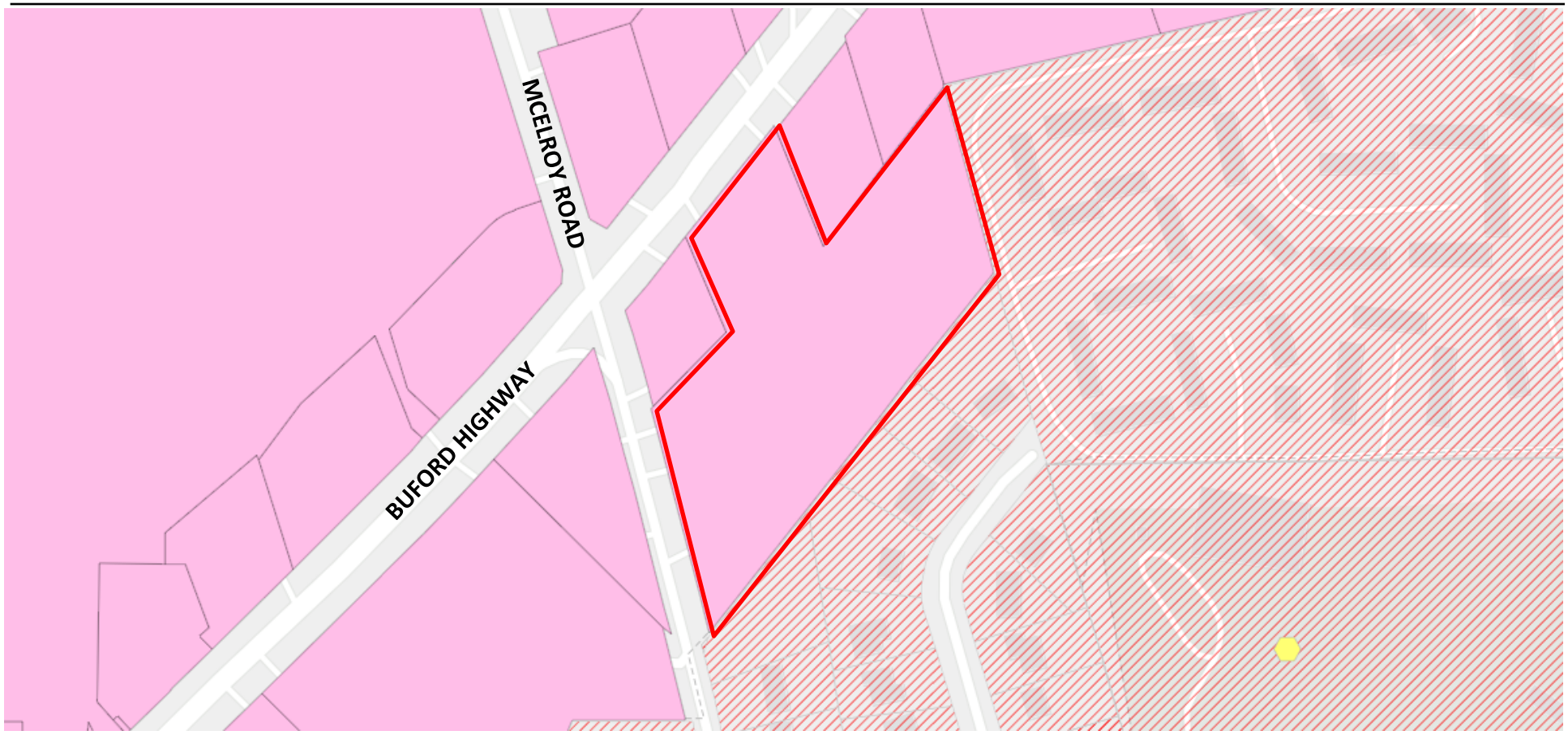
ZONING MAP



ZONING DISTRICTS

- R-1 Single-Family Residential
- R-2 General Residential
- R-3 Multi-Family Apartments
- R-3-C Multi-Family Apartments Conditional
- R-4 Multi-Family Condos & Households
- R-CH Single-Family Cluster Residential
- RSFA Single-Family Attached Residential
- RSFA-C Single-Family Attached Residential Conditional
- M-1 Light Manufacturing
- M-1-C Light Manufacturing Conditonal
- M-2 Heavy Manufacturing
- M-2-C Heavy Manufacturing Conditional
- O-I Office-Institutional
- O-I-C Office-Institutional Conditonal
- O-W Office Warehouse
- O-W-C Office Warehouse Conditional
- T-3 Sub-Urban
- T-4 General Urban
- T-5 Urban Center
- T-5-C Urban Center Conditonal
- T-6 Urban Core
- T-6-C Urban Core Conditonal
- SD-1 Special District: Motors
- SD-2 Special District: Carver Hills
- SD-3 Special District: Assembly

FUTURE LAND USE MAP



CHARACTER AREAS

- Neighborhood Preservation District
- BuHi Cultural Corridor
- Light Industrial/Commercial
- Office Hub
- Doraville Town Center
- Tank Farms District
- PIB Marketplace
- Assembly District
- Other

PROPOSED ANNEXATION AREAS

DORAVILLE BOUNDARY

STAFF REPORT

ZONING REQUEST: CONDITIONAL USE PERMIT

The applicant is seeking a conditional use permit for a commercial recreation establishment greater than 3,000 square feet.

PROJECT BACKGROUND

The applicant is proposing to open an event hall called Cassandra's Event Hall.

EVENT HALL DETAILS

Space Size: +/- 4,000 SF

Event Types: private, professional, weddings, quinceaneras, birthdays, baby showers, graduations, holiday, community meetings, and similar events.

Maximum occupancy: Up to 200 guests or up to the maximum as identified by the city and/or the DeKalb County Fire Marshal.

Alcohol: The applicant does not intend for Cassandra's event hall to sell, provide, distribute, or serve alcohol.

Hours of Operation:
Monday through Sunday: 10:00 a.m. to 2:30 a.m.

Employees: 1 manager and custodial staff.

Pre-Application Meeting
June 3, 2026

Application Submitted
July 14, 2026

Fees Paid
$450

ALCOHOL REGULATIONS

The city offers two ways to obtain an alcohol license:

Alcohol License:
Businesses have to have a full sized commercial kitchen and have 60% food sales to 40% alcohol sales to qualify for a traditional alcohol license.

Accessory Alcohol License:
Businesses that do not have full commercial kitchens may seek an accessory alcohol license. These businesses do not need to meet the 60% food sales and 40% alcohol sales requirements; however, the majority of their revenue must come from a source that is not related to alcohol. Event halls and similar uses are not eligible to apply for accessory alcohol licenses per Sec. 3-66.3.

The city offers a third option to serve alcohol:

Off-Premises Alcohol Caterer:
Businesses that do not have a full commercial kitchen nor are eligible for an accessory alcohol license may hire a Doraville business that holds a Doraville alcohol license to serve alcohol as a off-premises alcohol caterer. Off-premises alcohol caterers must apply for and obtain a permit with the city for each event that they are hired for. Caterers serving alcohol must have a Doraville pouring permit.

The city does not allow for "bring your own beer," or for the general public to bring their own alcohol to a private business for on-site consumption.

STAFF REPORT

COVER LETTER

Gloria Dorado
5805 Buford Highway NE, Suite 18A
Doraville, GA 30340
Phone: [redacted]
Email: [redacted]

RECEIVED
AUG 19 2026
CITY OF DORAVILLE

Date: _____

RE: Conditional Use Permit Application – Cassandra's Event Hall
5805 Buford Highway NE, Suite 18A, Doraville, GA

Dear Community Development Staff,

I respectfully submit this application for a Conditional Use Permit for Cassandra's Event Hall, to be located at 5805 Buford Highway NE, Suite 18A, Doraville, Georgia.

The proposed business will operate as a multipurpose indoor event venue serving the local community. The facility will host a variety of private and professional events, including weddings, quinceañeras, birthday celebrations, baby showers, graduation parties, holiday gatherings, corporate functions, community meetings, and similar special events.

The proposed venue will occupy an existing commercial space of approximately 4,000 square feet and will operate entirely indoors. No manufacturing, industrial activity, or outdoor event operations are proposed. The business is intended to provide a professionally managed venue that supports community engagement, local businesses, and special events within the City of Doraville.

The event hall itself will not sell, provide, distribute, or serve alcohol; alcohol will only be permitted when the particular event complies with all City of Doraville and State of Georgia requirements, including use of a properly licensed alcohol caterer/vendor and any required event permit.

Hours of operations Monday through Sundays 10:00 AM to 2:30 AM(when hosting events)

Employees: 1 to manage and janitorial services.

Number of guest 150-200 or whichever allowed by the city

Included with this application is a written narrative addressing each of the Conditional Use Permit standards required by the City.

Thank you for your consideration of this request. I respectfully ask for approval of the Conditional Use Permit and look forward to working with City staff throughout the review

process. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Gloria Dorado
Applicant

RECEIVED
AUG 19 2026
CITY OF DORAVILLE

CONDITIONAL USE PERMIT NARRATIVE

Property Address: 5805 Buford Highway, Suite 18A, Doraville, GA

Proposed Use: Event Hall / Event Venue

1. Description of Proposed Use

Cassandra's Event Hall is proposed as a multipurpose indoor event venue operating within an existing commercial space of approximately 4,000 square feet. The facility will be used to host private and community events including weddings, quinceañeras, birthday celebrations, corporate events, family gatherings, baby showers, graduation parties, holiday celebrations, and similar social functions. No manufacturing, industrial activity, or outdoor event operations are proposed.

2. Consistency with the City's Plans and Intent

The proposed event venue will occupy an existing commercial space and provide a community-oriented gathering location for residents and businesses. The use supports economic activity by attracting visitors, supporting local vendors, and providing a venue for social, cultural, and business events. The proposal is consistent with the intent of encouraging productive use of existing commercial properties.

3. Impact on Adjacent Properties and Neighborhoods

The proposed use is expected to have minimal impact on surrounding properties. Activities will occur primarily indoors within the existing building. The venue will be professionally managed to ensure guests comply with property rules and local regulations. The use is compatible with other commercial activities in the area and will not introduce industrial operations, hazardous materials, or other incompatible activities.

4. Traffic, Parking, and Circulation

RESPONSES TO CUP CRITERIA

The proposed venue will utilize existing parking facilities serving the commercial property. Events will be scheduled and managed to minimize traffic impacts and maintain safe circulation throughout the site. Guests will access the venue through existing entrances and driveways without requiring modifications to public streets or traffic patterns.

5. Noise, Lighting, and Other Potential Impacts

All events will be conducted indoors. Music and entertainment will be managed to comply with applicable local ordinances and minimize impacts on neighboring businesses and properties. No significant exterior lighting changes are proposed. Trash generated during events will be collected and disposed of appropriately, and the facility will be maintained in a clean and orderly condition.

6. Compatibility with Surrounding Development

The proposed event venue is compatible with surrounding commercial uses and represents an appropriate reuse of an existing commercial tenant space. The venue will provide a service that complements nearby businesses while serving residents, organizations, and businesses within the community.

7. Measures to Ensure Compatibility

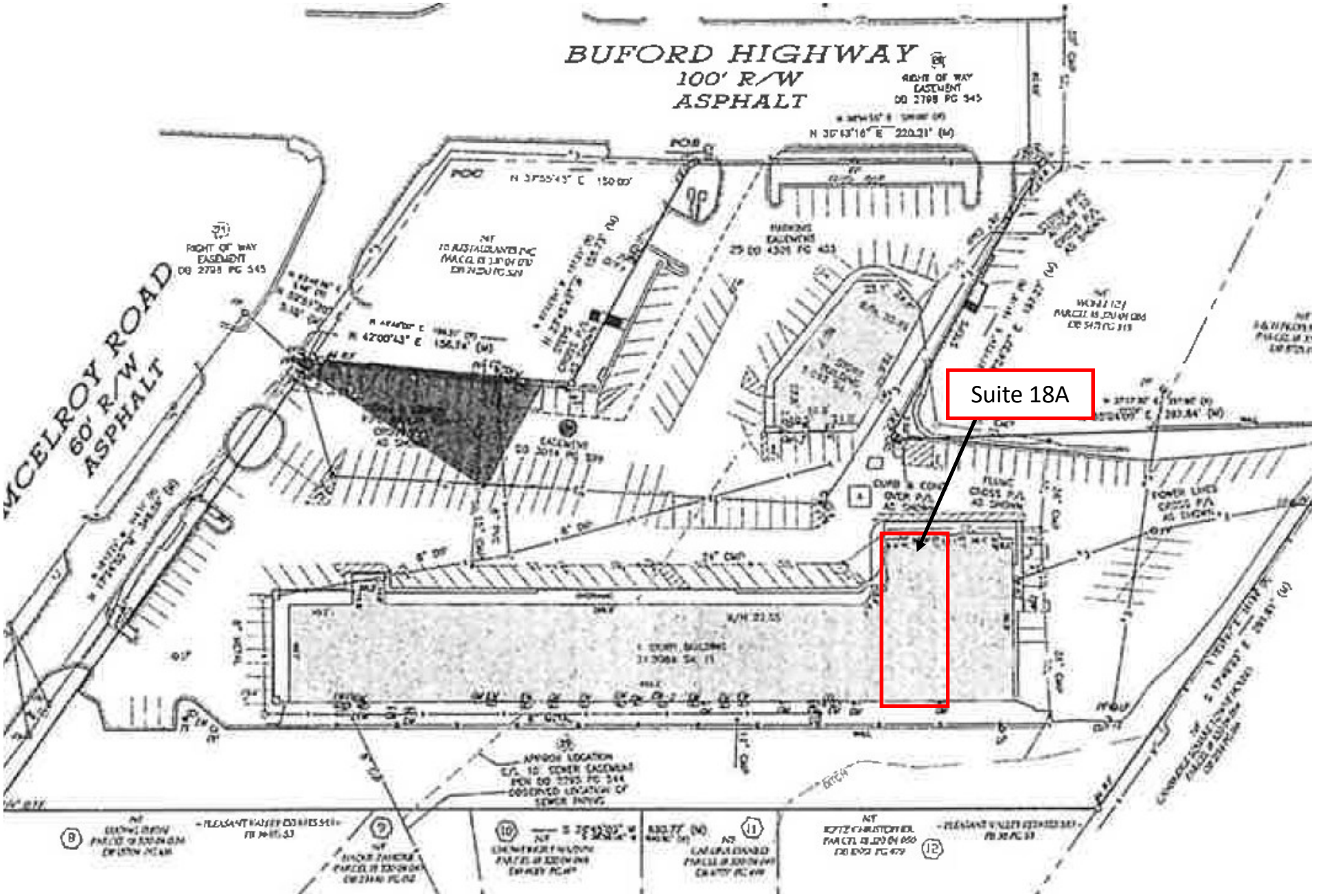
The venue will operate under established management policies designed to promote safe and responsible use of the property. Events will be monitored by management, occupancy limits will be observed, and guests will be required to follow facility rules. The business will maintain compliance with all applicable building, fire, safety, and occupancy requirements.

8. Additional Information

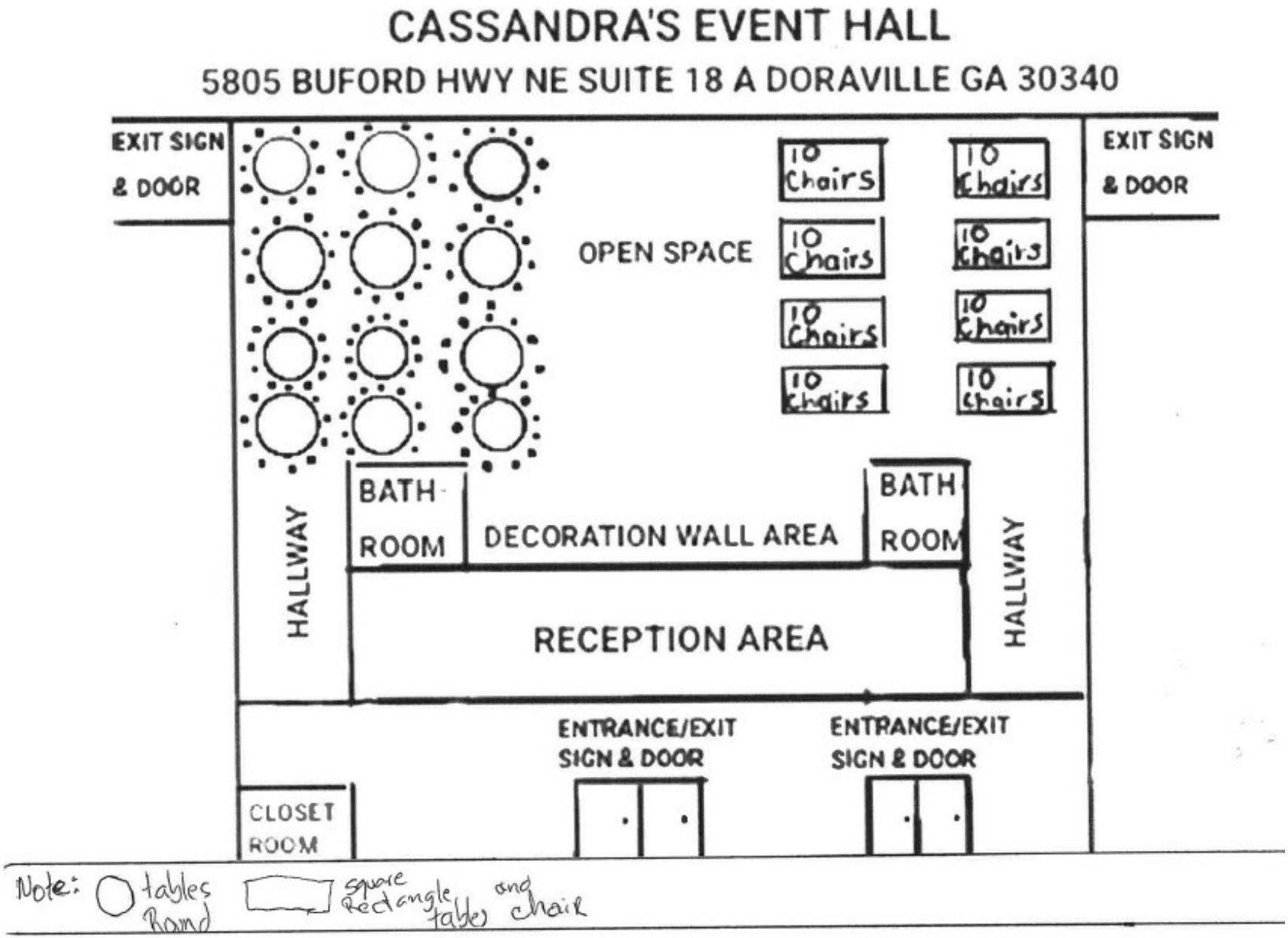
Cassandra's Event Hall will provide a valuable gathering space for the community by accommodating a variety of social, cultural, and business events. The proposed use will activate an existing commercial space, support local economic activity, and offer residents and organizations a professionally managed venue for special events. The applicant respectfully requests approval of the Conditional Use Permit.

RECEIVED
AUG 19 2026
CITY OF DORAVILLE

SITE PLAN


BUFORD HIGHWAY
100' R/W
ASPHALT
MCELROY ROAD
60' R/W
ASPHALT
Suite 18A

PROPOSED FLOOR PLAN



INTERIOR PHOTO



STREET DATA

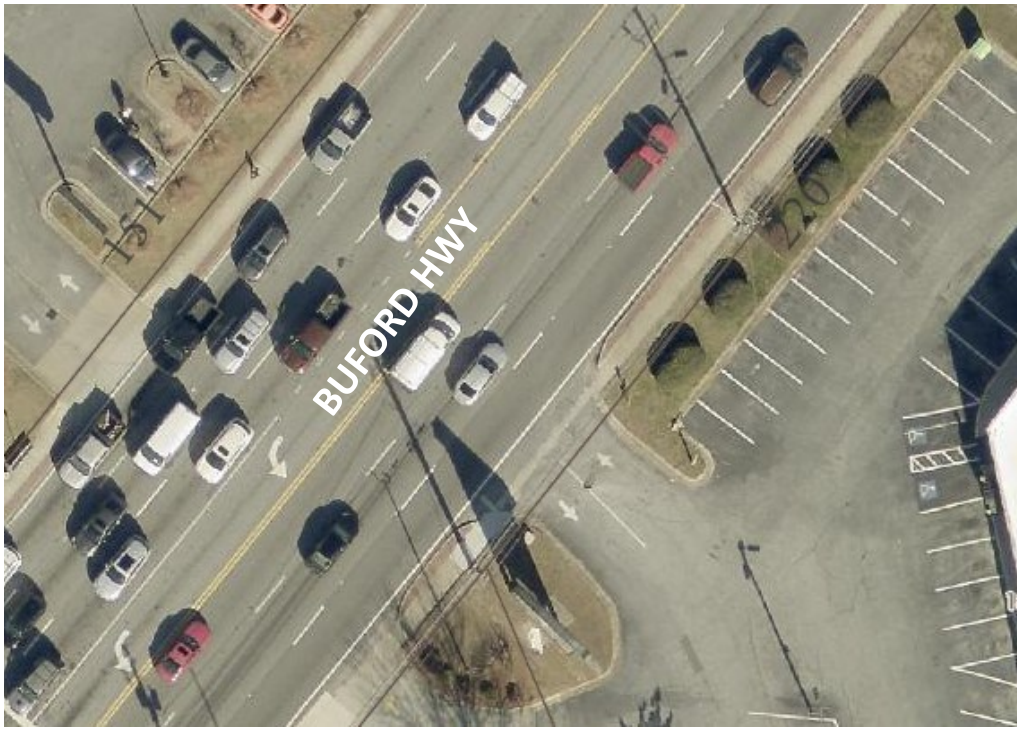
STREET #1

Name
Buford Highway

Width
60 +/- feet

Speed Limit
45-MPH

AERIAL OF STREET #1



STREET VIEW: BUFORD HIGHWAY



STAFF REPORT

STREET DATA

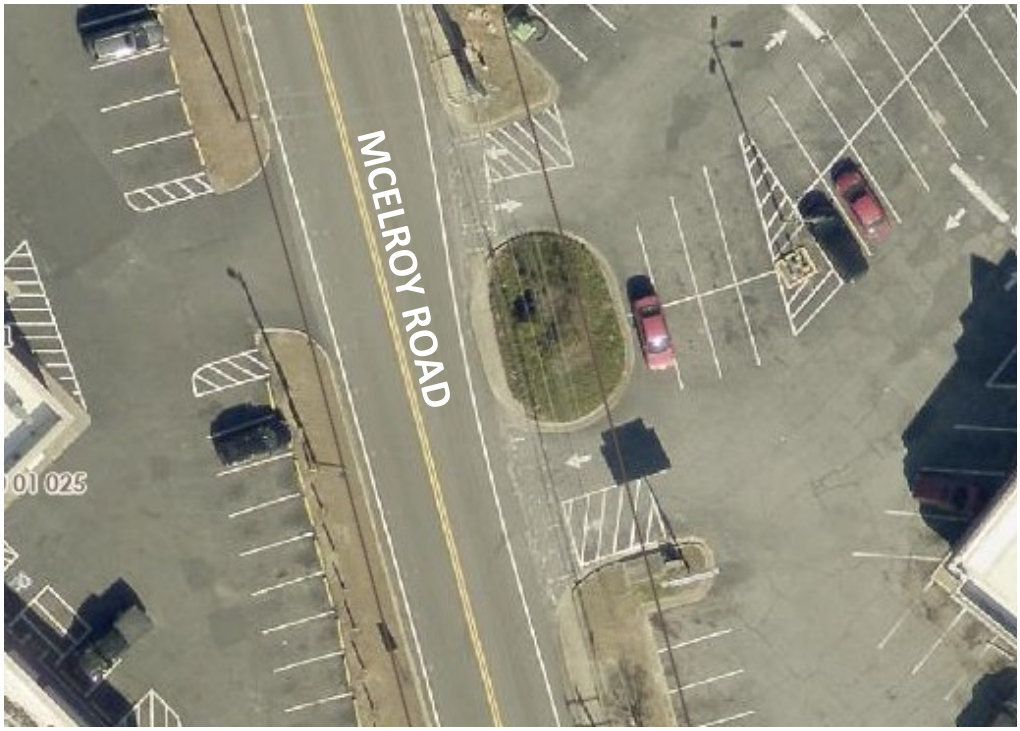
STREET #2

Name
McElroy Road

Width
60 +/- feet

Speed Limit
35-MPH

AERIAL OF STREET #2



STREET VIEW: MCELROY ROAD



RELEVANT ZONING REGULATIONS

Sec. 23-902. - Use table for all zoning districts.

USE	T-5
Commercial recreation establishment, greater than 3,000 SF	CUP

Sec. 23-1203. - Parking space calculations.

Use	Parking
Places of public assembly or amusement without fixed seats	One (1) space for each two hundred (200) square feet of floor space devoted to public use

Required parking calculations:

Total square footage: 4,000 square feet

4,000 SF / 200 SF = 20

Total Required Parking: 20 spaces

STAFF REPORT

CITY'S CONDITIONAL USE PERMIT STANDARDS

Sec. 23-1501. - Conditional use permits.

(a) *Purposes.* The purpose of a conditional use permit (CUP) is to allow the establishment of uses which may be suitable only in certain locations in a zoning district or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district. Only those uses enumerated as conditional uses in a particular zoning district shall be authorized as conditional uses.

...

(c) *Standards.* When considering an application for a CUP, the City Community Development Director, Mayor, and City Council shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

1) The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent developments and neighborhoods.
4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and the proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and neighborhoods.
7) The proposed use is based on the site plan in conformity with all space limits, buffers, parking and loading provisions, and other provisions of this article.
8) The proposed use applicant has agreed to any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

STAFF REPORT

STAFF'S ANALYSIS OF VARIANCE STANDARDS

Sec. 23-1501. - Conditional use permits.

1) The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.

The subject property is located within the BuHi Cultural Corridor character area as identified within the Comprehensive Plan. The vision for this corridor is to preserve the international diversity of businesses and new multi-family residents along Buford Highway while becoming a walkable and vibrant district for Doraville residents, workers, and visitors from around the world. This area strives to be a bustling area of internationally rooted small local businesses. The proposed use does align with the vision of the character area by preserving the international diversity of business.

2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

The proposed use is consistent with the general purpose and intent of the T-5 (Urban Center) form based code district. The general character of the T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail and offices. Event halls are allowed by a conditional use permit, given that it is a good fit for the specific location.

Gloria Dorado is interested in opening an event hall in the Treasure Village shopping center. This is a multi-tenant retail center with ample parking. The total square footage of the proposed event hall is about 4,000 square feet. The previous tenant was Aquatic Fitness Center and the current adjacent business is Amigo Billar.

All events will need to be held indoors. Cassandra's event hall will not be able to host outdoor events unless they obtain a valid special events permit through the Doraville Police Department. The business will also need to ensure that the city's alcohol rules are being followed at all times.

3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent developments and neighborhoods.

The proposed use is compatible with other adjacent uses along Buford Highway. The site overall does not need any improvements dealing with adverse impacts to odors, visual nuisances, drainage or other similar adverse effects to adjacent developments and neighborhoods.

The business owner does not need to do much in terms of renovations to the suite, as it is mostly "move-in ready."

STAFF'S ANALYSIS OF VARIANCE STANDARDS

Sec. 23-1501. - Conditional use permits.

4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The proposed use could generate pedestrian traffic and will generate vehicular traffic, which would not appear to cause hazard or conflict with the existing and anticipated traffic along Buford Highway.

5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.

The proposed use is not adding any roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets. The current roadway infrastructure can handle the traffic that the proposed event hall will generate.

6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and the proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and neighborhoods.

The proposed use does not need to incorporate features to minimum adverse effects on adjacent properties. The proposed use meets the standards for the zoning district and the use is compatible with the adjoining development and neighborhoods.

7) The proposed use is based on the site plan in conformity with all space limits, buffers, parking and loading provisions, and other provisions of this article.

The proposed use is based on the site plan which is in conformity with all space limits, buffers, parking and loading provisions and other provisions of this article.

8) The proposed use applicant has agreed to any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

The applicant is amenable to any specific limitations or conditions deemed necessary to protect the interest and ensure the continued beneficial use and enjoyment of nearby properties.

STAFF REPORT

RECOMMENDATION & DECISION

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Staff recommends approval of case number #CUP-26-02 with the following conditions:

Conditions:

1. The business shall not have coin-operated amusement machines as defined in Sec. 6-61.
2. The front windows shall remain transparent and unblocked, and allow visibility into the interior.
3. Outdoor events are prohibited unless a special event permit is issued by the Doraville Police Department.
4. The applicant is aware of and will enforce that BYOB or “bring your own beverage” is not allowed at any event at any time in the City of Doraville’s alcohol ordinances.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

At their regularly scheduled meeting held on September 2, 2026, the Planning Commission recommended **approval with staff’s conditions**.

MAYOR AND COUNCIL DECISION: TBD

The first read will occur on September 16, 2026.

A second read will occur on October 21, 2026, if needed.

CUP-26-02

Event Hall – 5805 Buford Hwy, Ste. 18A

CITY COUNCIL

SEPTEMBER 16, 2026

SUMMARY + CONTEXT

APPLICANT

Cassandra's Event Hall c/o Gloria Dorado

REQUEST

Conditional use permit request for a commercial recreation establishment greater than 3,000 square feet for an event hall in the T-5 zone.

BACKGROUND

The applicant is proposing to open an event hall that is approximately 4,000 square feet in the Treasure Village shopping center on Buford Highway.

GOOGLE EARTH



= Proposed event hall

FRONT FAÇADE



PROPOSED BUSINESS DETAILS

CASSANDRA'S EVENT HALL

Space Size: +/- 4,000 SF

Event Types: private, professional, weddings, quinceaneras, birthdays, baby showers, graduations, holiday, community meetings, and similar events.

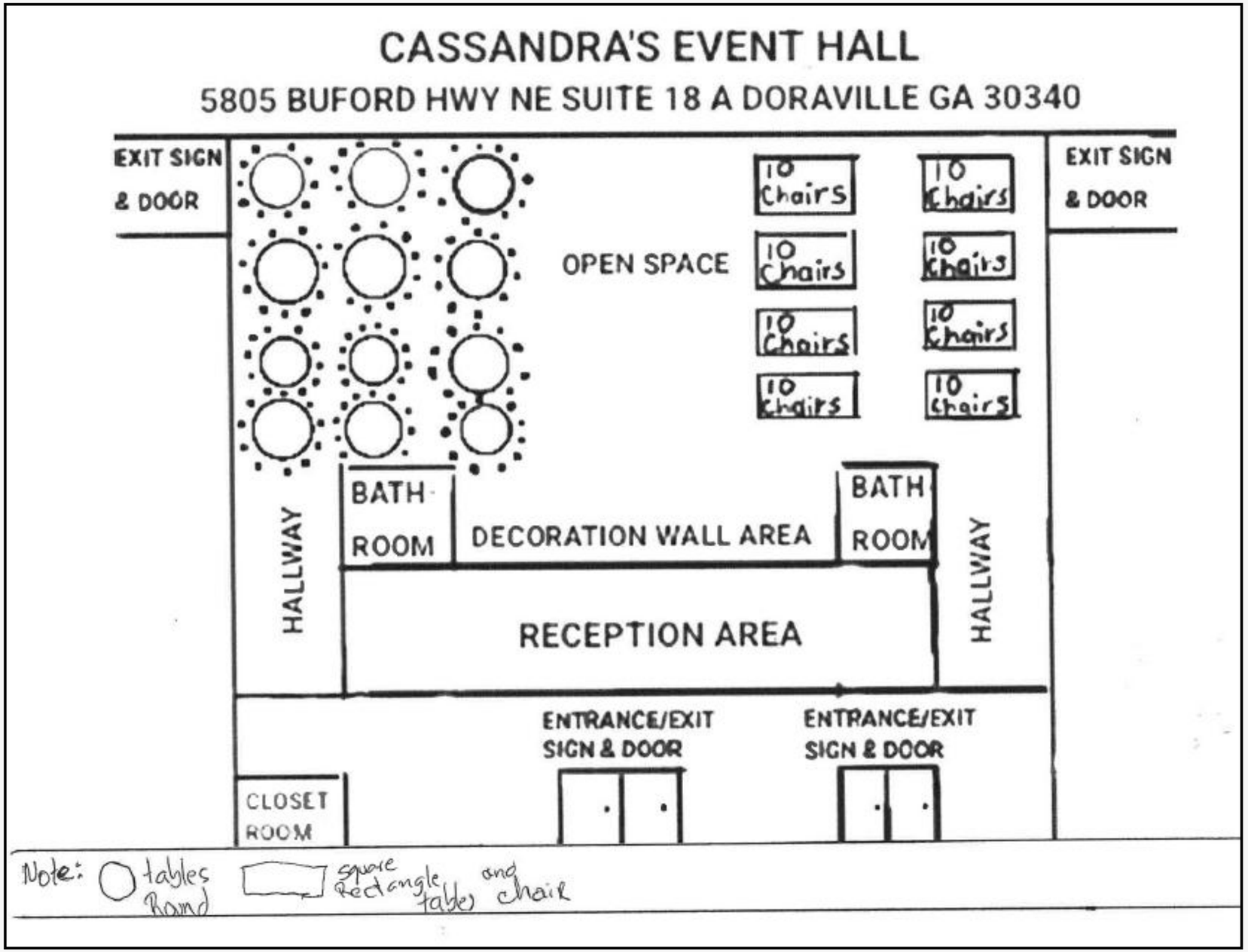
Maximum occupancy: Up to 200 guests or as permitted by the city and/or county.

Alcohol: The applicant does not intend for Cassandra's event hall to sell, provide, distribute, or serve alcohol.

Hours of Operation:
Monday through Sunday: 10:00 a.m. to 2:30 a.m.

Employees: 1 manager and custodial staff.

PROPOSED FLOOR PLAN



INTERIOR PHOTO



RECOMMENDATIONS

STAFF & PLANNING COMMISSION
APPROVAL WITH CONDITIONS

1. No coin-operated amusement machines.
2. The front windows may not be covered.
3. Outdoor events are prohibited unless a special events permit is issued by the Doraville Police Department.
4. The applicant is aware of and will enforce that BYOB or “bring your own beverage” is not allowed at any event at any time per the Doraville Code of Ordinances.

THE CITY OF Doraville
Diversity, Vitality, Community

CONDITIONAL USE PERMIT APPLICATION

Community Development Department

RECEIVED
JUL 14 2026
DATE RECEIVED
CITY OF DORAVILLE

Application # CUP-26-02

APPLICANT

Name: Gloria S. Dorado

Mailing Address: 5805 Buford Hwy NE Doraville GA 30340 Suite/Unit # 18A

E-mail: [redacted] Daytime Phone: [redacted] Fax: _____

PROPERTY OWNER (if different from applicant)

Name: MLES Management, INC

Mailing Address: PO Box 1385, Norcross GA 30091

E-mail: [redacted] Daytime Phone: [redacted]

SUBJECT PROPERTY

Street Address: 5805 Buford Highway Suite 18A

Tax ID Parcel No.: 18 320 04 038 Council District: 2

Current Zoning Category: T-5 Future Land Use Character Area: BuHi Cultural Corridor

Conditional Use Requested Event Hall - Commercial recreation establishment, greater than 3,000 sf

Please SUBMIT DIGITALLY all the materials requested below:

____1) Cover letter describing the requested conditional use and an overview of the business establishment, which should include the following:
   a. Proposed Use (description of the business establishment) and square footage.
   b. All services to be provided by the business.
   c. Proposed manners of operation (business hours, anticipated number of employees and employee shifts, and general job descriptions).
   d. Neighboring uses / businesses on adjacent properties.

____2) Letter responding to the 8 Standards Criteria.

____3) Property survey prepared within the last 10 years.

____4) Full site plan (see site plan requirements in Sec. 23-1602).

____5) Floor plan for proposed use for projects involving interior renovations.

____6) Notarized property owner (or owner representative) authorization and applicant campaign contributions disclosure using the attached forms.

____7) Photographs of existing site. Renderings and/or building elevations for new construction.

____8) Additional information may be required by the City based upon the initial application meeting with staff.

____9) Any fees as mandated in accordance with Sec. 2-260.

Gloria Dorado
5805 Buford Highway NE, Suite 18A
Doraville, GA 30340
Phone: [redacted]
Email: [redacted]

RECEIVED
AUG 19 2026
CITY OF DORAVILLE

Date: _____

RE: Conditional Use Permit Application – Cassandra's Event Hall
5805 Buford Highway NE, Suite 18A, Doraville, GA

Dear Community Development Staff,

I respectfully submit this application for a Conditional Use Permit for Cassandra's Event Hall, to be located at 5805 Buford Highway NE, Suite 18A, Doraville, Georgia.

The proposed business will operate as a multipurpose indoor event venue serving the local community. The facility will host a variety of private and professional events, including weddings, quinceañeras, birthday celebrations, baby showers, graduation parties, holiday gatherings, corporate functions, community meetings, and similar special events.

The proposed venue will occupy an existing commercial space of approximately 4,000 square feet and will operate entirely indoors. No manufacturing, industrial activity, or outdoor event operations are proposed. The business is intended to provide a professionally managed venue that supports community engagement, local businesses, and special events within the City of Doraville.

The event hall itself will not sell, provide, distribute, or serve alcohol; alcohol will only be permitted when the particular event complies with all City of Doraville and State of Georgia requirements, including use of a properly licensed alcohol caterer/vendor and any required event permit.

Hours of operations Monday through Sundays 10:00 AM to 2:30 AM(when hosting events)

Employees: 1 to manage and janitorial services.

Number of guest 150-200 or whichever allowed by the city

Included with this application is a written narrative addressing each of the Conditional Use Permit standards required by the City.

Thank you for your consideration of this request. I respectfully ask for approval of the Conditional Use Permit and look forward to working with City staff throughout the review

process. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Gloria Dorado
Applicant

RECEIVED
AUG 19 2026
CITY OF DORAVILLE

CONDITIONAL USE PERMIT NARRATIVE

Property Address: 5805 Buford Highway, Suite 18A, Doraville, GA

Proposed Use: Event Hall / Event Venue

1. Description of Proposed Use

Cassandra's Event Hall is proposed as a multipurpose indoor event venue operating within an existing commercial space of approximately 4,000 square feet. The facility will be used to host private and community events including weddings, quinceañeras, birthday celebrations, corporate events, family gatherings, baby showers, graduation parties, holiday celebrations, and similar social functions. No manufacturing, industrial activity, or outdoor event operations are proposed.

2. Consistency with the City's Plans and Intent

The proposed event venue will occupy an existing commercial space and provide a community-oriented gathering location for residents and businesses. The use supports economic activity by attracting visitors, supporting local vendors, and providing a venue for social, cultural, and business events. The proposal is consistent with the intent of encouraging productive use of existing commercial properties.

3. Impact on Adjacent Properties and Neighborhoods

The proposed use is expected to have minimal impact on surrounding properties. Activities will occur primarily indoors within the existing building. The venue will be professionally managed to ensure guests comply with property rules and local regulations. The use is compatible with other commercial activities in the area and will not introduce industrial operations, hazardous materials, or other incompatible activities.

4. Traffic, Parking, and Circulation

The proposed venue will utilize existing parking facilities serving the commercial property. Events will be scheduled and managed to minimize traffic impacts and maintain safe circulation throughout the site. Guests will access the venue through existing entrances and driveways without requiring modifications to public streets or traffic patterns.

5. Noise, Lighting, and Other Potential Impacts

All events will be conducted indoors. Music and entertainment will be managed to comply with applicable local ordinances and minimize impacts on neighboring businesses and properties. No significant exterior lighting changes are proposed. Trash generated during events will be collected and disposed of appropriately, and the facility will be maintained in a clean and orderly condition.

6. Compatibility with Surrounding Development

The proposed event venue is compatible with surrounding commercial uses and represents an appropriate reuse of an existing commercial tenant space. The venue will provide a service that complements nearby businesses while serving residents, organizations, and businesses within the community.

7. Measures to Ensure Compatibility

The venue will operate under established management policies designed to promote safe and responsible use of the property. Events will be monitored by management, occupancy limits will be observed, and guests will be required to follow facility rules. The business will maintain compliance with all applicable building, fire, safety, and occupancy requirements.

8. Additional Information

Cassandra's Event Hall will provide a valuable gathering space for the community by accommodating a variety of social, cultural, and business events. The proposed use will activate an existing commercial space, support local economic activity, and offer residents and organizations a professionally managed venue for special events. The applicant respectfully requests approval of the Conditional Use Permit.

RECEIVED
AUG 19 2026
CITY OF DORAVILLE

Albert Trevino

From: GLORIA DORADO [redacted]
Sent: Wednesday, August 19, 2026 4:00 PM
To: Albert Trevino
Subject: Re: [External Sender] Cassandra's Event Hall

Email received and acknowledged.

Cassandra's Event Hall
Gloria Dorado
[redacted]

From: Albert Trevino <albert.trevino@doravillega.us>
Sent: Wednesday, August 19, 2026 1:50 PM
To: GLORIA DORADO [redacted]
Subject: RE: [External Sender] Cassandra's Event Hall

Your amended cover letter and responses to the CUP criteria satisfies what I was needing.

Please acknowledge that you are aware and understand that clients, customers, guests, and any other person(s) renting or using the event hall are **prohibited from bringing their own alcoholic beverages onto the premises at any time**.

Furthermore, please acknowledge that you are aware and understand that the **only permitted means of serving alcohol at the event hall is through an off-premises caterer** that holds a valid City of Doraville Occupational Tax Certificate and City of Doraville Alcohol License authorizing the caterer to serve alcohol at the event, in accordance with Sec. 3-10 and Sec. 3-32. In addition, any individual who will be serving alcohol must hold a valid City of Doraville Pouring Permit.

Finally, please acknowledge that you are aware and understand that if an off-premises caterer is hired to provide and serve alcohol at an event, the caterer must **submit an application for and obtain a City of Doraville Off-Premises Caterer Permit before any alcoholic beverages are brought onto the property or served at the event**.

Thank you,

THE CITY OF Doraville
Diversity, Vitality, Community

Albert Trevino
Senior Planner, Planning & Community Development
O: (770) 451-8745 ext. 226 or C: (770) 901-7945
albert.trevino@doravillega.us
2421 Van Fleet Circle, Suite 200, Doraville, GA 30360
www.doravillega.us

From: GLORIA DORADO [redacted]
Sent: Wednesday, August 19, 2026 12:55 PM
To: Albert Trevino <albert.trevino@doravillega.us>
Subject: [External Sender] Cassandra's Event Hall

Caution, this email may be from a sender outside of The City of Doraville. Verify the sender and know the content is safe.

Please see attachment I made up dates, please let me know if I need to do something else.

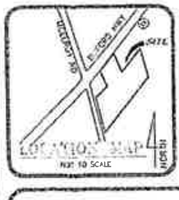
Gloria Dorado

[redacted]

CONFIDENTIALITY NOTICE: The information transmitted in this e-mail message, including any attachments, is for the sole use of the intended recipient(s) or entity to which it is addressed and may contain confidential, privileged and/or proprietary information. Any unauthorized review, retransmission, use, disclosure, dissemination or other use of, or taking any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you are not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by replying to the e-mail and destroy the original message, attachments and all copies thereof on all computers and in any other form. Thank you. The City of Doraville IT Department.

STATEMENT OF ENCROACHMENTS

[1] CURB AND CONCRETE OVER PROPERTY LINE AS SHOWN



FLOOD NOTE

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 13089C0017J, which bears an effective date of 05/16/2003 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Map Flood Information was found on FEMA Map Service Centers website https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1

ZONING INFO

NOT PROVIDED BY INSURER

LAND AREA

MEASURED
4.6814 ACRES
204,320± SQ. FT

RECORD
4.6871

PARKING STALLS

200 STALLS
10 HANDICAPPED

LEGEND

DOUBLE WING CATCH BASIN (DWCB)
SINGLE WING CATCH BASIN (SWCB)
DROP INLET (DI)
GREASE TRAP
STORM DRAIN MANHOLE (SDMH)
SAN. SEWER MANHOLE (SSMH)
CLEANOUT (CO)
GAS METER (GM)
ELECTRIC METER (EM)
CURB AND GUTTER (C&G)
POWER POLE (PP)
TRANSFORMER BOX (TX)
POST INDICATOR VALVE (PIV)
ADDRESS
DOUBLE CURB INLET
FIRE HYDRANT (FH)
WATER VALVE (WV)
LIGHT POLE (LP)
BOLLARD
WATER METER (WM)
LOT NUMBER

ABBREVIATIONS

DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
HWY	HIGHWAY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

LINE TYPES

RIGHT-OF-WAY LINE
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
SANITARY SEWER
OVERHEAD POWER LINE
FENCE LINE
STORM SEWER PIPE

PROPERTY CORNER

#4 RF — #4 REBAR FOUND
OTP — OPEN TOP PIPE FOUND
PKF — P.K. NAIL FOUND

LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 323 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE POINT FORMED BY THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY OF MCELROY ROAD (60' RIGHT-OF-WAY) WITH THE SOUTHEAST RIGHT-OF-WAY OF BUFORD HIGHWAY (100' RIGHT-OF-WAY); FROM SAID POINT RUNNING THENCE NORTHEAST ALONG THE SOUTHEAST RIGHT-OF-WAY OF BUFORD HIGHWAY A DISTANCE OF 150.00 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING RUNNING THENCE NORTH 38 DEGREES 54 MINUTES 33 SECONDS EAST ALONG THE SOUTHEAST RIGHT-OF-WAY OF BUFORD HIGHWAY A DISTANCE OF 220.00 FEET TO AN IRON PIN SET; [illegible] ... AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.6874 ACRES AND IS MORE SPECIFICALLY SET FORTH AS PER PLAT OF SURVEY TITLED "ALTA/ACSM SURVEY OF TREASURE VILLAGE FOR MALON D. MIMMS, MR. HYO BUM PARK, MRS. KYONG K. PARK AND DECATUR FEDERAL SAVINGS AND LOAN ASSOCIATION DATED MAY 22, 1990 BY COOPER SURVEYING, INC., RONALD D. COOPER, R.L.S. #2084, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE.

TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST IN AND TO THAT CERTAIN AGREEMENT BETWEEN AMERADA HESS CORPORATION, A DELAWARE CORPORATION, SOUTHEAST GENERAL DEVELOPMENT CORPORATION, A GEORGIA CORPORATION, CHARLES C. BARTON AND GEORGE H. JOHNSON, DATED APRIL 10, 1972, FILED FOR RECORD JUNE 1, 1972, RECORDED IN DEED BOOK 3014, PAGE 595, DEKALB COUNTY, GEORGIA RECORDS, AS TRANSFERRED BY SOUTHEAST GENERAL DEVELOPMENT CORPORATION TO ALAN E. SOYS, SIDNEY C. BERGER AND JACK SEHG BY INSTRUMENT DATED MAY 30, 1972, FILED FOR RECORD JUNE 1, 1973, RECORDED IN DEED BOOK 3014, PAGE 593, AFORESAID RECORDS.

TOGETHER WITH THE RIGHT TO ALTER OR RELOCATE A PARKING AREA OR MAKE SUBSTITUTE PARKING FACILITIES AVAILABLE AS RETAINED WITHIN THAT CERTAIN WARRANTY DEED FROM MALON D. MIMMS TO GEORGIA FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED JULY 1980, FILED FOR RECORD JULY 30, 1980, RECORDED IN DEED BOOK 4306, PAGE 403, AFORESAID RECORDS.

TOGETHER WITH THE RIGHT TO RELOCATE SEWER LINES RESERVED WITHIN THAT CERTAIN SEWER USE EASEMENT FROM MALON D. MIMMS TO GEORGIA FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED JULY 23, 1980, FILED FOR RECORD AUGUST 25, 1980, RECORDED IN DEED BOOK 4322, PAGE 418, AFORESAID RECORDS.

NOTES CORRESPONDING TITLE SEARCH REPORT

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: [illegible]
EFFECTIVE DATE: FEBRUARY 22, 2016 @ 5:00 PM
SCHEDULE B – SECTION II
EXCEPTIONS

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. ALL GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE YEAR 2016 AND SUBSEQUENT YEARS, LIENS NOT YET DUE AND PAYABLE AND ANY ADDITIONAL TAXES, INTEREST AND/OR PENALTIES WHICH MAY BE ASSESSED FOR PRIOR TAX YEARS BY VIRTUE OF ADJUSTMENT, RE-APPRAISAL, RE-ASSESSMENT, APPEAL OR OTHER AMENDMENT TO THE TAX RECORDS OF THE CITY OR COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED. NO INSURANCE IS AFFORDED FOR ADDITIONAL TAXES AND/OR PENALTIES RESULTING FROM ANY RE-ASSESSMENT OF SUBJECT PROPERTY.
3. ALL ASSESSMENTS, INCLUDING WATER AND UTILITY BILLS AND/OR TAP FEES, WHICH ARE NOT SHOWN AS EXISTING LIENS ON THE PUBLIC RECORDS.

STANDARD EXCEPTIONS

4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
7. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
8. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

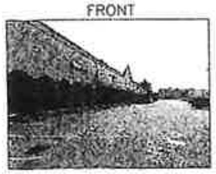
SPECIAL EXCEPTIONS

9. NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE SUBJECT PROPERTY. (NOT A SURVEY RELATED ITEM, UNABLE TO PLOT)
10. MATTERS REVEALED ON PLAT OF SURVEY FOR O.L. COWAN, RECORDED IN PLAT BOOK 25, PAGE 17, DEKALB COUNTY, GEORGIA RECORDS. (NONE NOTED)
11. MATTERS REVEALED ON PLAT OF SURVEY FOR PROPERTY OF HUMBLE OIL & REFINING COMPANY, FILED FOR RECORD AUGUST 4, 1967 AND RECORDED IN PLAT BOOK 34, PAGE 128, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT TRACT, NORTH ADJACENT TRACT)
12. EASEMENT FROM O.L. COWAN TO GEORGIA POWER COMPANY, DATED DECEMBER 28, 1931, FILED FOR RECORD MARCH 14, 1932 AND RECORDED IN DEED BOOK 365, PAGE 504, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN QUIT-CLAIM DEED FROM GEORGIA POWER COMPANY, A GEORGIA CORPORATION, TO MAYER S. TAFFER, DATED OCTOBER 2, 1975, FILED FOR RECORD OCTOBER 21, 1975 AND RECORDED IN DEED BOOK 3404, PAGE 434, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
13. EASEMENT FROM O.L. COWAN TO GEORGIA POWER COMPANY, DATED OCTOBER 6, 1947, FILED FOR RECORD JANUARY 27, 1948 AND RECORDED IN DEED BOOK 717, PAGE 145, AFORESAID RECORDS, AS AFFECTED BY QUITCLAIM DEED FROM GEORGIA POWER COMPANY, A GEORGIA CORPORATION, TO MAYER S. TAFFER, DATED OCTOBER 2, 1975, FILED FOR RECORD OCTOBER 21, 1975 AND RECORDED IN DEED BOOK 3404, PAGE 434, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
14. EASEMENT FROM J.H. COWAN TO GEORGIA POWER COMPANY, DATED JULY 24, 1953, FILED FOR RECORD SEPTEMBER 8, 1953 AND RECORDED IN DEED BOOK 973, PAGE 297, AFORESAID RECORDS, AS AFFECTED BY QUITCLAIM DEED FROM GEORGIA POWER COMPANY, A GEORGIA CORPORATION, TO MAYER S. TAFFER, DATED OCTOBER 2, 1975, FILED FOR RECORD OCTOBER 21, 1975 AND RECORDED IN DEED BOOK 3404, PAGE 434, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
15. EASEMENT FROM J.H. COWAN, AGENT FOR THE O.L. COWAN ESTATE, TO GEORGIA POWER COMPANY, DATED SEPTEMBER 17, 1958, FILED FOR RECORD OCTOBER 1, 1958 AND RECORDED IN DEED BOOK 1435, PAGE 642, AFORESAID RECORDS, AS AFFECTED BY QUITCLAIM DEED FROM GEORGIA POWER COMPANY, A GEORGIA CORPORATION, TO MAYER S. TAFFER, DATED OCTOBER 2, 1975, FILED FOR RECORD OCTOBER 21, 1975 AND RECORDED IN DEED BOOK 3404, PAGE 434, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
16. EASEMENT FROM JOSEPH E. JOHNSON TO GEORGIA POWER COMPANY, DATED OCTOBER 23, 1962, FILED FOR RECORD NOVEMBER 20, 1962 AND RECORDED IN DEED BOOK 1718, PAGE 669, AFORESAID RECORDS. (DOCUMENT ILLEGIBLE, UNABLE TO PLOT)
17. PERMIT FOR ANCHORS, GUY POLES AND WIRES FROM JOSEPH E. JOHNSON TO GEORGIA POWER COMPANY, DATED NOVEMBER 20, 1962, FILED FOR RECORD JANUARY 8, 1963 AND RECORDED IN DEED BOOK 1728, PAGE 326, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
18. EASEMENT CONTAINED IN WARRANTY DEED FROM TOMIE W. MADDOX, III, WILLIAM D. ELLIS, JR., GEORGE B. [illegible], JAMES E. HARLAND, JR. AND W. STELL HUIE TO CHARLES T. TURNER, JR. AND JAMES E. ROBBINS, DATED MARCH 25, 1969, FILED FOR RECORD MARCH 28, 1969 AND RECORDED IN DEED BOOK 2225, PAGE 544, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
19. EASEMENT FROM TOMIE W. MADDOX, III, GEORGE B. [illegible], JR., WILLIAM D. ELLIS, JR., JAMES E. HARLAND, JR. AND W. STELL HUIE TO CHARLES T. TURNER, JR. AND JAMES E. ROBBINS, DATED MARCH 25, 1969, FILED FOR RECORD MARCH 28, 1969 AND RECORDED IN DEED BOOK 2225, PAGE 544, AFORESAID RECORDS. (AFFECTS, APPROXIMATE LOCATION OF CENTERLINE OF DEED DESCRIPTION PLOTTED HEREON, NO ABOVE GROUND EVIDENCE OF STRUCTURES CONFORMING TO EASEMENT DESCRIPTION NOTED AT TIME OF SURVEY. EXISTING SANITARY SEWER STRUCTURES OBSERVED AT THE TIME OF SURVEY APPEAR TO REMOVE THE EASEMENT AS SHOWN)
20. EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM CHARLES C. BARTON AND GEORGE H. JOHNSON TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED SEPTEMBER 29, 1970, FILED FOR RECORD NOVEMBER 3, 1970 AND RECORDED IN DEED BOOK 2585, PAGE 282, AFORESAID RECORDS. (ESTABLISHES THE RIGHT OF WAY OF BUFORD HWY AS 100' AS SHOWN)
21. EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM SOUTHEAST GENERAL DEVELOPMENT CORPORATION TO DEKALB COUNTY, DATED APRIL 4, 1972, FILED FOR RECORD APRIL 11, 1972 AND RECORDED IN DEED BOOK 2798, PAGE 545, AFORESAID RECORDS. (ESTABLISHES THE RIGHT OF WAY OF MCELROY ROAD AS 60' AS SHOWN)
22. EASEMENT FROM TREASURE VILLAGE, INC. TO GEORGIA POWER COMPANY, DATED JULY 31, 1972, FILED FOR RECORD AUGUST 8, 1972 AND RECORDED IN DEED BOOK 2852, PAGE 545, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
23. EASEMENT FROM TREASURE VILLAGE, INC. TO GEORGIA POWER COMPANY, DATED OCTOBER 13, 1972, FILED FOR RECORD OCTOBER 21, 1972 AND RECORDED IN DEED BOOK 2898, PAGE 130, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
24. AGREEMENT BETWEEN AMERADA HESS CORPORATION, A DELAWARE CORPORATION, SOUTHEAST GENERAL DEVELOPMENT CORPORATION, A GEORGIA CORPORATION, CHARLES C. BARTON AND GEORGE H. JOHNSON, DATED APRIL 10, 1972, FILED FOR RECORD JUNE 1, 1972 AND RECORDED IN DEED BOOK 3014, PAGE 595, AFORESAID RECORDS, AS TRANSFERRED BY SOUTHEAST GENERAL DEVELOPMENT CORPORATION TO ALAN E. SOYS, SIDNEY C. BERGER AND JACK SEHG BY TRANSFER OF AGREEMENT DATED MAY 30, 1972, FILED FOR RECORD JUNE 1, 1973 AND RECORDED IN DEED BOOK 3014, PAGE 593, AFORESAID RECORDS. (AFFECTS AS SHOWN)
25. EASEMENTS CONTAINED IN WARRANTY DEED FROM MALON D. MIMMS TO GEORGIA FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED JULY 8, 1980, FILED FOR RECORD JULY 30, 1980 AND RECORDED IN DEED BOOK 4306, PAGE 403, AFORESAID RECORDS. (AFFECTS AS SHOWN)
26. SEWER USE EASEMENT FROM MALON D. MIMMS TO GEORGIA FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED JULY 23, 1980, FILED FOR RECORD AUGUST 25, 1980 AND RECORDED IN DEED BOOK 4322, PAGE 418, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
27. EASEMENT FROM MALON D. MIMMS TO GEORGIA POWER COMPANY, DATED MAY 25, 1992, FILED FOR RECORD JULY 29, 1992 AND RECORDED IN DEED BOOK 7317, PAGE 317, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
28. EASEMENT FROM MALON D. MIMMS TO GEORGIA POWER COMPANY, DATED SEPTEMBER 22, 1992, FILED FOR RECORD JANUARY 27, 1993 AND RECORDED IN DEED BOOK 7551, PAGE 87, AFORESAID RECORDS. (BLANKET IN NATURE, UNABLE TO PLOT)
29. RIGHTS OF TENANTS IN POSSESSION AND UNDER UNRECORDED LEASES, AS TENANTS ONLY. (NOT A SURVEY RELATED ITEM, UNABLE TO PLOT)

AS A MATTER OF INFORMATION: CERTIFIED LEASE BETWEEN MIMMS ENTERPRISES AND THE UNITED STATES POSTAL SERVICE, DATED JANUARY 12, 1983, FILED FOR RECORD FEBRUARY 8, 1983 AND RECORDED IN DEED BOOK 4711, PAGE 251, AFORESAID RECORDS.

PROPERTY PICTURES

FRONT



BACK



AS SURVEYED TRACT DESCRIPTION

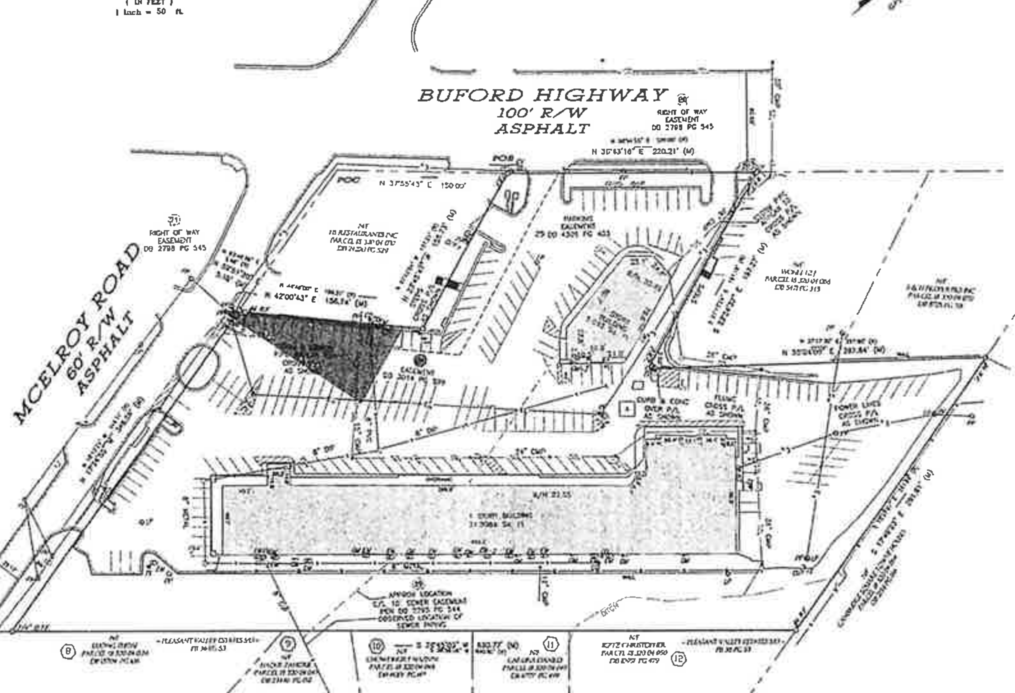
ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING IN LAND LOT 323 OF THE 18TH DISTRICT DEKALB COUNTY, GEORGIA AND BEING MORE FULLY SHOWN AND DESIGNATED ON ALTA/NSPS SURVEY FOR BH PROPERTY PARTNERS, LLC, PEACH STATE FEDERAL CREDIT UNION, ITS AFFILIATES, SUCCESSORS, ASSIGNS AND/OR PARTICIPANTS, AND CHICAGO TITLE INSURANCE COMPANY. LAST REVISED 3/11/16 PREPARED BY LRS SURVEYING AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY MCELROY ROAD (60' R/W) AND THE SOUTHERN RIGHT OF WAY OF BUFORD HIGHWAY (100' R/W); THENCE ALONG THE SOUTHERN RIGHT OF WAY OF BUFORD HIGHWAY (100' R/W) N 37°55'43" E A DISTANCE OF 150.00' TO A P.K. NAIL FOUND AND BEING THE POINT OF BEGINNING (POB);

THENCE TURNING AND CONTINUING ALONG SAID RIGHT OF WAY N 38°43'16" E A DISTANCE OF 220.21' TO A P.K. NAIL FOUND; THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND CONTINUING ALONG THE LINE OF N/F WOHLETZ (DB 5471 PG 345) S 22°24'37" E A DISTANCE OF 197.27' TO A P.K. NAIL FOUND; THENCE TURNING AND CONTINUING ALONG SAID LINE AND ALONG THE LINE OF N/F SAM PROPERTIES INC (DB 8725 PG 300) N 35°04'09" E A DISTANCE OF 237.64' #4 REBAR FOUND; THENCE TURNING AND CONTINUING ALONG THE LINE OF N/F CANDIDOE SQUARE TOWNE HOUSES (DB 2134 PG 180) S 17°43'23" E A DISTANCE OF 291.81' #4 REBAR FOUND; THENCE TURNING AND CONTINUING ALONG THE LINE OF N/F PLEASANT VALLEY ESTATES S/D UNIT 4 (PB 36 PG 53) S 36°45'05" W A DISTANCE OF 630.77' 3/4-INCH OPEN TOP PIPE FOUND ON THE EASTERN RIGHT OF WAY OF MCELROY ROAD (60' R/W); THENCE TURNING AND CONTINUING ALONG SAID RIGHT OF WAY N 17°24'05" W A DISTANCE OF 246.53' TO A #4 REBAR FOUND; THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND CONTINUING ALONG THE LINE N/F 15 RESTAURANTS INC (DB 24320 PG 529) OF N 59°31'29" E A DISTANCE OF 5.16' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING ALONG SAID LINE N 42°00'43" E A DISTANCE OF 156.74' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING ALONG SAID LINE N 22°43'47" W A DISTANCE OF 155.73' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 4.681 ACRES (204,320 SQ. FT)

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



GENERAL NOTES

1. THE FIELD DATA COLLECTED 03/02/16 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN [illegible] FEET AND AN ANGULAR ERROR OF [illegible] SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A [illegible] WAS USED TO OBTAIN LINEAR & ANGULAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 204,103+ FEET.
3. [illegible]
4. [illegible]
5. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH, OR OTHERWISE KNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
6. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THE SURVEYOR TO IDENTIFY ANY WETLAND AREAS ON THIS PROPERTY. WETLAND IDENTIFICATION AND DELINEATION SHOULD BE PERFORMED BY A QUALIFIED WETLAND SPECIALIST PRIOR TO ANY LAND DISTURBANCE.
7. THERE IS NO OBSERVED EVIDENCE BY THE SURVEYOR OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USED AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
8. SUBJECT PROPERTY HAS ACCESS TO BUFORD HWY AND MCELROY ROAD A PUBLIC MAINTAINED RIGHT OF WAY.

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

TO: BH Property Partners, LLC, Peach State Federal Credit Union, its affiliates, successors, assigns and/or participants, and Chicago Title Insurance Company

[illegible]

DATE OF PLAT [illegible]

Lewis R. Shelton
Georgia Registered Land Surveyor #2971
LRS Surveying
29 Maple Ridge Dr. Suite 104
Cartersville, Ga. 30121

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SITE INFO

CURRENT OWNER BH PROPERTY PARTNERS LLC

TAX ID # 18 320 04 038
DEED BOOK 24792 PAGE 583

LAND LOT 320 18th DISTRICT
DEKALB COUNTY, GEORGIA

CLIENT

BH Property Partners, LLC, Peach State Federal Credit Union, its affiliates, successors, assigns and/or participants, and Chicago Title Insurance Company.

NO.	DATE	REVISION
1.		
2.		
3.		
4.		

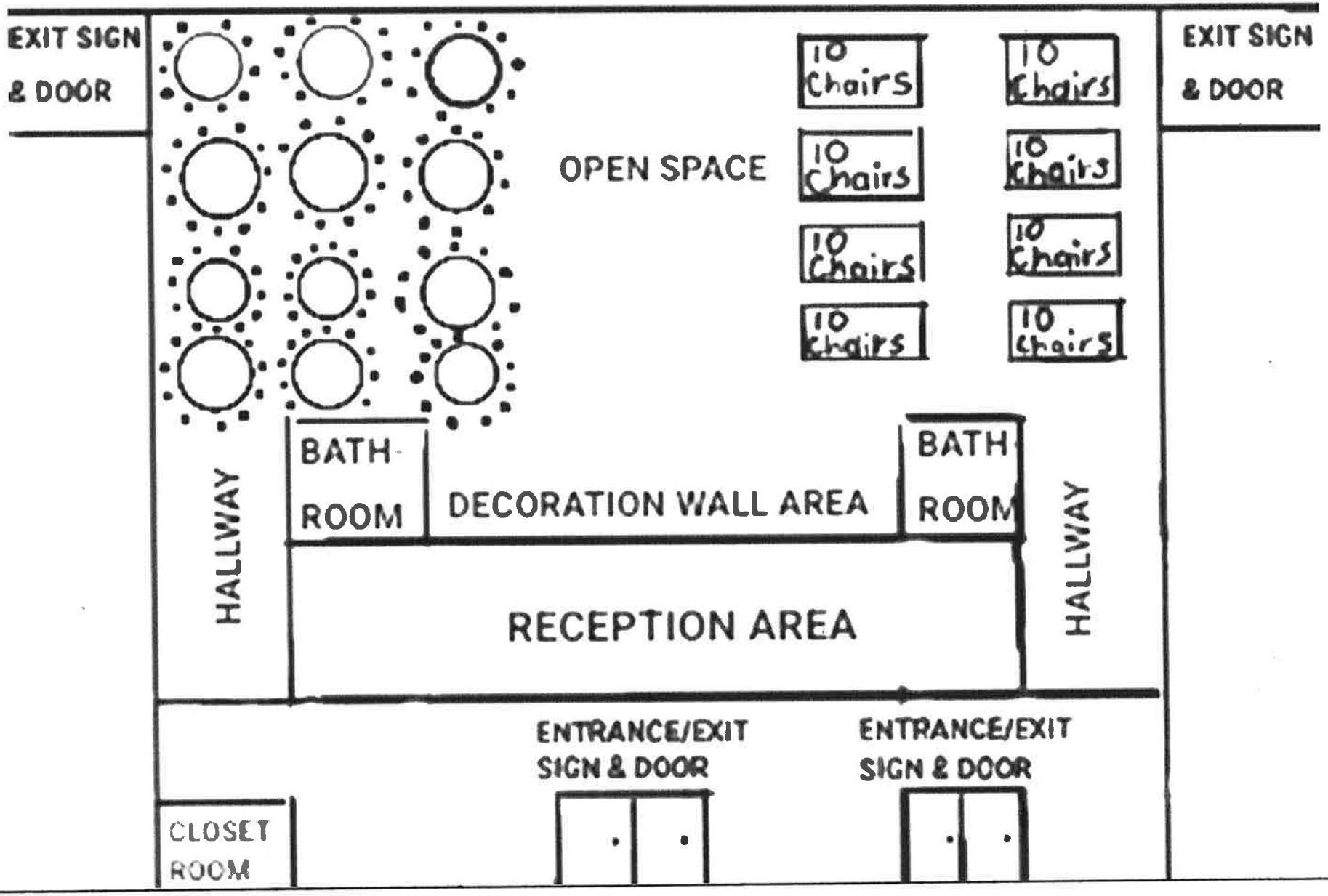
SHEET TITLE
ALTA/ACSM LAND TITLE SURVEY
PROJECT
5803 BUFORD HWY
DORAVILLE, GA 30340

Date:	03/07/16
Scale	1"=50'
Surveyed By:	L.S.
Drawn By:	L.S.
Checked By:	L.S.
Project No.	16-015
DWG No.	16-015
FBK. No.	N.A.
Sheet Number	1 OF 1

LRS Surveying
29 Maple Ridge Drive
Suite 104
Cartersville, GA. 30121
Tel: (770) 235-3610
email:LShelton@LRSsurveying.com
GA Firm #LSF001008

CASSANDRA'S EVENT HALL

5805 BUFORD HWY NE SUITE 18 A DORAVILLE GA 30340



Note: ○ tables Round ▭ square Rectangle tables and chair


BILLAR
ENTRANCE
OPEN


5805
18
ENTRANCE
STE 18A







THE CITY OF Doraville
Diversity, Vitality, Community

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

RECEIVED
JUL 14 2026
CITY OF DORAVILLE

TYPE OF APPLICATION: #CUP-26-02

I, BH Property Partners / Kyong Park SWEAR THAT I AM THE **PROPERTY**
Printed owner(s) name

LANDOWNER OF: B.H. Property Partners / Treasure Village

AND PARCEL ID NO. 1832004038

AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):
Cassandra's Event Hall / Gloria Dorado

ADDRESS: 5805 Buford Hwy NE Suite 18A
Doraville GA 30340

TELEPHONE: [redacted] EMAIL: [redacted]

Signature of Property Landowner

Kyong Park
Print Name of Property Landowner

Personally Appeared
Before Me
Kyong Park

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Edith Mata
Signature of Notary Public Exp 7/11/2027

7/01/2026
Date

GWINNETT COUNTY, GEORGIA NOTARY PUBLIC EDITH MATA

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: CUP-26-02

RECEIVED
JUL 14 2026
DATE RECEIVED
CITY OF DORAVILLE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. Ch 36-67A, the following questions must 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 X

If the answer is Yes, you must provide written disclosure with the governing authority of the City of Doraville showing:

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 date of each such contribution.

Isabel Medrano-Cervantes 06/29/2026
NOTARY DATE

Isabel Medrano-Cervantes
Notary Name Printed

03/24/2030
EXPIRATION DATE / SEAL

NOTARY PUBLIC ISABEL MEDRANO CERVANTES GWINNETT COUNTY, GA MY COMMISSION EXPIRES MARCH 24 2030

Gloria Dorado 6/29/2026
SIGNATURE OF APPLICANT DATE

Gloria Dorado
Applicant Name Printed

Check One: Owner ✓ Applicant/Agent _____

Subject Property Street Address:

_____

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: CUP-26-02

RECEIVED
JUL 14 2026
CITY OF DORAVILLE

PRE-APPLICATION MEETING WITH STAFF

Prior to submitting the application, applicants shall meet with staff to discuss all application submittal requirements.

DATE OF MEETING: 6/3/26

Please state the Conditional Use you are requesting: commercial rec. establishment greater than 3,000 SF

Applicant's Signature: To the best of my knowledge, this pre-application review is correct and complete. Applicant will submit documentation for the application pursuant to the Zoning Ordinance of the City of Doraville.

Applicant signature: _____ Date: _____

Staff signature: _____ Date: 6/25/26

Staff name printed: Albert Treviño

Staff signature only certifies that the required pre-application meeting has been held and does not indicate the position of the Community Development Department on any proposal.

APPLICANT SIGNATURES

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before it will be accepted. It must include all required attachments and filing fees. **An application which lacks any of the required attachments or information shall be deemed incomplete and shall not be accepted.**

Isabel Medrano-Cervantes 06/29/2026
NOTARY DATE

Isabel Medrano-Cervantes
Notary Name Printed

03/24/2030
EXPIRATION DATE / SEAL

ISABEL MEDRANO CERVANTES
NOTARY PUBLIC
GWINNETT COUNTY, GA
MY COMMISSION EXPIRES
MARCH 24 2030

Gloria Dorado 6/29/2026
SIGNATURE OF APPLICANT DATE

Gloria Dorado
Applicant Name Printed

Check One: Owner ✓ Applicant/Agent _____

AGENDA ITEM NO. X.C

Agenda Item Memorandum

CITY COUNCIL (ZONING) AGENDA ITEM REPORT

ITEM TITLE: CUP-26-04 - Consideration for approval of a conditional use permit, submitted by Cue District c/o Nabeel Khoja, for an accessory alcohol license for an established billiards hall located at 6035 Peachtree Road, Suite A-213, 214, 215, and zoned T-5 (Urban Center). (First Read) (Public Hearing).

DATE: September 16, 2026

SUBMITTED BY: Albert Trevino, Community Development

ITEM TYPE: Action Item

AGENDA SECTION: NEW BUSINESS

PRESENTED BY: Planning + Community Development

ATTACHMENTS:

CUP-26-04_Cover Page and Memo.pdf
CUP-26-04_Staff Report.pdf
CUP-26-04_Presentation.pdf
CUP-26-04 Application Resized_Redacted.pdf

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

CUP-26-04

ADDRESS: 6035 Peachtree Road, Suite A-213, A-214, & A-215

APPLICANT: Cue District c/o Nabeel Khoja

REQUEST: Consideration for approval of a conditional use permit for an accessory alcohol license for an existing billiards hall within the T-5 (Urban Center) district.

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

CONTACT US

PHONE: (770) 451-8745
E-MAIL: planning@doravillega.us

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

MAYOR AND COUNCIL
SEPTEMBER 16, 2026 (1ST READ)

PLANNING COMMISSION
SEPTEMBER 2, 2026

PUBLIC NOTICE SIGN POSTED
AUGUST 27, 2026

NEWSPAPER AD PUBLISHED
AUGUST 25, 2026

APPLICATION DEADLINE
AUGUST 5, 2026

MEMORANDUM

ZONING CASE #: CUP-26-04

TO: Mayor and City Council

FROM: Department of Planning + Community Development

SUBJECT: **Consideration for approval of a conditional use permit for an accessory alcohol license for an existing billiards hall.**

DATE: September 16, 2026

ZONING REQUEST

The applicant, Nabeel Khoja, is seeking a conditional use permit for an accessory alcohol license for a billiards hall known as Cue District. Cue District is a new business that took over the former Red Fox billiards hall in the Peachtree Pavillion shopping center at 6035 Peachtree Road, Suite A-213, 214, & 215, zoned T-5 (Urban Center). Cue District is currently open and is seeking approval to be able to serve alcohol.

STAFF RECOMMENDATION: APPROVAL WITH CONDITION

Staff recommends approval of case number #CUP-26-04 with the following condition:

1. The business shall not have coin-operated amusement machines as defined in Sec. 6-61.

PLANNING COMMISSION: APPROVAL WITH CONDITION

At their regularly scheduled meeting held on September 2, 2026, the Planning Commission recommended **approval with staff's condition**.

MAYOR AND COUNCIL DECISION: TBD

The first read will occur on September 16, 2026.

A second read will occur on October 21, 2026, if needed.

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

CONTACT US

PHONE: (770) 451-8745
E-MAIL: planning@doravillega.us

THE CITY OF Doraville
Diversity, Vitality, Community

COMMUNITY DEVELOPMENT

2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

MAYOR AND COUNCIL
SEPTEMBER 16, 2026 (1ST READ)

PLANNING COMMISSION
SEPTEMBER 2, 2026

PUBLIC NOTICE SIGN POSTED
AUGUST 27, 2026

NEWSPAPER AD PUBLISHED
AUGUST 25, 2026

APPLICATION DEADLINE
AUGUST 5, 2026

STAFF REPORT

ZONING CASE #: CUP-26-04

Property Address
6035 Peachtree Road, Suite A-212, A-213, & A-214

Applicant
Cue District c/o Nabeel Khoja

Representative
None

Property Owner
Jeong Oh America, LLC

Current Zoning
T-5 (Urban Center)

Current Character Area
Assembly District

Project Request: Conditional use permit for an accessory alcohol license.



Aerial view of subject property (Dekalb Parcel Viewer)

PROPERTY DETAILS

Parcel ID #: 18 322 02 008
Land Area: 13.71 +/- acres
Floodplain: No **Stream:** No
Election District: 1
Close to another municipality: Yes, Chamblee
Year Primary Structure Built: 2008
Existing Suite Total SQFT: +/- 5,650
Existing Parking Spaces: 807 +/- spaces
Required Parking Spaces: 28 spaces

RECOMMENDATION

Staff:
Approval with condition
Planning Commission:
Approval with condition

ADJACENT PROPERTY DETAILS

Surrounding Zoning and Character Area

North:
Zoning: T-5 (Urban Center)
Character Area: Assembly District

South:
Zoning: SD-3 (Special District: Assembly)
Character Area: Assembly District

East:
Zoning: SD-1 (Special District: Motors)
Character Area: Assembly District

West:
Zoning: City of Chamblee
Character Area: City of Chamblee

FRONT FAÇADE



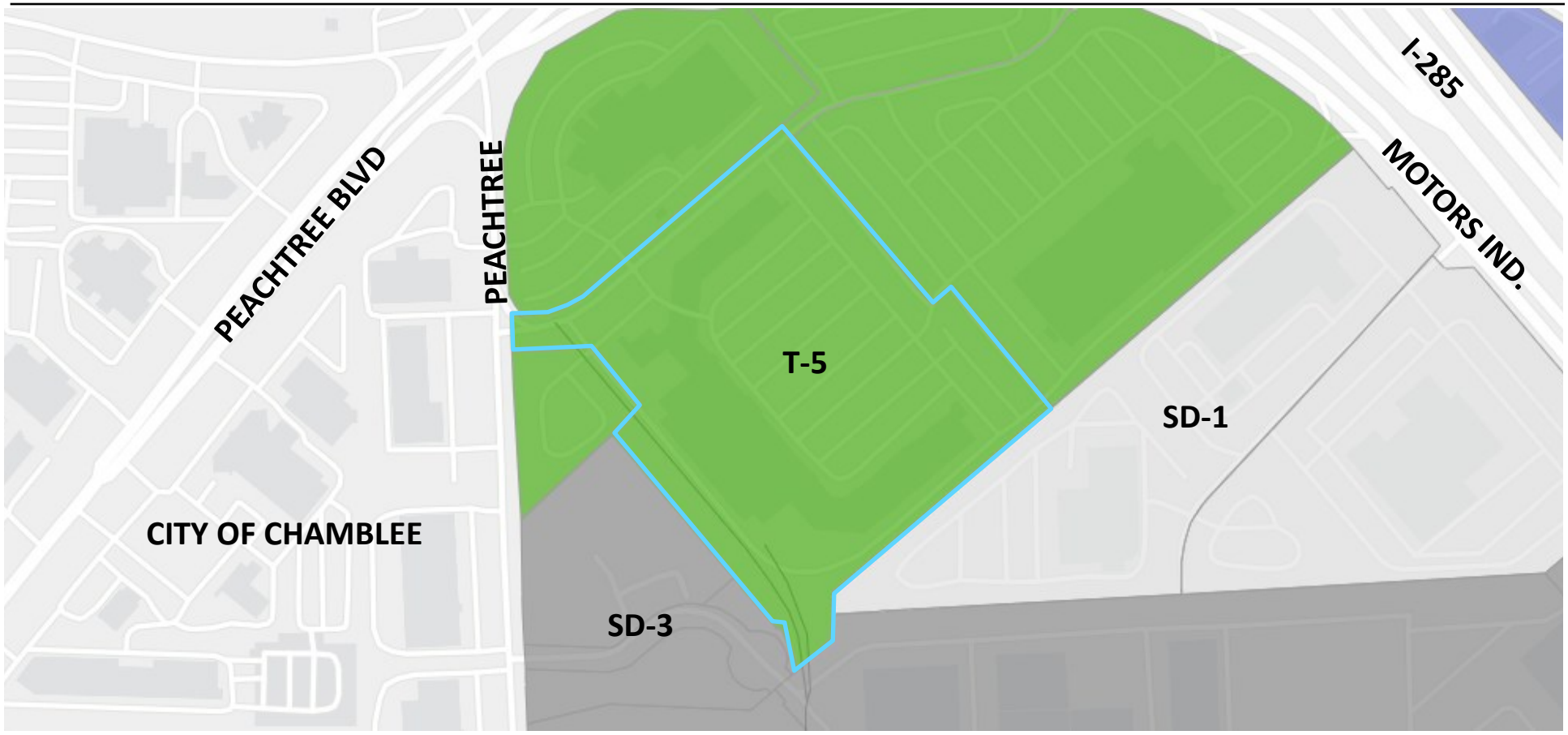
GOOGLE EARTH



DEKALB PARCEL VIEWER



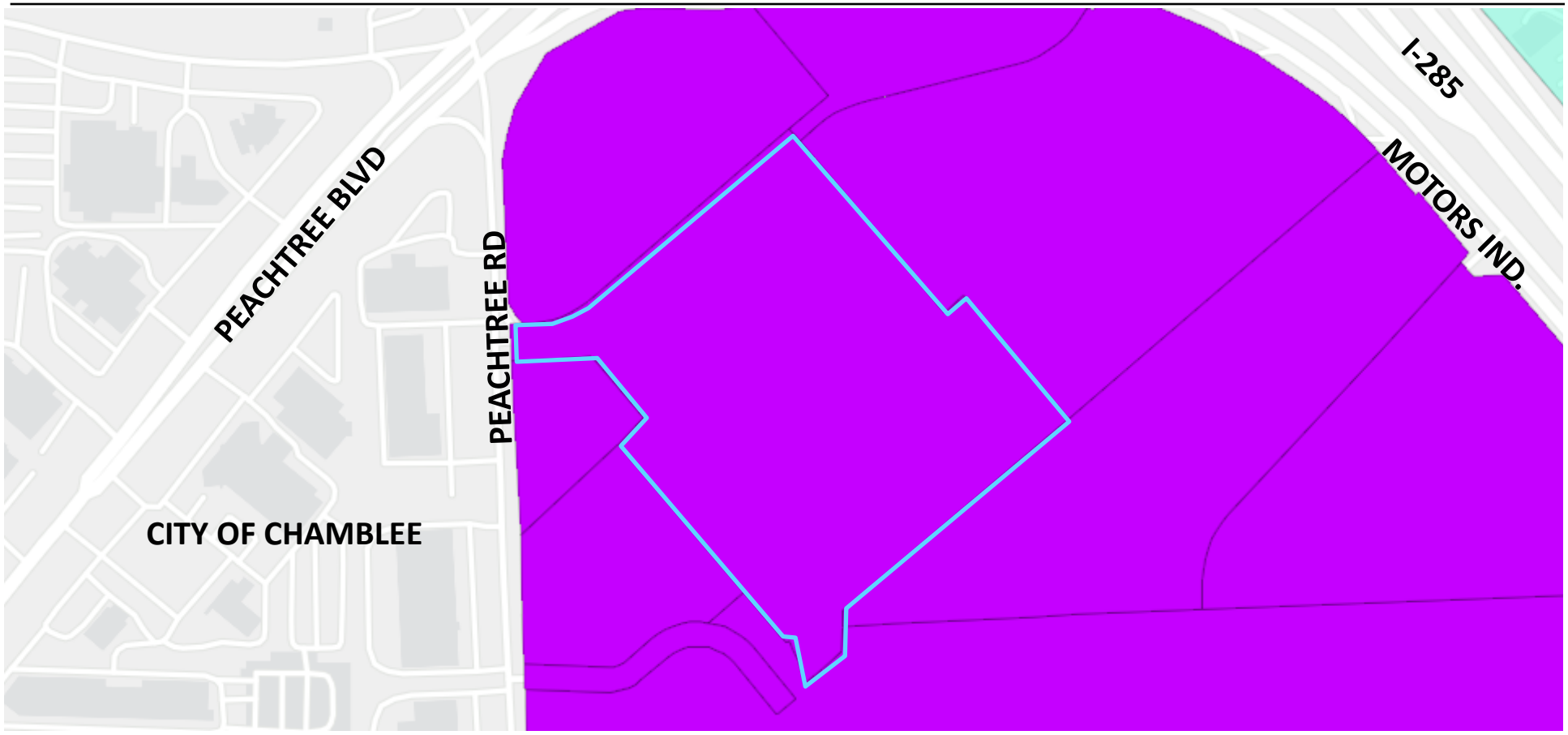
ZONING MAP



ZONING DISTRICTS

- R-1 Single-Family Residential
- R-2 General Residential
- R-3 Multi-Family Apartments
- R-3-C Multi-Family Apartments Conditional
- R-4 Multi-Family Condos & Households
- R-CH Single-Family Cluster Residential
- RSFA Single-Family Attached Residential
- RSFA-C Single-Family Attached Residential Conditional
- M-1 Light Manufacturing
- M-1-C Light Manufacturing Conditonal
- M-2 Heavy Manufacturing
- M-2-C Heavy Manufacturing Conditional
- O-I Office-Institutional
- O-I-C Office-Institutional Conditonal
- O-W Office Warehouse
- O-W-C Office Warehouse Conditional
- T-3 Sub-Urban
- T-4 General Urban
- T-5 Urban Center
- T-5-C Urban Center Conditonal
- T-6 Urban Core
- T-6-C Urban Core Conditonal
- SD-1 Special District: Motors
- SD-2 Special District: Carver Hills
- SD-3 Special District: Assembly

FUTURE LAND USE MAP



CHARACTER AREAS

- Neighborhood Preservation District
- BuHi Cultural Corridor
- Light Industrial/Commercial
- Office Hub
- Doraville Town Center
- Tank Farms District
- PIB Marketplace
- Assembly District
- Other

PROPOSED ANNEXATION AREAS

DORAVILLE BOUNDARY

STAFF REPORT

ZONING REQUEST: CONDITIONAL USE PERMIT

The applicant is seeking a conditional use permit for an accessory alcohol license.

PROJECT BACKGROUND

The applicant is seeking an accessory alcohol license to be able to serve alcohol at their establishment. They are the owners of a billiard hall known as Cue District located at the Peachtree Pavillion shopping center. Cue District received their Doraville business license on June 26, 2026 and are currently open to the public. The request is to be able to serve beer, wine, and spirits.

BILLIARD HALL DETAILS

Space Size: +/- 5,650 SF

Services Provided: Pool hall, sports lounge, food service, dart and board games

Hours of Operation:
Monday through Thursday: 3:00 p.m. to 11:00 p.m.
Friday through Sunday: 12:00 p.m. to 2:00 a.m.

Employees: 5-8 employees consisting of managers, bartenders, servers, kitchen staff, floor attendants, and security personnel.

Pre-Application Meeting
July 8, 2026

Application Submitted
August 6, 2026

Fees Paid
$450

FORMER TENANT: RED FOX

Red Fox was the former tenant of this space. They received an approved conditional use permit (#CUP-18-04) to operate a billiards hall in 2018.

Red Fox's 2025 alcohol license was for beer, wine, and spirits. Red Fox obtained a 2025 business license, however, they did not renew it for 2026. Staff is unsure of the exact date that Red Fox unoccupied the space.

COVER LETTER (PG 1 OF 4)

Conditional Use Permit Cover Letter

Cue District: Conditional Use Permit Accessory Beverage License

Dear Honorable Members of the Planning Commission and City Council,

We respectfully submit this letter in support of our application for a Conditional Use Permit to allow the sale and service of beer, wine, and distilled spirits at Cue District, located at 6035 Peachtree Rd., Suite A213, A214,& A215, Doraville, Georgia.

Cue District is a professionally managed pool hall and sports lounge whose primary purpose is to provide a safe, welcoming, and community-oriented destination for billiards, televised professional/collegiate sporting events, and social recreation. Our guests will gather to enjoy billiards while watching NFL, NBA, Sunday Night Football, Monday Night Football, college football /basketball, and other major sporting events in a proficiently supervised environment that promotes positive community interaction.

The requested alcohol permit is intended solely as an accessory to our primary business and is not the principal focus of our operation. Our emphasis will remain on quality entertainment, recreation, and hospitality. The responsible sale and service of beer, wine, and distilled spirits will simply enhance the overall customer experience and allow us to remain competitive with similar entertainment venues throughout the metropolitan area. All employees involved in alcohol service will receive the required training and will strictly comply with all applicable state and local laws and regulations.

We are committed to being a responsible business and a positive addition to the Doraville community by providing a professionally managed venue that encourages recreation, social engagement, and local economic activity. We appreciate your consideration of our application and respectfully request your approval of our Conditional Use Permit.

Proposed Use

The proposed use is a 5,650–square-foot pool hall and sports lounge featuring pool tables, televisions for sporting events, comfortable seating areas, and recreational entertainment. The establishment is designed to serve adults and families seeking a clean, professionally operated venue for leisure, social gatherings, and corporate events. The spacious layout provides a large, open, and walkable entertainment environment that allows for safe and comfortable patron movement, seating, and social interaction. Due to the size and design of the facility, the proposed use is not a small or confined venue, but rather a well-planned recreational destination capable of accommodating guests in a responsible manner while

COVER LETTER (PG 2 OF 4)

allowing for the permitted service of beer, wine, and distilled spirits as an accessory component to the overall entertainment experience. The larger footprint supports organized operations, proper supervision, and a family-friendly atmosphere consistent with the character of the existing commercial center.

Services Provided

The business will offer a variety of entertainment and hospitality services, including:

- Pool tables for recreational play, league players, and tournaments
- Sponsors of the Atlanta UPA League (Professional League)
- Multiple large screen televisions broadcasting sporting events
- Food service
- Alcoholic and non-alcoholic beverages
- Board games
- Dart boards
- A clean, welcoming, and professionally managed atmosphere that encourages responsible recreation

Our goal is to create a destination that fosters community engagement while maintaining a safe and enjoyable experience for every guest.

Manner of Operation

The proposed hours of operation are:

- **Monday through Thursday:** 3:00 p.m. – 11:00 p.m.
- **Friday through Sunday:** 12:00 p.m. – 2:00 a.m.

The business anticipates employing a team of 5-8 members consisting of managers, bartenders, servers, kitchen staff, floor attendants, and security personnel. Staffing levels will increase during evenings, weekends, and major sporting events to ensure efficient operations, excellent customer service, and a safe environment.

Employee roles will include general management responsibilities such as overseeing daily operations, ensuring compliance with business policies, coordinating staff schedules, and

COVER LETTER (PG 3 OF 4)

maintaining a high standard of customer service. Bartenders and servers will be responsible for providing attentive service to guests, managing food and beverage orders, and ensuring responsible service practices. Kitchen staff will assist with preparing and serving food items in accordance with applicable health and safety standards. Floor attendants will support daily operations by maintaining a clean and organized facility, assisting customers, monitoring recreational areas, and ensuring a positive guest experience. A designated manager will be on-site at all times during business operations to oversee all aspects of the establishment, including the sale and consumption of alcoholic beverages. The manager will be responsible for supervising employees, ensuring compliance with all applicable alcohol laws and regulations, monitoring responsible alcohol service, and maintaining a safe, orderly, and professionally managed environment for both customers and staff.

Neighboring Uses

Cue District is located within Peachtree Plaza, an established commercial shopping center that has an existing mix of complementary entertainment, dining, and leisure-oriented businesses. The proposed use is consistent with the center's existing character and will enhance the variety of recreational and social opportunities available to patrons. Our directly adjacent tenant, Mic's Karaoke Place (Suite A208), is a family- and group-oriented karaoke entertainment venue that serves alcoholic beverages and operates until 2:00 a.m. Additionally, International Beverage (Suite C106) is a beer, wine, and spirits liquor store located within the same shopping center. Crazy Skewers (Suite A118) is a restaurant that provides its customers with the option to enjoy Asian beer offerings as part of its dining experience. Furthermore, other restaurants within the plaza currently offer alcoholic beverages alongside food service as part of their operations.

The proposed pool hall and sports lounge is compatible with and complements the existing businesses within the commercial plaza by providing a unique recreational and entertainment option that serves a similar customer base seeking social activities and leisure experiences. As the only pool hall and billiards-focused establishment within the center, Cue District will not compete with existing businesses but will instead enhance the overall business mix by adding a new destination for residents, visitors, and surrounding businesses to enjoy. The proposed use will encourage customers to visit multiple establishments within the plaza, support local businesses, and contribute to the continued vitality and appeal of the commercial center through additional opportunities for social gatherings, entertainment, and community engagement.

COVER LETTER (PG 4 OF 4)

Conclusion

We respectfully request approval of our Conditional Use Permit application for beer wine and spirits. We believe this business will provide a positive recreational venue that enhances the commercial center, creates local employment opportunities, encourages responsible entertainment, and contributes to the local economy.

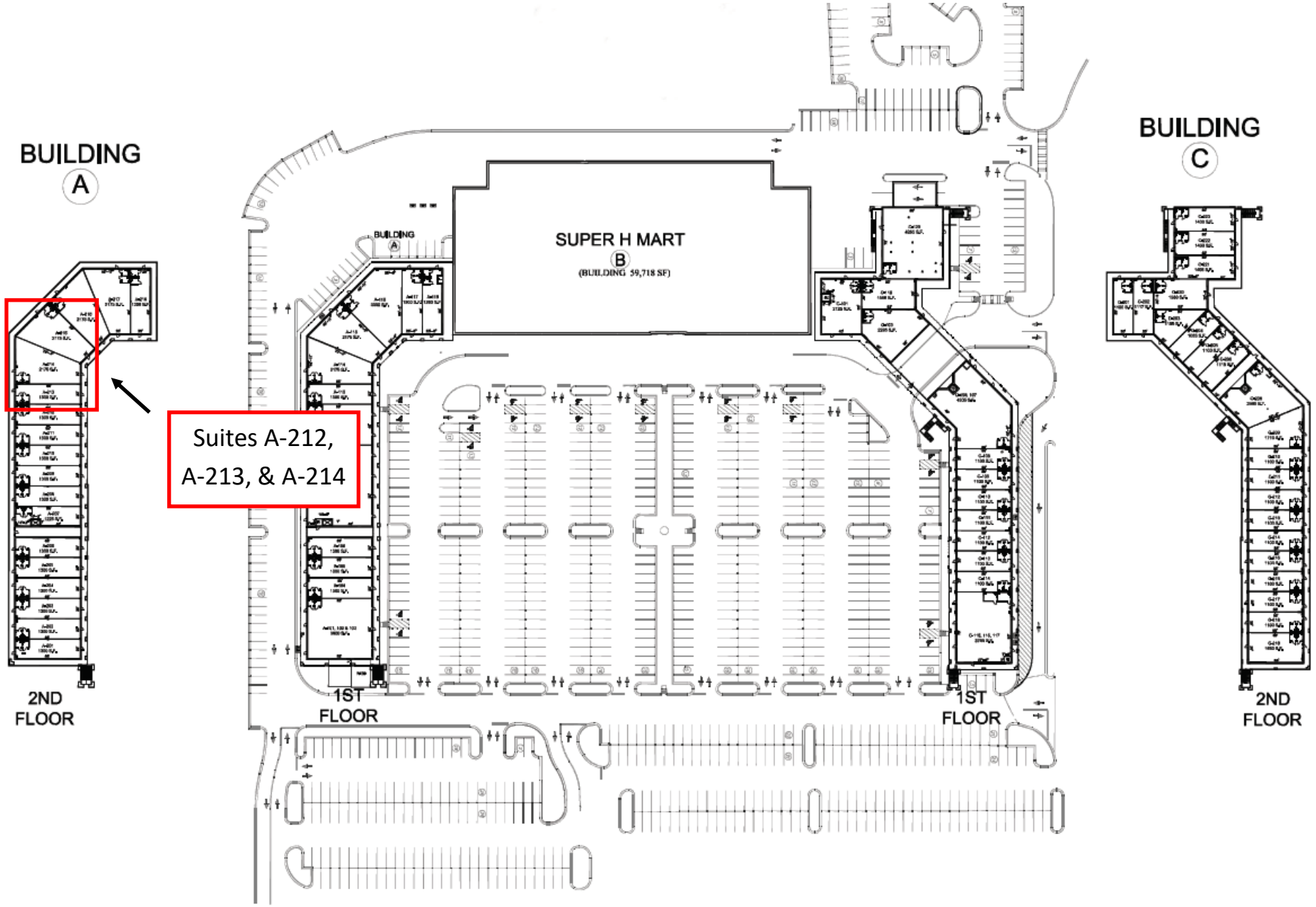
We appreciate your time and consideration and look forward to working with the City throughout the review process. We are committed to operating a business that reflects the City's standards for safety, professionalism, and community responsibility.

Sincerely,

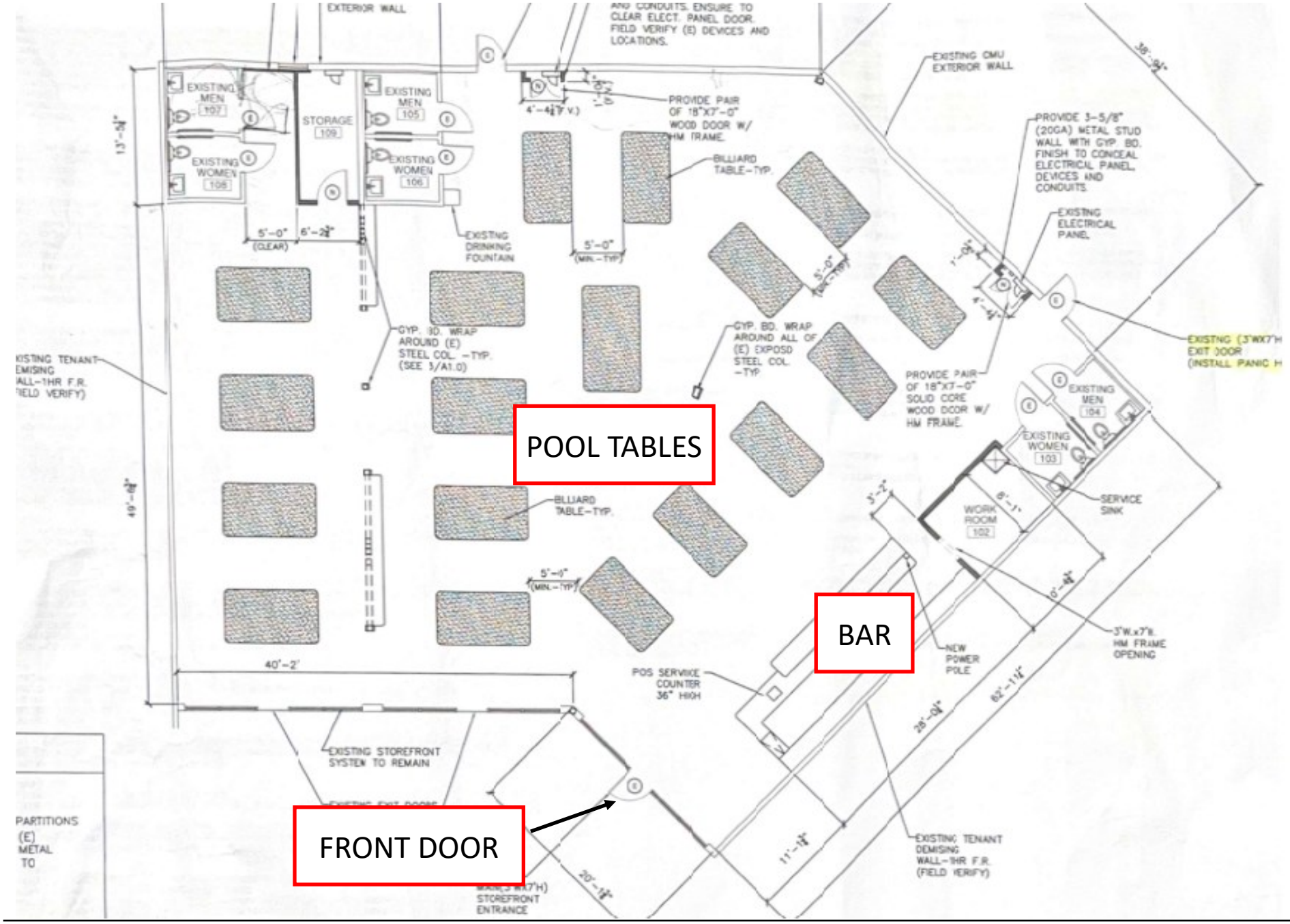
Nabeel Khoja

Cue District

SITE PLAN


BUILDING
A
2ND
FLOOR
Suites A-212,
A-213, & A-214
BUILDING
A
SUPER H MART
B
(BUILDING 59,718 SF)
1ST
FLOOR
1ST
FLOOR
BUILDING
C
2ND
FLOOR

FLOOR PLAN


POOL TABLES
BAR
FRONT DOOR
EXISTING MEN 107
EXISTING WOMEN 108
STORAGE 109
EXISTING MEN 105
EXISTING WOMEN 106
EXISTING MEN 104
EXISTING WOMEN 103
WORK ROOM 102
EXISTING CMU EXTERIOR WALL
PROVIDE PAIR OF 18"X7'-0" WOOD DOOR W/ HM FRAME
BILLIARD TABLE-TYP.
EXISTING DRINKING FOUNTAIN
GYP. BD. WRAP AROUND (E) STEEL COL. -TYP. (SEE 3/A1.0)
GYP. BD. WRAP AROUND ALL OF (E) EXPOSD STEEL COL. -TYP
PROVIDE 3-5/8" (20GA) METAL STUD WALL WITH GYP. BD. FINISH TO CONCEAL ELECTRICAL PANEL, DEVICES AND CONDUITS
EXISTING ELECTRICAL PANEL
PROVIDE PAIR OF 18"X7'-0" SOLID CORE WOOD DOOR W/ HM FRAME
SERVICE SINK
POS SERVICE COUNTER 36" HIGH
NEW POWER POLE
EXISTING STOREFRONT SYSTEM TO REMAIN
EXISTING TENANT DEMISING WALL-1HR F.R. (FIELD VERIFY)
EXISTING TENANT DEMISING WALL-1HR F.R. (FIELD VERIFY)
PARTITIONS (E) METAL TO
STOREFRONT ENTRANCE
40'-2"
5'-0" (CLEAR)
5'-0" (MIN.-TYP)

INTERIOR PHOTO



INTERIOR PHOTO



STAFF REPORT

STREET DATA

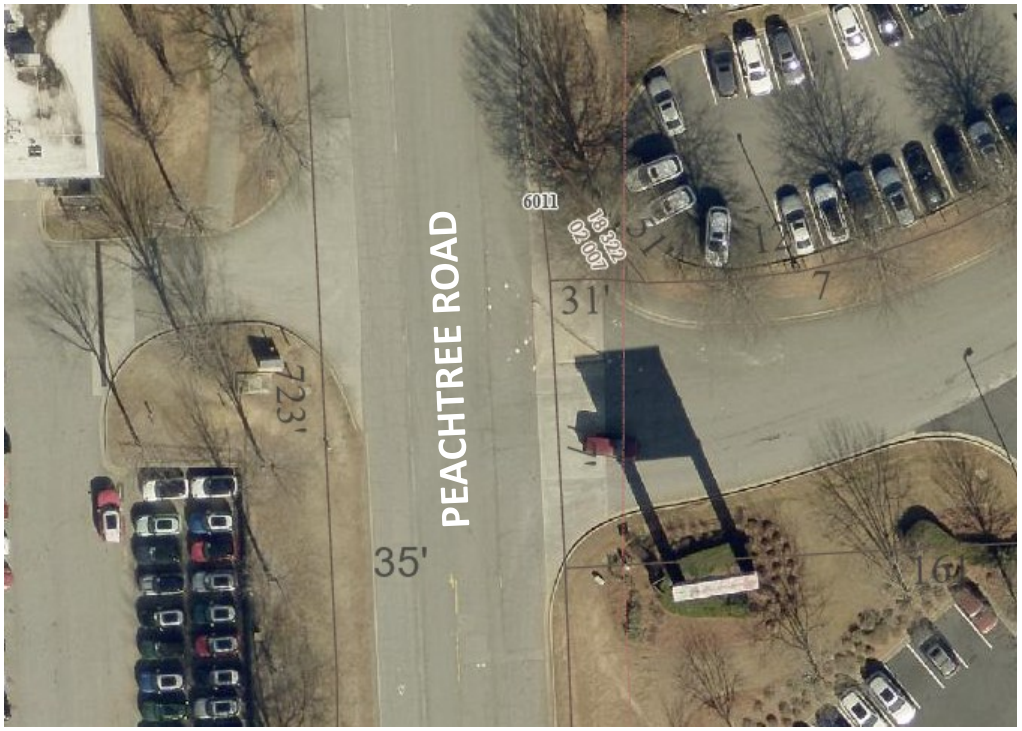
STREET #1

Name
Peachtree Road

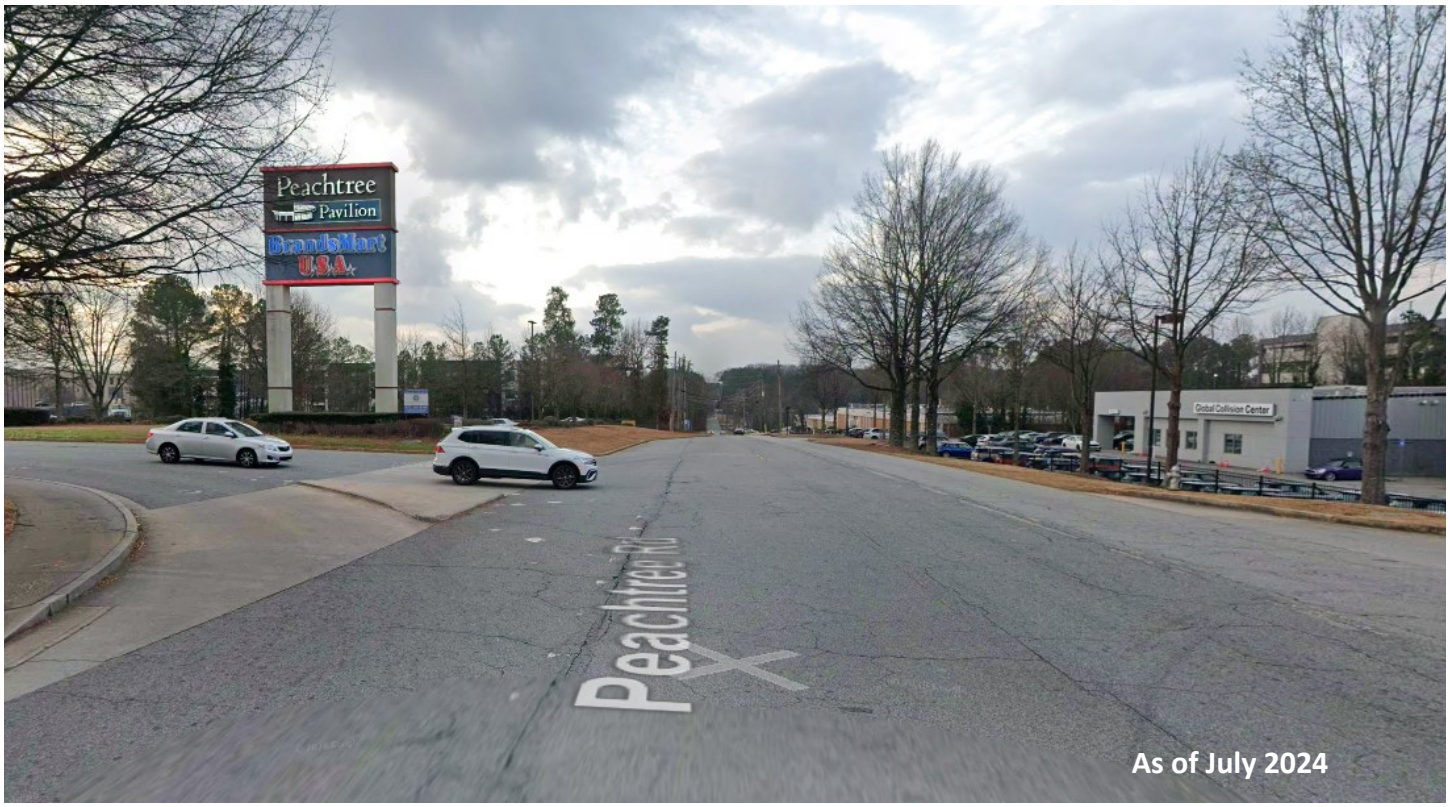
Width
60 +/- feet

Speed Limit
35-MPH

AERIAL OF STREET #1



STREET VIEW: PEACHTREE ROAD



RELEVANT ZONING REGULATIONS

Sec. 23-902. - Use table for all zoning districts.

USE	T-5
Accessory alcohol license	CUP

Sec. 3-66.3. - Regulations applicable to accessory alcohol sales and consumption.

ORDINANCE
a) All applicants wishing to acquire an accessory alcohol license for their business must first acquire a conditional use permit (CUP) from the City Council, as outlined in section 23-1501. 1) Said CUPs shall be tied to the location and business to which they are issued, and not to the property. 2) Restaurants, nightclubs, banquet halls, event venues, dance halls, sexually oriented businesses, saunas and other similar uses (as determined by the Director of Planning and Community Development) shall not be eligible to apply for or obtain an accessory alcohol license. b) All persons serving alcohol at an establishment with an accessory alcohol license shall obtain employee permits subject to section 3-13. c) Businesses granted accessory alcohol licenses shall at all times maintain a valid occupation tax certificate (OTC) with the City. Failure to do so will incur an automatic rescission of any licenses granted for accessory alcohol sales. d) Accessory alcohol licensees are not subject to the distance requirements as outlined in subsection 3-20(e). e) Licensees are not subject to the food service requirements of other on-site consumption licensees, as required in subsection 3-28(c)(5).

STAFF REPORT

CITY'S CONDITIONAL USE PERMIT STANDARDS

Sec. 23-1501. - Conditional use permits.

(a) *Purposes.* The purpose of a conditional use permit (CUP) is to allow the establishment of uses which may be suitable only in certain locations in a zoning district or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district. Only those uses enumerated as conditional uses in a particular zoning district shall be authorized as conditional uses.

...

(c) *Standards.* When considering an application for a CUP, the City Community Development Director, Mayor, and City Council shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

1) The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent developments and neighborhoods.
4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and the proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and neighborhoods.
7) The proposed use is based on the site plan in conformity with all space limits, buffers, parking and loading provisions, and other provisions of this article.
8) The proposed use applicant has agreed to any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

STAFF REPORT

STAFF'S ANALYSIS OF VARIANCE STANDARDS

Sec. 23-1501. - Conditional use permits.

1) The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.

The subject property is located within the BuHi Cultural Corridor character area as identified within the Comprehensive Plan. The vision for this corridor is to preserve the international diversity of businesses and new multi-family residents along Buford Highway while becoming a walkable and vibrant district for Doraville residents, workers, and visitors from around the world. This area strives to be a bustling area of internationally rooted small local businesses. The proposed use does align with the vision of the character area by preserving the international diversity of business.

2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

The proposed use is consistent with the general purpose and intent of the T-5 (Urban Center) form based code district. The general character of the T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail and offices. Precious metal dealers are allowed by a conditional use permit, given that it is a good fit for the specific location.

Laxmi Jewelry is interested in opening a jewelry store in the Pinetree West shopping center. This is a multi-tenant retail center with ample parking. The total square footage of the proposed jewelry store is about 1,575 square feet. The previous tenant was Kim's Pharmacy and the current adjacent business is Kung Fu Tea.

3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent developments and neighborhoods.

The proposed use is compatible with other adjacent uses along Buford Highway. The site is nestled between Koreatown Shopping Center and Peach Plaza shopping center among. The site overall does not need any improvements dealing with adverse impacts to odors, visual nuisances, drainage or other similar adverse effects to adjacent developments and neighborhoods.

The business owner is proposing to build out the jewelry store to fit their needs including constructing a showroom, offices, and a vestibule.

STAFF REPORT

STAFF'S ANALYSIS OF VARIANCE STANDARDS

Sec. 23-1501. - Conditional use permits.

4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The proposed use could generate pedestrian traffic and will generate vehicular traffic, which would not appear to cause hazard or conflict with the existing and anticipated traffic along Buford Highway.

5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.

The proposed use is not adding any roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets. The current roadway infrastructure can handle the traffic that the proposed jewelry store will generate.

6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and the proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and neighborhoods.

The proposed use does not need to incorporate features to minimum adverse effects on adjacent properties. The proposed use meets the standards for the zoning district and the use is compatible with the adjoining development and neighborhoods.

7) The proposed use is based on the site plan in conformity with all space limits, buffers, parking and loading provisions, and other provisions of this article.

The proposed use is based on the site plan which is in conformity with all space limits, buffers, parking and loading provisions and other provisions of this article.

8) The proposed use applicant has agreed to any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

The applicant is amenable to any specific limitations or conditions deemed necessary to protect the interest and ensure the continued beneficial use and enjoyment of nearby properties.

STAFF REPORT

RECOMMENDATION & DECISION

STAFF RECOMMENDATION: APPROVAL WITH CONDITION

Staff recommends approval of case number #CUP-26-04 with the following condition:

Condition:

1. The business shall not have coin-operated amusement machines as defined in Sec. 6-61.

PLANNING COMMISSION: APPROVAL WITH CONDITION

At their regularly scheduled meeting held on September 2, 2026, the Planning Commission recommended **approval with staff's condition**.

MAYOR AND COUNCIL DECISION: TBD

The first read will occur on September 16, 2026.

A second read will occur on October 21, 2026, if needed.

CUP-26-04

Alcohol – 6035 Peachtree Rd, Ste. A-213, 214, 215

CITY COUNCIL

SEPTEMBER 16, 2026

SUMMARY + CONTEXT

APPLICANT

Cue District c/o Nabeel Khoja

REQUEST

Conditional use permit request for an accessory alcohol license for an existing billiards hall in the T-5 zone.

BACKGROUND

The applicant is proposing to obtain an alcohol license to be able to serve beer, wine, and spirits at their pool hall establishment.

GOOGLE EARTH



= Proposed jewelry store

STREET VIEW


BILLIARD HALL
SUITES
CUE DISTRICT
NOW OPEN
YUNNAN RICE NOODLE
NEW SUPER Phở
A-113

BUSINESS DETAILS

BILLIARDS HALL

Space Size: +/- 5,650 SF

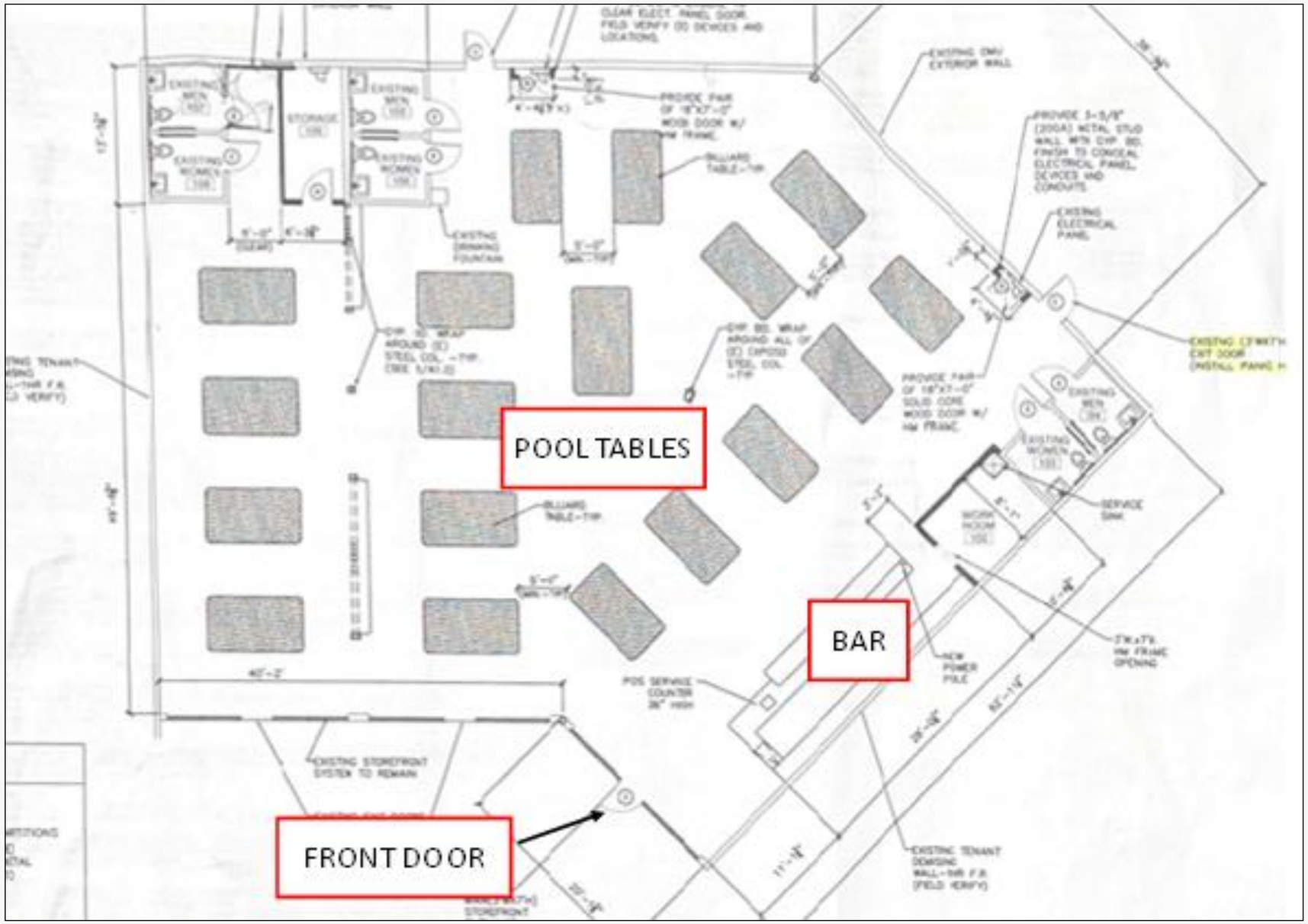
Services Provided: Pool hall, sports lounge, food service, dart and board games.

Hours of Operation:
Monday through Thursday: 3:00 p.m. to 11:00 p.m.
Friday through Sunday: 12:00 p.m. to 2:00 a.m.

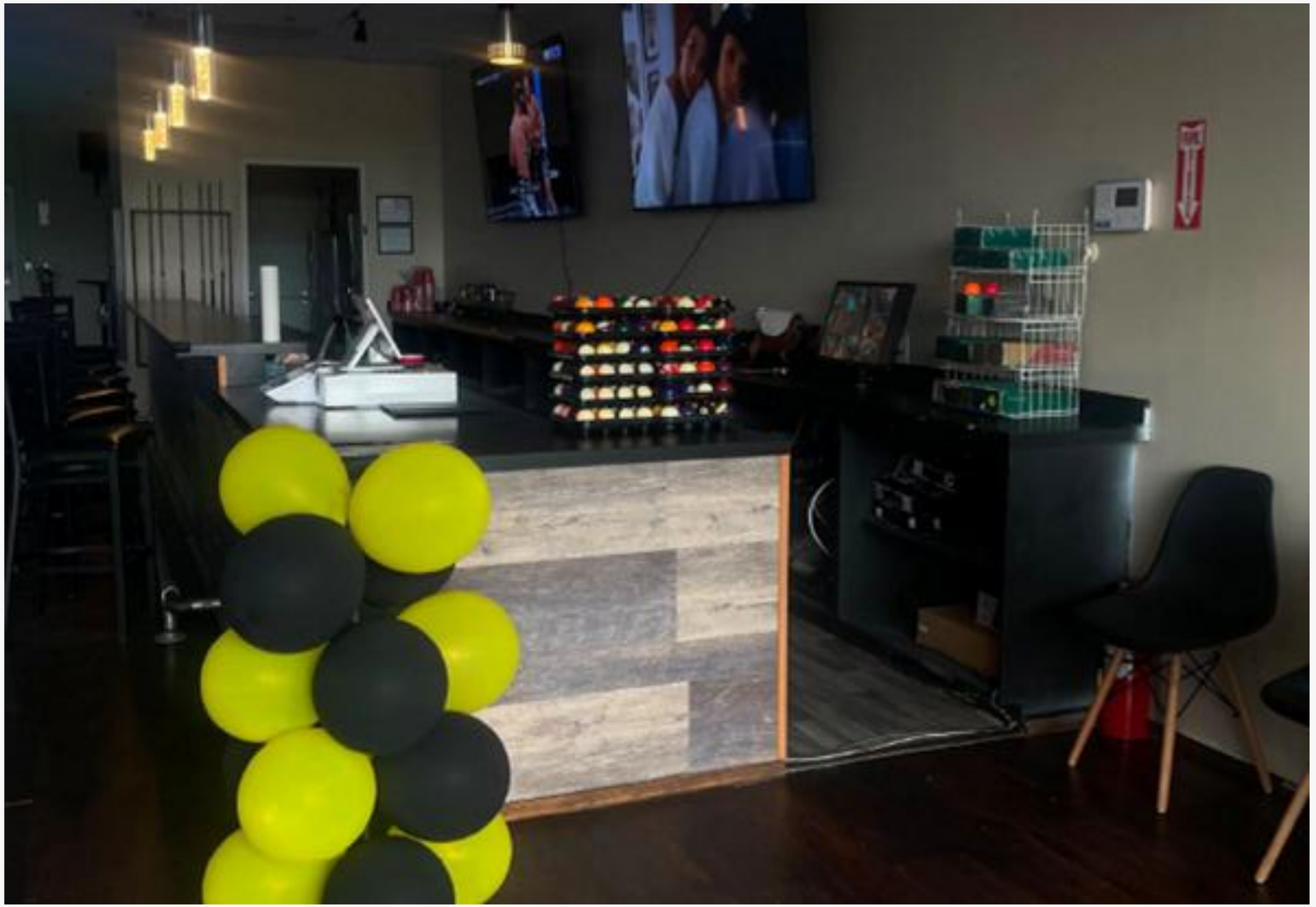
Employees: 5-8 employees consisting of managers, bartenders, servers, kitchen staff, floor attendants, and security personnel.

Request: Seeking approval to be able to serve beer, wine, and spirits.

FLOOR PLAN



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



PREVIOUS BUSINESS

RED FOX BILLIARDS CLUB

Conditional Use Permit: They obtained a CUP (#CUP-18-04) for a billiards hall on 10/15/18.

- The approved CUP carried over from Red Fox to Cue District.

Variance: They also obtained an approved variance (#V-18-04). Back in 2018, the Zoning Ordinance limited billiard halls to no more than 3 pool tables. The variance allowed them to have 18 pool tables.

- The approved variance runs in perpetuity with the property.

Alcohol License: They had an alcohol license that allowed them to serve beer, wine, and spirits.

- Alcohol licenses cannot transfer from one business to another.

RECOMMENDATIONS

STAFF & PLANNING COMMISSION

APPROVAL WITH CONDITION

1. The business shall not have coin-operated amusement machines as defined in Sec. 6-61.

THE CITY OF Doraville
Diversity, Vitality, Community

CONDITIONAL USE PERMIT APPLICATION

Community Development Department

Application # CUP-26-04

DATE RECEIVED
08/06/2026

APPLICANT

Name: Nabeel Khoja

Mailing Address: [redacted] Suite/Unit # _____

E-mail: [redacted] Daytime Phone: [redacted] Fax: _____

PROPERTY OWNER (if different from applicant)

Name: Jeong Oh America LLC

Mailing Address: 45 old Peachtree Road NW suite 700 Suwanee, GA 30024

E-mail: [redacted] Daytime Phone: [redacted] Fax: _____

SUBJECT PROPERTY

Street Address: 6035 Peachtree Rd., Suite ~~A212~~ A213 - A215, Doraville, GA 30360

Tax ID Parcel No.: 18 322 02 008 Council District: 1

Current Zoning Category: T-5 Future Land Use Character Area: Assembly District

Conditional Use Requested Accessory alcohol license for a Commercial Recreation Establishment.

Please SUBMIT DIGITALLY all the materials requested below:

✓ 1) Cover letter describing the requested conditional use and an overview of the business establishment, which should include the following:
   a. Proposed Use (description of the business establishment) and square footage.
   b. All services to be provided by the business.
   c. Proposed manners of operation (business hours, anticipated number of employees and employee shifts, and general job descriptions).
   d. Neighboring uses / businesses on adjacent properties.

✓ 2) Letter responding to the 8 Standards Criteria.

✓ 3) Property survey prepared within the last 10 years.

✓ 4) Full site plan (see site plan requirements in Sec. 23-1602).

✓ 5) Floor plan for proposed use for projects involving interior renovations.

✓ 6) Notarized property owner (or owner representative) authorization and applicant campaign contributions disclosure using the attached forms.

✓ 7) Photographs of existing site. Renderings and/or building elevations for new construction.

✓ 8) Additional information may be required by the City based upon the initial application meeting with staff.

✓ 9) Any fees as mandated in accordance with Sec. 2-260.

Conditional Use Permit Cover Letter

Cue District: Conditional Use Permit Accessory Beverage License

Dear Honorable Members of the Planning Commission and City Council,

We respectfully submit this letter in support of our application for a Conditional Use Permit to allow the sale and service of beer, wine, and distilled spirits at Cue District, located at 6035 Peachtree Rd., Suite A213, A214,& A215, Doraville, Georgia.

Cue District is a professionally managed pool hall and sports lounge whose primary purpose is to provide a safe, welcoming, and community-oriented destination for billiards, televised professional/collegiate sporting events, and social recreation. Our guests will gather to enjoy billiards while watching NFL, NBA, Sunday Night Football, Monday Night Football, college football /basketball, and other major sporting events in a proficiently supervised environment that promotes positive community interaction.

The requested alcohol permit is intended solely as an accessory to our primary business and is not the principal focus of our operation. Our emphasis will remain on quality entertainment, recreation, and hospitality. The responsible sale and service of beer, wine, and distilled spirits will simply enhance the overall customer experience and allow us to remain competitive with similar entertainment venues throughout the metropolitan area. All employees involved in alcohol service will receive the required training and will strictly comply with all applicable state and local laws and regulations.

We are committed to being a responsible business and a positive addition to the Doraville community by providing a professionally managed venue that encourages recreation, social engagement, and local economic activity. We appreciate your consideration of our application and respectfully request your approval of our Conditional Use Permit.

Proposed Use

The proposed use is a 5,650-square-foot pool hall and sports lounge featuring pool tables, televisions for sporting events, comfortable seating areas, and recreational entertainment. The establishment is designed to serve adults and families seeking a clean, professionally operated venue for leisure, social gatherings, and corporate events. The spacious layout provides a large, open, and walkable entertainment environment that allows for safe and comfortable patron movement, seating, and social interaction. Due to the size and design of the facility, the proposed use is not a small or confined venue, but rather a well-planned recreational destination capable of accommodating guests in a responsible manner while

allowing for the permitted service of beer, wine, and distilled spirits as an accessory component to the overall entertainment experience. The larger footprint supports organized operations, proper supervision, and a family-friendly atmosphere consistent with the character of the existing commercial center.

Services Provided

The business will offer a variety of entertainment and hospitality services, including:

- Pool tables for recreational play, league players, and tournaments
- Sponsors of the Atlanta UPA League (Professional League)
- Multiple large screen televisions broadcasting sporting events
- Food service
- Alcoholic and non-alcoholic beverages
- Board games
- Dart boards
- A clean, welcoming, and professionally managed atmosphere that encourages responsible recreation

Our goal is to create a destination that fosters community engagement while maintaining a safe and enjoyable experience for every guest.

Manner of Operation

The proposed hours of operation are:

- **Monday through Thursday:** 3:00 p.m. – 11:00 p.m.
- **Friday through Sunday:** 12:00 p.m. – 2:00 a.m.

The business anticipates employing a team of 5-8 members consisting of managers, bartenders, servers, kitchen staff, floor attendants, and security personnel. Staffing levels will increase during evenings, weekends, and major sporting events to ensure efficient operations, excellent customer service, and a safe environment.

Employee roles will include general management responsibilities such as overseeing daily operations, ensuring compliance with business policies, coordinating staff schedules, and

maintaining a high standard of customer service. Bartenders and servers will be responsible for providing attentive service to guests, managing food and beverage orders, and ensuring responsible service practices. Kitchen staff will assist with preparing and serving food items in accordance with applicable health and safety standards. Floor attendants will support daily operations by maintaining a clean and organized facility, assisting customers, monitoring recreational areas, and ensuring a positive guest experience. A designated manager will be on-site at all times during business operations to oversee all aspects of the establishment, including the sale and consumption of alcoholic beverages. The manager will be responsible for supervising employees, ensuring compliance with all applicable alcohol laws and regulations, monitoring responsible alcohol service, and maintaining a safe, orderly, and professionally managed environment for both customers and staff.

Neighboring Uses

Cue District is located within Peachtree Plaza, an established commercial shopping center that has an existing mix of complementary entertainment, dining, and leisure-oriented businesses. The proposed use is consistent with the center's existing character and will enhance the variety of recreational and social opportunities available to patrons. Our directly adjacent tenant, Mic's Karaoke Place (Suite A208), is a family- and group-oriented karaoke entertainment venue that serves alcoholic beverages and operates until 2:00 a.m. Additionally, International Beverage (Suite C106) is a beer, wine, and spirits liquor store located within the same shopping center. Crazy Skewers (Suite A118) is a restaurant that provides its customers with the option to enjoy Asian beer offerings as part of its dining experience. Furthermore, other restaurants within the plaza currently offer alcoholic beverages alongside food service as part of their operations.

The proposed pool hall and sports lounge is compatible with and complements the existing businesses within the commercial plaza by providing a unique recreational and entertainment option that serves a similar customer base seeking social activities and leisure experiences. As the only pool hall and billiards-focused establishment within the center, Cue District will not compete with existing businesses but will instead enhance the overall business mix by adding a new destination for residents, visitors, and surrounding businesses to enjoy. The proposed use will encourage customers to visit multiple establishments within the plaza, support local businesses, and contribute to the continued vitality and appeal of the commercial center through additional opportunities for social gatherings, entertainment, and community engagement.

Conclusion

We respectfully request approval of our Conditional Use Permit application for beer wine and spirits. We believe this business will provide a positive recreational venue that enhances the commercial center, creates local employment opportunities, encourages responsible entertainment, and contributes to the local economy.

We appreciate your time and consideration and look forward to working with the City throughout the review process. We are committed to operating a business that reflects the City's standards for safety, professionalism, and community responsibility.

Sincerely,

Nabeel Khoja

Cue District



Conditional User Permit Standards Criteria Response

Accessory Beverage Permit

After carefully reviewing the City's Conditional Use Permit standards, we respectfully submit the following information demonstrating that our proposed use fully satisfies each required criterion.

1. Consistency with the Comprehensive Plan

The proposed use supports the City's Comprehensive Plan by encouraging economic development, strengthening existing commercial corridors, increasing consumer activity, and promoting investment in local businesses. Cue District occupies an existing commercial space without requiring significant redevelopment, making productive use of existing infrastructure while contributing to the continued revitalization and success of Doraville's business community.

Our investment represents a long-term commitment to the City, creating employment opportunities, generating additional sales tax revenue, increasing patronage for neighboring businesses, and encouraging visitors to spend more time within Doraville's commercial district.

2. Consistency with the Zoning District

The proposed use is fully consistent with the purpose and intent of the applicable zoning regulations. Cue District operates as an indoor recreational entertainment venue where billiards, sports viewing, and social gatherings are the primary activities.

The sale of beer, wine, and distilled spirits is clearly incidental and complementary to these recreational uses. Many similar establishments successfully combine entertainment with responsible alcohol service, allowing customers to enjoy a complete entertainment experience while remaining within a controlled, professionally supervised environment.

3. Compatibility with Adjacent Businesses and Neighborhoods

Cue District has been designed to operate in harmony with surrounding commercial properties while preserving the character and integrity of the area.

All activities occur entirely inside the building. There will be no outdoor entertainment, outdoor alcohol service, amplified exterior music, or activities that would negatively impact neighboring businesses or nearby residents.

We are committed to maintaining:

- A clean and attractive storefront

- Well-maintained landscaping and exterior appearance
- Responsible waste management
- Appropriate lighting that does not create glare
- Indoor noise control
- Regular property maintenance
- Professional management at all times

Because our business occupies an existing commercial suite, the proposed use will not create adverse visual impacts, drainage concerns, odors, or other nuisances affecting adjacent properties.

4. Traffic Impacts

The proposed use will not generate pedestrian or vehicular traffic that creates hazardous conditions or conflicts with existing neighborhood traffic patterns.

The property is located within an established commercial corridor specifically designed to accommodate customer traffic. Existing roadways, entrances, and parking areas adequately support anticipated customer volumes.

Additionally, many of our busiest operating hours occur during evenings when surrounding business traffic has decreased, helping distribute traffic more efficiently throughout the day.

5. Traffic Control and Circulation

The existing roadway network already provides safe access to the property, and no roadway modifications are anticipated.

Customers will utilize existing entrances, parking facilities, and designated traffic circulation patterns.

Our management will encourage orderly parking and safe patron behavior. We are fully prepared to cooperate with City staff should any operational recommendations be made regarding traffic flow or site circulation.

6. Minimizing Adverse Effects

Cue District has incorporated numerous operational practices to minimize impacts on adjacent properties and ensure compatibility with neighboring businesses.

These include:

- Interior-focused operations
- Security camera surveillance throughout the facility
- Professional on-site management during operating hours
- Responsible alcohol service policies
- Employee training regarding alcohol compliance
- Routine property inspections
- Immediate response to any customer concerns
- Strict adherence to all local and state regulations

The business complies with applicable zoning standards, and no zoning variations are requested. Our goal is to operate in a manner that enhances the surrounding commercial area while respecting neighboring businesses.

7. Site Plan Compliance

The proposed use conforms to the approved site plan and complies with all applicable development requirements, including parking, loading, setbacks, building placement, and other zoning regulations.

No significant structural modifications are proposed. Existing parking is sufficient to accommodate anticipated customer demand, and all improvements remain within the approved commercial site.

8. Protection of the Public Interest

Protecting the public is one of our highest priorities.

Cue District is committed to operating responsibly and maintaining a safe environment for customers, neighboring businesses, and the community.

We voluntarily commit to:

- Strict compliance with all federal, state, and local alcohol laws
- Verification of identification for every alcohol purchase
- Zero tolerance for underage drinking
- Employee training in responsible alcohol service
- Cooperation with local law enforcement

- Security camera monitoring
- Immediate response to any disturbances
- Maintaining a family-friendly, respectful atmosphere
- Compliance with any reasonable conditions imposed by the City

We understand the responsibility that accompanies an alcohol license and fully embrace that responsibility.

Commitment to the City of Doraville and Alignment with the Assembly District Vision

With Cue District, our vision extends beyond operating a pool hall and entertainment venue—we are committed to becoming a long-term community partner that contributes positively to Doraville's continued transformation and growth.

Cue District recognizes and strongly supports the City's vision for the future, particularly the transformative redevelopment of the Assembly District into a premier mixed-use destination that brings together business, entertainment, recreation, and community experiences. Located less than one mile from the Assembly District, Cue District is strategically positioned to complement and contribute to this future vision by providing a high-quality, professionally managed entertainment venue that reflects the same commitment to excellence, investment, and community enhancement envisioned for the area.

Similar to the City's significant investment in creating a vibrant and attractive destination at the Assembly District, Cue District represents a substantial private investment dedicated to elevating the local entertainment landscape and providing a thoughtfully designed space for residents, employees, and visitors. Our goal is to operate a first-class pool hall and sports lounge that meets the highest standards of professionalism, safety, customer experience, and community compatibility. By offering a unique recreational destination near the Assembly District, Cue District will help strengthen the surrounding area, encourage additional visitation, and support the City's long-term objective of creating an active, connected, and thriving community.

Our goal is to operate Cue District as a responsible business that enhances the surrounding area and contributes to the overall success of Doraville's redevelopment efforts. We are committed to maintaining a clean, professional, and well-managed establishment that reflects positively on the City and its future growth.

We understand that a Conditional Use Permit is granted only when the City determines that a proposed use is compatible with surrounding development and supports the

community's long-term interests. We respectfully believe Cue District meets these objectives by aligning with Doraville's vision for economic growth, redevelopment, and community-focused entertainment.

Thank you for your time, consideration, and support of our Conditional Use Permit application.

Respectfully submitted,

Nabeel Khoja
Cue District
6035 Peachtree Rd., Suite A213, A214, A215
Doraville, GA 30360

NOTES:

1. NO PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "A", AREAS OF 100 YEAR FLOOD, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C0016d, WITH AN EFFECTIVE DATE OF MAY 16, 2013. THE PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS.THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. THE HORIZONTAL AND VERTICAL DATUM IS BASED ON REAL TIME KINEMATIC GLOBAL POSITIONING, USING A CHAMPION TK6 DUAL FREQUENCY RECEIVER AND ADJUSTED TO THE EGPS NETWORK. THE EGPS NETWORK IS NAD83 (2011) HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM (GEOID 2012A).

4. A SOKKIA CX105 TOTAL STATION WAS WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

5. THE FIELD DATA WHICH THE PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,563 FEET AND AN AN ANGULAR ERROR OF 06" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT RULE. THIS MAP HAS BE CALCULATED TO HAVE A CLOSURE OF 1 IN 530,028 (PARCEL A).

6. ADDRESS
PARCEL A , 6035 PEACHTREE ROAD

NOTES CONTINUED:

7. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS AND TO MY KNOWLEDGE THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

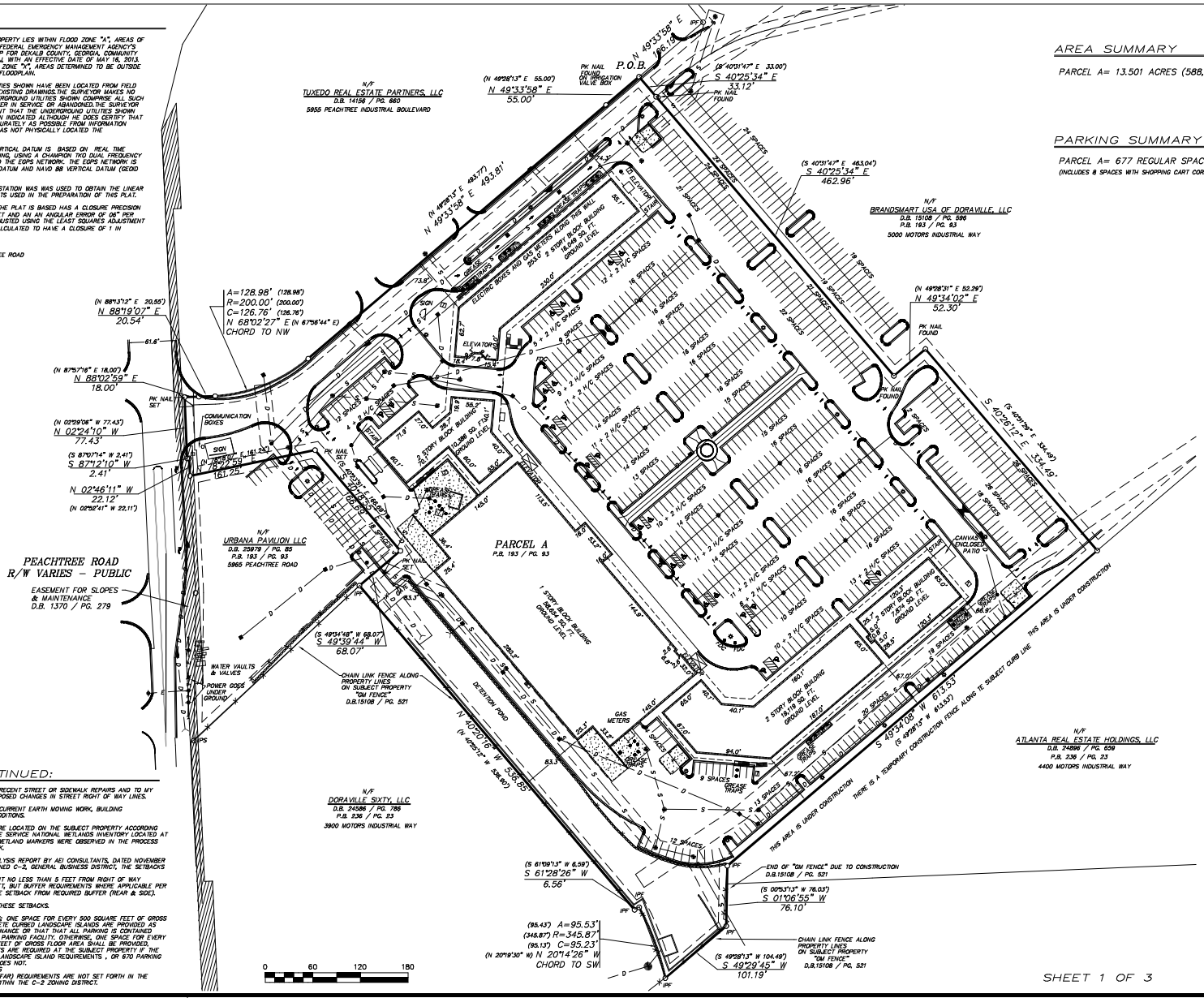
8. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

9. NO APPARENT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS. NO WETLAND MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

10. PER A DRAFT ZONING ANALYSIS REPORT BY AEI CONSULTANTS, DATED NOVEMBER 3, 2016, THE PROPERTY IS ZONED C-2, GENERAL BUSINESS DISTRICT, THE SETBACKS LISTED ARE:
FRONT= MAXIMUM 25 FEET, BUT NO LESS THAN 5 FEET FROM RIGHT OF WAY
REAR =10 FEET, SIDE = 5 FEET, BUT BUFFER REQUIREMENTS WHERE APPLICABLE PER CODE PLUS 5 FOOT STRUCTURE SETBACK FROM REQUIRED BUFFER (REAR & SIDE).

NO BUILDINGS ENCROACH ON THESE SETBACKS.

PARKING SPACE REQUIREMENTS: ONE SPACE FOR EVERY 500 SQUARE FEET OF GROSS FLOOR AREA PROVIDED CONCRETE CURBED LANDSCAPE ISLANDS ARE PROVIDED AS DETAILED IN A SEPARATE ORDINANCE OR THAT THAT ALL PARKING IS CONTAINED WITHIN AN ON-SITE ENCLOSED PARKING FACILITY, OTHERWISE, ONE SPACE FOR EVERY TWO HUNDRED FIFTY SQUARE FEET OF GROSS FLOOR AREA SHALL BE PROVIDED. AS SUCH, 335 PARKING SPACES ARE REQUIRED AT THE SUBJECT PROPERTY IF THE SUBJECT MEETS THE CURBED LANDSCAPE ISLAND REQUIREMENTS , OR 670 PARKING SPACES ARE REQUIRED IF IT DOES NOT.
MAXIMUM HEIGHT = 10 STORIES
MAXIMUM FLOOR AREA RATIO (FAR) REQUIREMENTS ARE NOT SET FORTH IN THE ORDINANCE FOR PROPERTIES WITHIN THE C-2 ZONING DISTRICT.



AREA SUMMARY

PARCEL A= 13.501 ACRES (588,094 SQ. FT.)

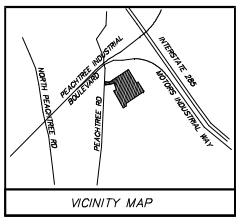
PARKING SUMMARY

PARCEL A= 677 REGULAR SPACES (INCLUDES 8 SPACES WITH SHOPPING CART CORRALS)

REQUIRED 335 OR 670 (SEE NOTE 10)

LEGEND

IPS	= IRON PIN SET
IPF	= IRON PIN FOUND
OTP	= OPEN TOP PIPE
CTP	= CRIMP TOP PIPE
C/L	= CENTERLINE
P/L	= PROPERTY LINE
BOC	= BACK OF CURB
EP	= EDGE OF PAVEMENT
GM	= GAS METER
GV	= GAS VALVE
MH	= MANHOLE
JB	= JUNCTION BOX
CI	= CURB INLET
DI	= DROP INLET
MI	= MEIR INLET
HW	= HEADWALL
SWCB	= SINGLE WING CATCH BASIN
DWCB	= DOUBLE WING CATCH BASIN
FH	= FIRE HYDRANT
WV	= WATER VALVE
W	= WATER LINE
S	= SANITARY SEWER LINE
D	= STORM DRAIN LINE
X	= FENCE LINE
N/F	= NOW OR FORMERLY
D.B./PG.	= DEED BOOK AND PAGE
P.B./PG.	= PLAT BOOK AND PAGE
FFE	= FINISH FLOOR ELEVATION
(N00°00'00"W 100.00')	RECORD CALL
CO	= COMMUNICATION BOX
WM	= WATER METER
SIGN	= SIGN
OHE	= OVERHEAD ELECTRIC
UE	= UNDERGROUND ELECTRIC



VICINITY MAP

GRID NORTH GEORGIA WEST ZONE

NOTES CONTINUED:

11. REVISION # 1 IS TO REMOVE PARCEL A-1 ONLY, NO SITE VISIT OR REVIEW OF TITLE WAS PERFORMED, CONDITIONS SHOWN ARE PER LAST FIELD DATE OF 9/20/2016.

SURVEYOR'S CERTIFICATE

To Urbana Investments, LLC, Crimson Peachtree Road Holdings, LLC, Protective Life Insurance Company, its subsidiaries and their successors and / or assigns and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4,6(a)(b),7(a)(b1)(c), 8, 9,10, 11, 13, 16, 17, 18, 19 and 21 of Table A thereof.

The field work was completed on 9/20/2016.

Date of Plat or Map 12/06/2016.

GEORGIA REGISTERED NO. 2489 LAND SURVEYOR WILLIAM H. KELLY JR.

William H. Kelly Jr

WILLIAM H. KELLY JR. R.L.S. # 2489

REVISION

1	3/16/2020	REMOVED PARCEL A-1 PER CLIENT– SEE NOTE # 11

SHEET 1 OF 3

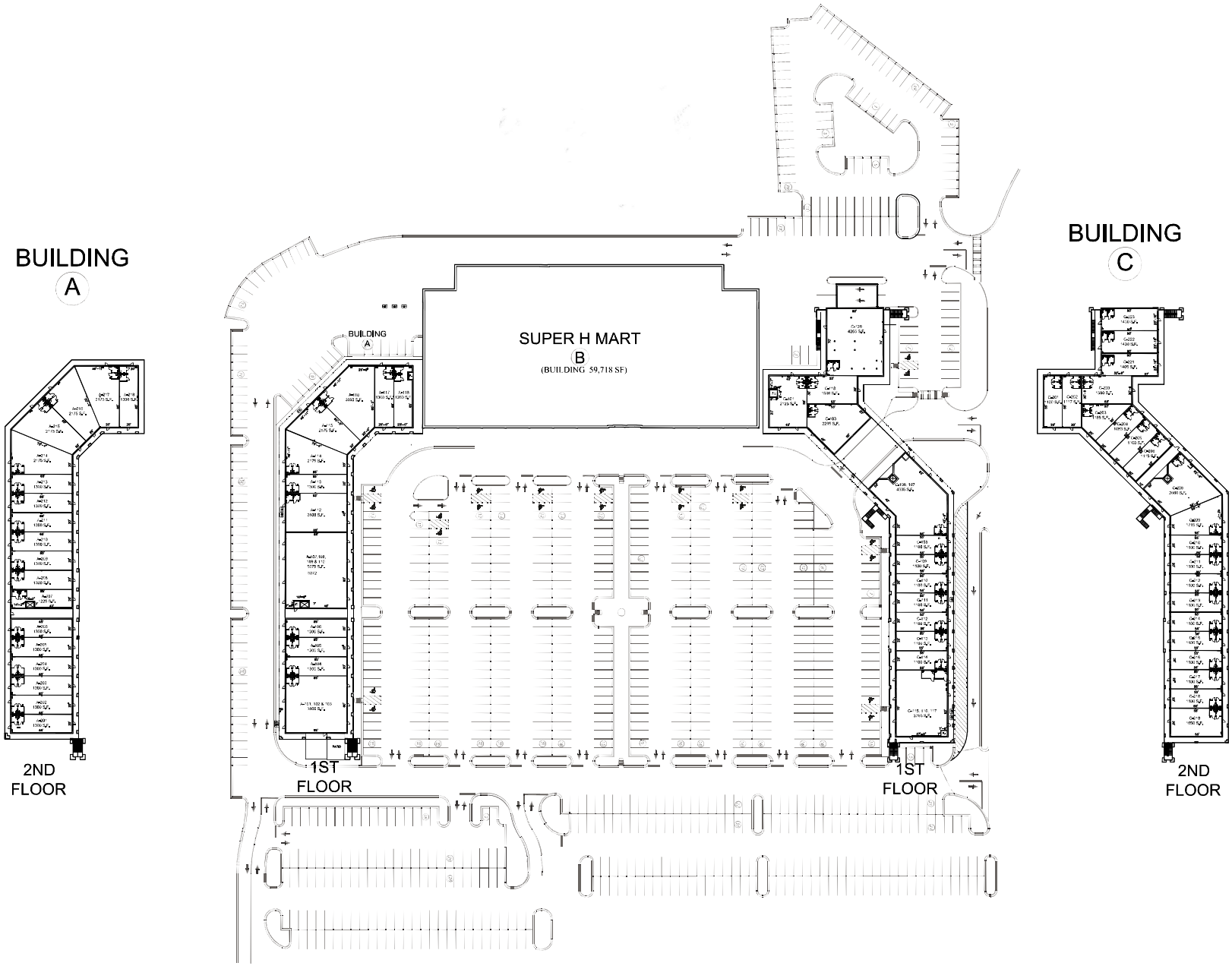
CORNERSTONE SURVEYING SERVICES, LLC
269 SOMERSET ROSE LANE
SUGAR HILL, GEORGIA 30518
678-644-7705 C.O.A. LSF# 001166

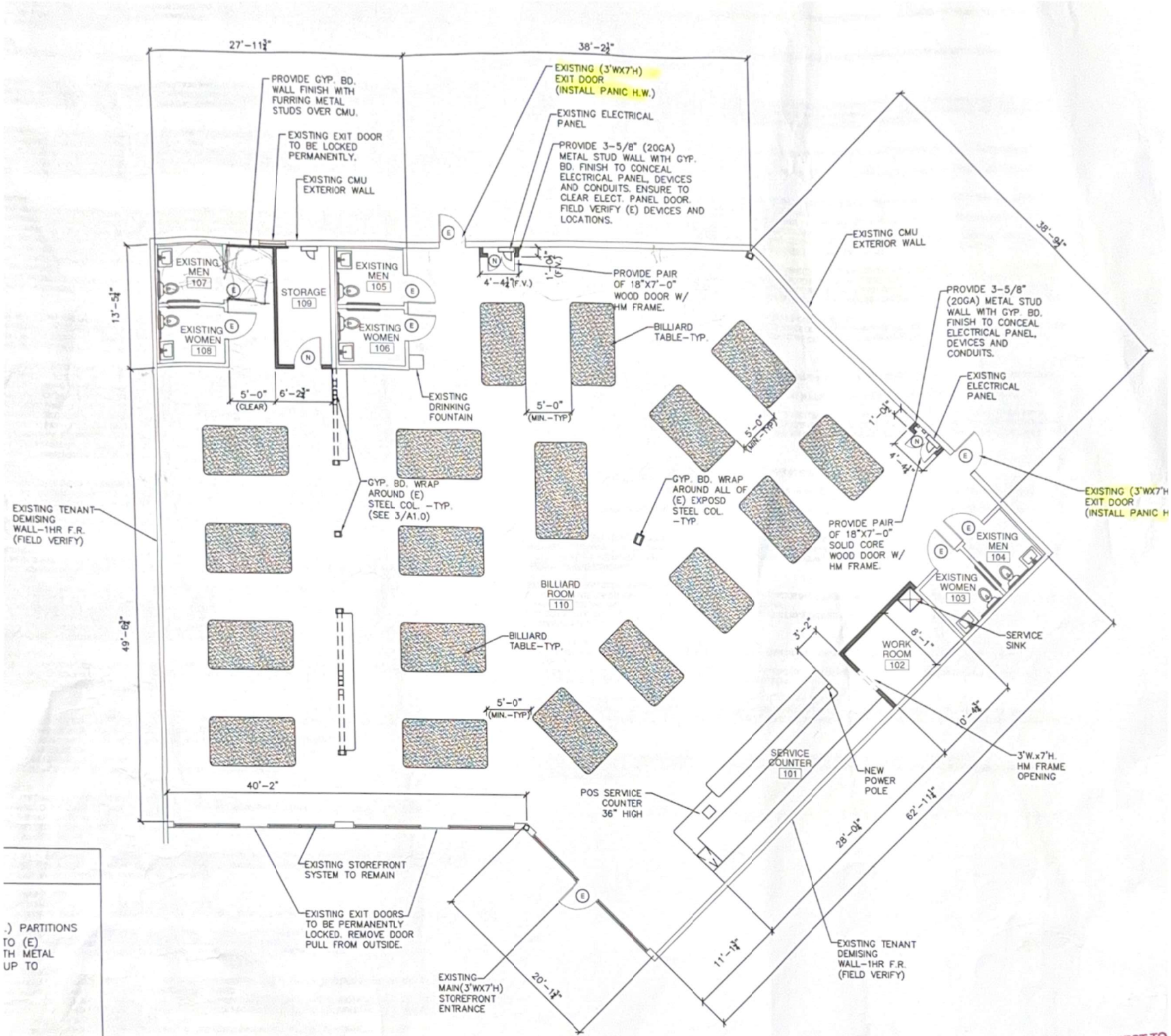
FOR
URBANA INVESTMENTS, LLC, CRIMSON PEACHTREE ROAD HOLDINGS, LLC,
PROTECTIVE LIFE INSURANCE COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOTS: 322 18TH DISTRICT CITY OF DORAVILLE DEKALB COUNTY GEORGIA

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: WHK	
DATE: 12/06/16	
SCALE: 1"= 60'	
JOB NUMBER: 16083.00	


BUILDING
A
2ND
FLOOR
BUILDING
A
SUPER H MART
B
(BUILDING 59,718 SF)
1ST
FLOOR
1ST
FLOOR
BUILDING
C
2ND
FLOOR



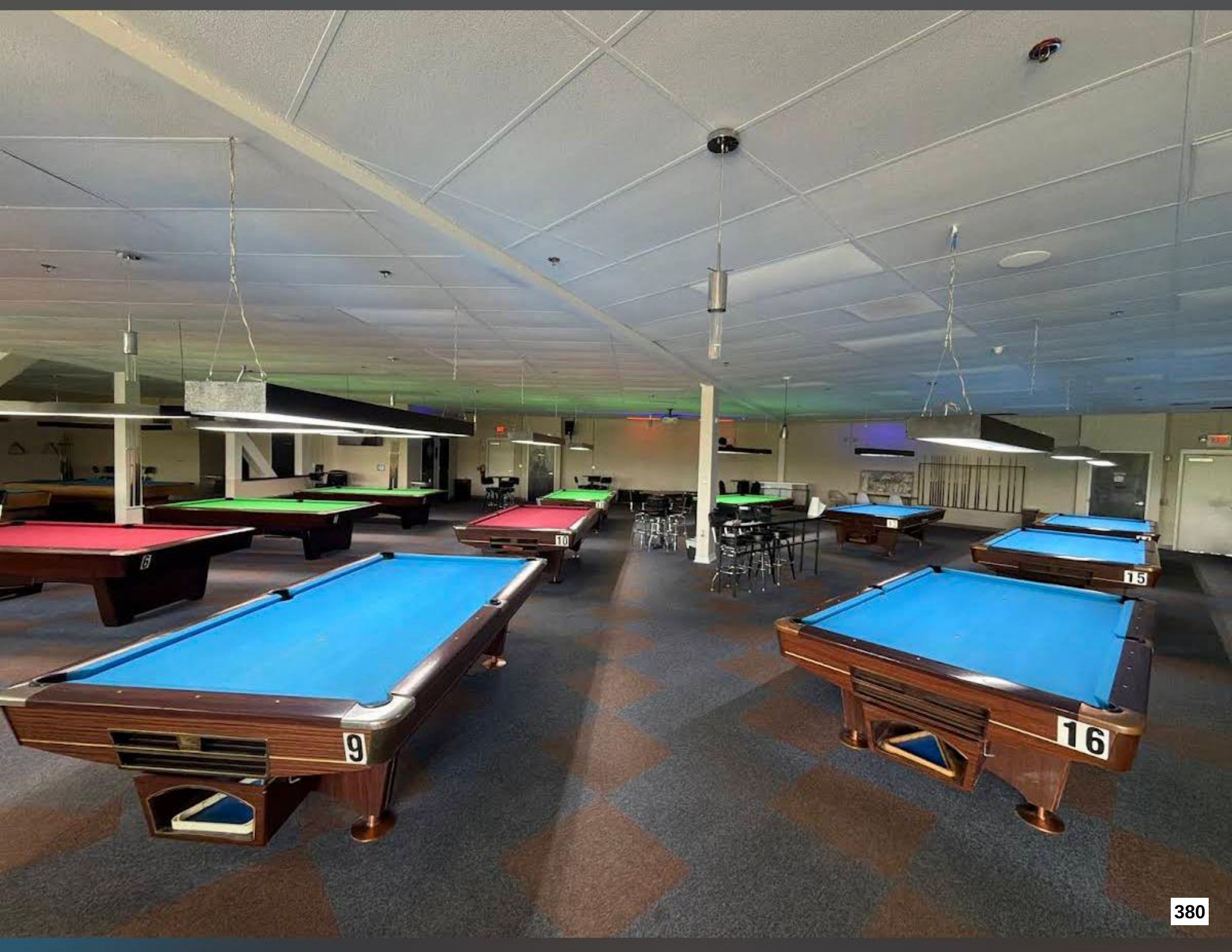
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ZONING APPROVAL SUBJECT TO
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ALL APPLICABLE CODES AND ORDINANC
12/20/18


A-215
CUE DISTRICT
BILLIARDS & SPORTS LOUNGE
NOW OPEN
TEN SECONDS YUNNAN RICE NOODLE
云南过桥米线
NEW SUPER Phở
Noodle Soup Sandwich Drink
A-113
J-BISTRO
聚福樓
J-BISTRO
OPEN
A-114
OPEN
RICE DISH
PHO NOODLES


TIGER SUGAR
DORAVILLE
聚福樓
A-215
A-216
CUE DISTRICT
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TEN SECONDS
YUNNAN RICE NOODLE
云南过桥米线
NEW SUPER Phở
Noodle Soup Sandwich Drink
A-113
A-115
OPEN
A-116
OPEN
VAN ACCESSIBLE


9
16
15
10


HOLLYWOOD


382


9
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11
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13
15
16
Coldwood


HOLLYWOOD


HOLLYWOOD



386




OLLYWOOD


13
14
15
16
COLLYWOOD




FIRE
EXTINGUISHER


Paramount+
DraftKings


WOMEN

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: CUP-26-04

PRE-APPLICATION MEETING WITH STAFF

Prior to submitting the application, applicants shall meet with staff to discuss all application submittal requirements.

DATE RECEIVED
08/06/2026

DATE OF MEETING: 7/8/26

Please state the Conditional Use you are requesting: Accesory Alcohol License

Applicant's Signature: To the best of my knowledge, this pre-application review is correct and complete. Applicant will submit documentation for the application pursuant to the Zoning Ordinance of the City of Doraville.

Applicant signature: N. Khoja Date: 8-5-26

Staff signature: [signature] Date: 8/7/26

Staff name printed: Mr Albert & Ms. Yzobelle

Staff signature only certifies that the required pre-application meeting has been held and does not indicate the position of the Community Development Department on any proposal.

APPLICANT SIGNATURES

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before it will be accepted. It must include all required attachments and filing fees. **An application which lacks any of the required attachments or information shall be deemed incomplete and shall not be accepted.**

[signature] 8/7/26
NOTARY DATE

Autumn Robinson
Notary Name Printed

2/26/2030
EXPIRATION DATE / SEAL

AUTUMN ROBINSON
NOTARY PUBLIC
My Commission Expires
February 26th, 2030
GWINNETT COUNTY, GEORGIA

N.K 8-7-26
SIGNATURE OF APPLICANT DATE

Nabeel Khoja
Applicant Name Printed

Check One: Owner _____ Applicant/Agent ✓

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: CUP-26-04

DATE RECEIVED
08/06/2026

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. Ch 36-67A, the following questions must 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, you must provide written disclosure with the governing authority of the City of Doraville showing:

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 date of each such contribution.

Saul Moreno A 8/5/2026
NOTARY DATE

Saul Moreno Arellano
Notary Name Printed

June 11, 2027
EXPIRATION DATE/ SEAL

SAUL MORENO ARELLANO
Notary Public - Arizona
Maricopa County
Commission # 649853
My Comm. Expires Jun 11, 2027

NK 8-5-26
SIGNATURE OF APPLICANT DATE

Nabeel Khoja
Applicant Name Printed

Check One: Owner ____ Applicant/Agent ✓

Subject Property Street Address:

6035 Peachtree RD Suite A213 - A215 Doraville, GA 30360

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: CUP-26-04

DATE RECEIVED
08/06/2026

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

I, Sebastian Lo Giudice for Jeong Oh America LLC C/O CMC Real Estate Group SWEAR THAT I AM THE **PROPERTY LANDOWNER**

Printed owner(s) name

OF **SUBJECT PROPERTY:** 6035 Peachtree Road, Doraville, GA 30360

WITH **PARCEL ID NO.:** 18 322 02 008

AS SHOWN IN THE RECORDS OF **DEKALB COUNTY**, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):

Nabeel Khoja

ADDRESS: 6035 Peachtree Road, Suite A213-A215

TELEPHONE: [redacted] EMAIL: [redacted]

Signature of Property Landowner

Sebastian Lo Giudice for Jeong Oh America LLC C/O CMC Real Estate Group

Print Name of Property Landowner

Personally Appeared
Before Me

SEBASTIAN LO GIUDICE

Print Name

AMY C. WOLF NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 10-18-2026

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

Amy C Wolf

Signature of Notary Public

7/1/2026

Date

AGENDA ITEM NO.
XII.A

Agenda Item Memorandum

CITY COUNCIL (ZONING) AGENDA ITEM REPORT

ITEM TITLE: Capital Projects Tracking Web Application Presentation

DATE: September 16, 2026

SUBMITTED BY: Shanta Bingham, GIS/Stormwater

ITEM TYPE: Presentation

AGENDA SECTION: REPORTS AND PRESENTATIONS

PRESENTED BY: Jude Waguespack, Stormwater Coordinator/GIS Analyst

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ATTACHMENTS:
7.15.2026 - Memo - Capital Projects Tracking Application.pdf
Agenda Item-Capital Projects Tracking.pdf

THE CITY OF Doraville

Diversity, Vitality, Community

MEMORANDUM

To: Honorable Mayor and Council

From: Jude Waguespack

Date: September 9, 2026

Subject: Capital Projects Tracking Web Application

The Capital Project Tracking web application has been developed and created using the City's GIS database, and allows staff to input new projects and track ongoing and completed Capital Projects. This application allows greater communication between City Staff and Departments and with the residents of the City of Doraville.

Residents are also able to view these projects using the dashboard hosted on the City's Open Data Hub, Doraview. The dashboard is designed to be intuitive and informative, with panels dedicated to total funding, number of projects, fiscal year information, and a list of all proposed, active, and completed projects. Using the central map, residents may click on any project to receive a summary of project details, including a project description, timeline, and a table summarizing the project's funding.

The Capital Project Tracker is now available for staff and residents to use, and is designed to provide important information in an easy-to-use format.

THE CITY OF DORAVILLE AGENDA ITEM SHEET

SUBJECT: Capital Projects Web App

DATE OF MEETING: 09/09/2026

BUDGET IMPACT: No

BUDGET IMPACT AMOUNT: N/A

FUNDING SOURCE:

☐ ANNUAL ☐ CAPITAL ☑ N/A

REGULAR MEETING ☑

WORK SESSION ☐

RECOMMENDATION ☐

POLICY/DISCUSSION ☐

REPORT ☐

OTHER ☐

DEPARTMENT: Community Development

REQUESTOR: Jude Waguespack

COMMENTS AND RECOMMENDATIONS:

City staff will provide an update on the newly completed Capital Projects Tracking Application.

REQUESTED ACTION TO BE TAKEN BY BOARD:

N/A

AGENDA ITEM NO.
XII.B

Agenda Item Memorandum

CITY COUNCIL (ZONING) AGENDA ITEM REPORT

ITEM TITLE: Honeysuckle Park Master Plan presentation

DATE:	September 16, 2026
SUBMITTED BY:	Shanta Bingham, Recreation, Parks, and Cultural Affairs
ITEM TYPE:	Presentation
AGENDA SECTION:	REPORTS AND PRESENTATIONS
PRESENTED BY:	Chris LaFleur, Director of Public Works

ATTACHMENTS:

Agenda Item Sheet-HoneySuckle Park Master Plan.pdf
Honeysuckle Park_Concept 1 08-03-2026.pdf
Honeysuckle Park_Concept 2 08-03-2026.pdf
24073-2_Honeysuckle Concept 1_OPC_09-10-2026.pdf
24073-2_Honeysuckle Concept 2_OPC_09-10-2026.pdf

THE CITY OF DORAVILLE AGENDA ITEM SHEET

SUBJECT: Honeysuckle Park Master Plan

DATE OF MEETING: Sept. 9, 2026

BUDGET IMPACT: _____

BUDGET IMPACT AMOUNT:_____

FUNDING SOURCE:

☐ ANNUAL ☐ CAPITAL ☑ N/A

REGULAR MEETING ☑

WORK SESSION ☐

RECOMMENDATION ☐

POLICY/DISCUSSION ☐

REPORT ☐

OTHER ☐

DEPARTMENT: Recreation and Parks

REQUESTOR: Chris LaFleur/Kim Peddrew

COMMENTS AND RECOMMENDATIONS:

Council was previously presented with the Honeysuckle Park Master Plan. While the overall plan was well received by Council, the estimated cost to fully implement the plan was determined to be financially unfeasible. Council subsequently directed staff to work with the project architect to explore a phased approach to implementation that would allow the improvements to be completed over time. Being able to keep and utilize existing facilities was also discussed with the architect.

Lose Design recently provided staff with two conceptual drawings depicting potential phased approaches to the Honeysuckle Park improvements, along with a corresponding cost breakdown for each phase of the concepts.

REQUESTED ACTION TO BE TAKEN BY BOARD:

Staff is seeking Council feedback and direction regarding the preferred phased approach and potential next steps for the project.



LEGEND:

SITE AMENITIES:

1. TENNIS COURTS (2, LIGHTED)
2. PICKLEBALL COURTS (4, LIGHTED)
3. RESTROOM BUILDING
4. DOG PARK (0.2 AC)
5. RENOVATED FIELD HOUSE
6. RENTAL PAVILION
7. SMALL PAVILION
8. OPEN LAWN
9. PLAYGROUND
10. WALKING TRACK (0.5 MILE LOOP)
11. FOREST FLEMING ARENA
12. ADMIN/ MEETING EXPANSION
13. POOL/ SPLASH PAD
14. BATHHOUSE/ EQUIPMENT BUILDING
15. BASKETBALL COURTS (2 FULL, LIGHTED)
16. SPECTATOR SEATING
17. UNDERGROUND DETENTION

PARKING COUNT:

- A +/- 220 PARKING SPACES
- B +/- 70 PARKING SPACES
- C +/- 115 PARKING SPACES
- D +/- 50 PARKING SPACES
- E +/- 10 PARKING SPACES

+/- 465 PARKING SPACES TOTAL

Estimated Total Cost:

$20,000,000.00 - $26,000,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 1

DORAVILLE, GEORGIA

W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026

© LOSE DESIGN
#24073-2



PHASE 1:

- POOL/ SPLASH PAD
- BATHHOUSE/ EQUIPMENT BUILDING
- RENTAL PAVILION
- DOG PARK (0.2 AC)
- PARKING
- UNDERGROUND DETENTION
- STORMWATER DETENTION

Estimated Cost:

$10,000,000.00 -
$11,500,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 1 - PHASE 1

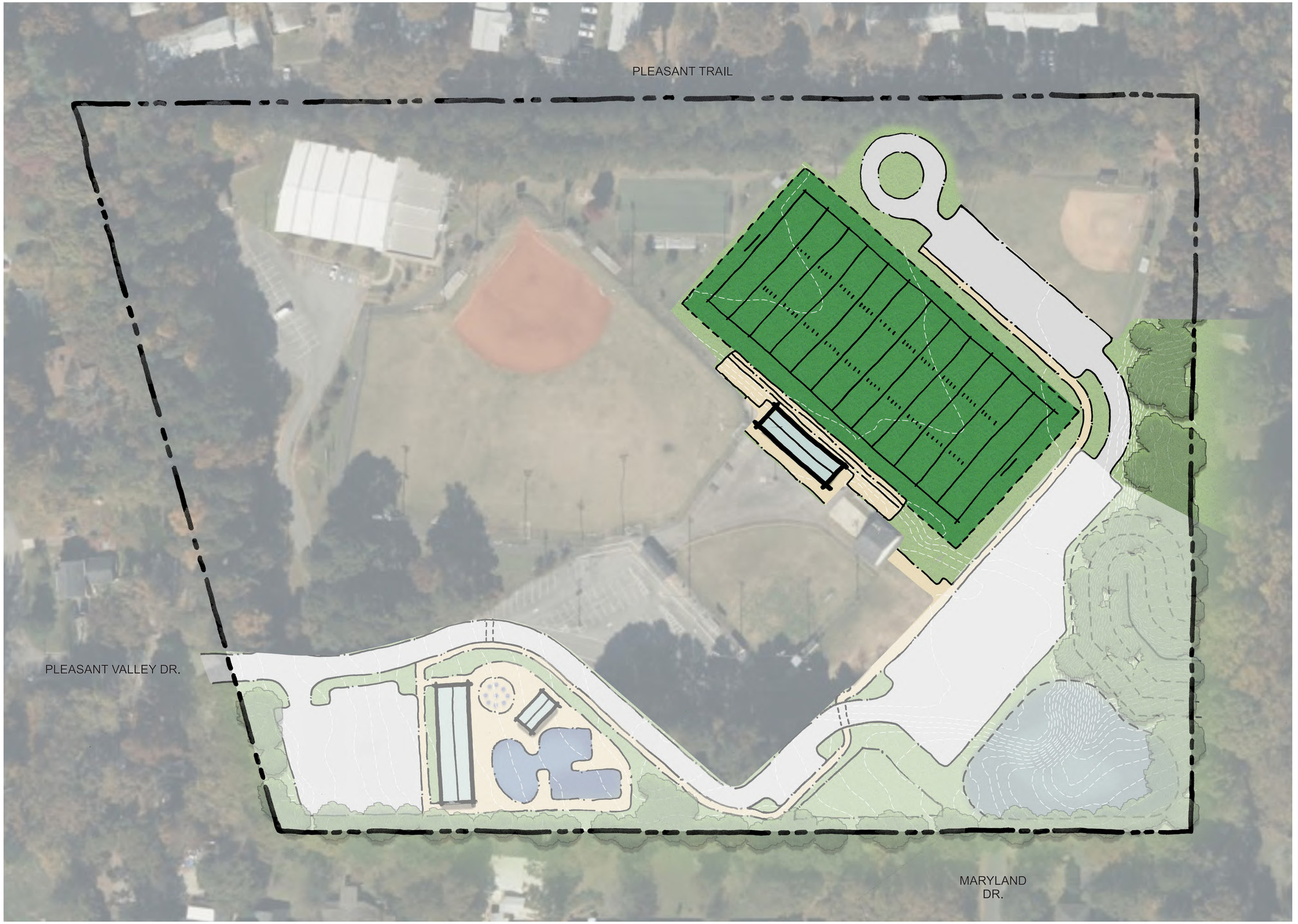
DORAVILLE, GEORGIA

W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026

© LOSE DESIGN
#24073-2



PHASE 2:

- RENOVATED FIELD HOUSE
- RENOVATED FOOTBALL FIELD
- SPECTATOR SEATING
- PARKING
- TEMPORARY TURNAROUND LOOP

Estimates Cost:

$2,000,000.00 - $3,000,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 1 - PHASE 2

DORAVILLE, GEORGIA

W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026

© LOSE DESIGN
#24073-2



PHASE 3:

- FOREST FLEMING ARENA ADMIN/ MEETING EXPANSION
- RESTROOM BUILDING
- RENTAL PAVILION
- SMALL PAVILIONS
- OPEN LAWN
- PLAYGROUND
- WALKING TRACK (0.5 MILE LOOP)
- BASKETBALL COURTS (2 FULL, LIGHTED)
- PARKING

Estimated Cost:

$10,000,000.00
$11,000,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 1 - PHASE 3

DORAVILLE, GEORGIA

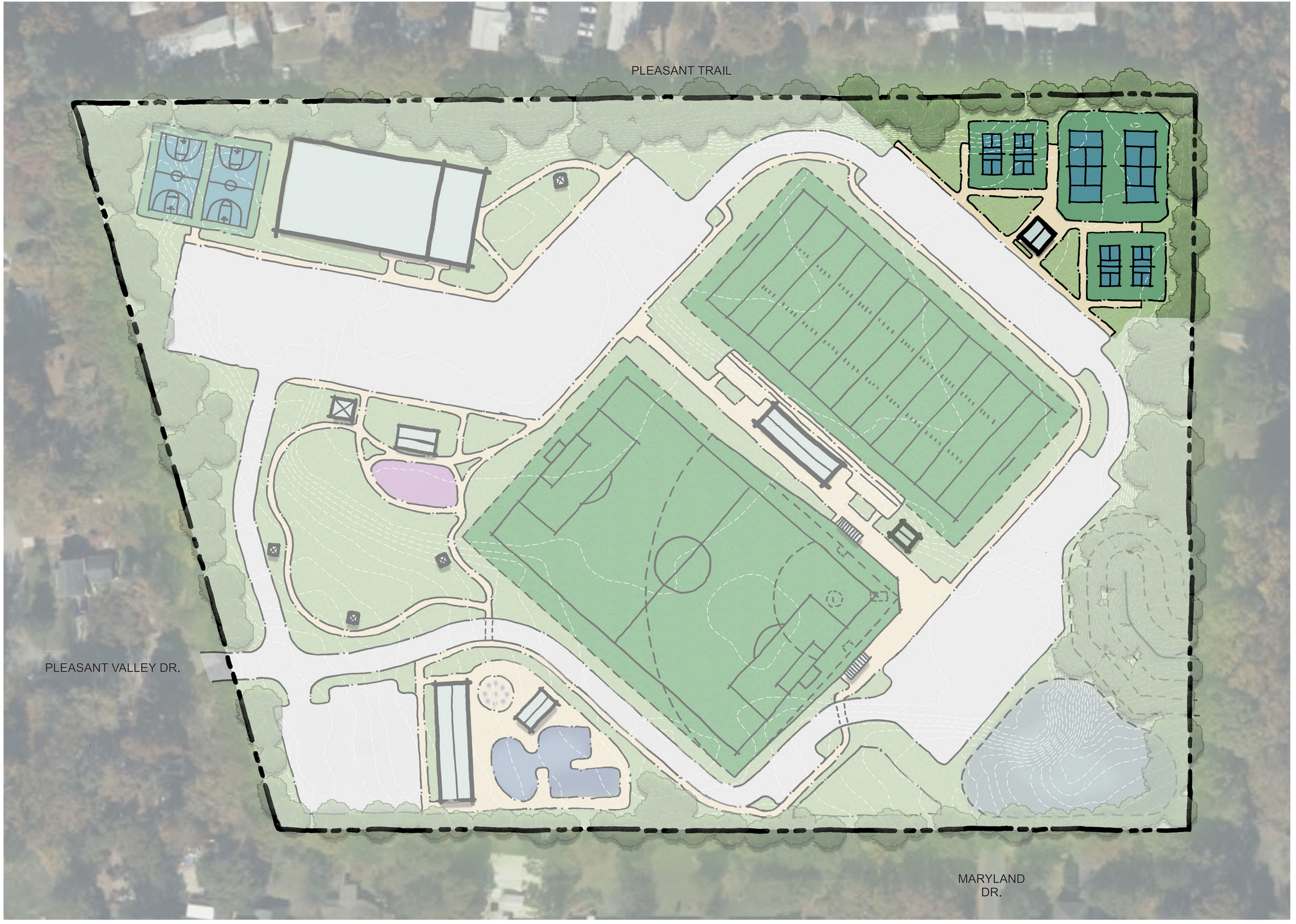
W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026

© LOSE DESIGN

#24073-2



PHASE 4:

- TENNIS COURTS (2, LIGHTED)
- PICKLEBALL COURTS (4, LIGHTED)
- RESTROOM BUILDING

Estimated Cost:

$1,000,000.00 - $1,500,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 1 - PHASE 4

DORAVILLE, GEORGIA

W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026

© LOSE DESIGN

#24073-2



● LEGEND:

SITE AMENITIES:

1. TENNIS COURTS (2, LIGHTED)
2. PICKLEBALL COURTS (4, LIGHTED)
3. RESTROOM BUILDING
4. DOG PARK (0.35 AC)
5. RENOVATED FIELD HOUSE
6. RENTAL PAVILION
7. SMALL PAVILION
8. OPEN LAWN
9. PLAYGROUND
10. WALKING TRACK (0.5 MILE LOOP)
11. FOREST FLEMING ARENA
12. ADMIN/ MEETING EXPANSION
13. POOL/ SPLASH PAD
14. BATHHOUSE/ EQUIPMENT BUILDING
15. BASKETBALL COURTS (2 FULL, LIGHTED)
16. SPECTATOR SEATING
17. UNDERGROUND DETENTION

PARKING COUNT:

- A +/- 180 PARKING SPACES
- B +/- 60 PARKING SPACES
- C +/- 75 PARKING SPACES
- D +/- 90 PARKING SPACES

+/- 405 PARKING SPACES TOTAL

Estimated Total Cost:

$20,000,000.00
$25,000,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 2

DORAVILLE, GEORGIA

W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026

© LOSE DESIGN

#24073-2



PHASE 1:

- POOL/ SPLASH PAD
- BATHHOUSE/ EQUIPMENT BUILDING

Estimated Cost:

$7,000,000.00 -
$8,500,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 2 - PHASE 1

DORAVILLE, GEORGIA

W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026

© LOSE DESIGN
#24073-2



PHASE 2:

- DOG PARK (0.2 AC)
- PARKING
- UNDERGROUND DETENTION
- STORMWATER DETENTION

Estimated:

$2,000,000.00 - $2,500,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 2 - PHASE 2

DORAVILLE, GEORGIA

W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026
© LOSE DESIGN
#24073-2

PHASE 3:

- RENOVATED FIELD HOUSE
- RENOVATED FOOTBALL FIELD
- SPECTATOR SEATING

PLEASANT TRAIL

PLEASANT VALLEY DR.

MARYLAND DR.

Estimated Cost:

$2,000,000.00 -
$2,500,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 2 - PHASE 3

DORAVILLE, GEORGIA

W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026

© LOSE DESIGN
#24073-2



PHASE 4:

- FOREST FLEMING ARENA ADMIN/ MEETING EXPANSION
- RESTROOM BUILDING
- RENTAL PAVILION
- SMALL PAVILIONS
- OPEN LAWN
- PLAYGROUND
- WALKING TRACK (0.5 MILE LOOP)
- BASKETBALL COURTS (2 FULL, LIGHTED)
- TURNAROUND LOOP
- PARKING

Estimated Cost:

$10,000,000.00 - $11,000,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 2 - PHASE 4

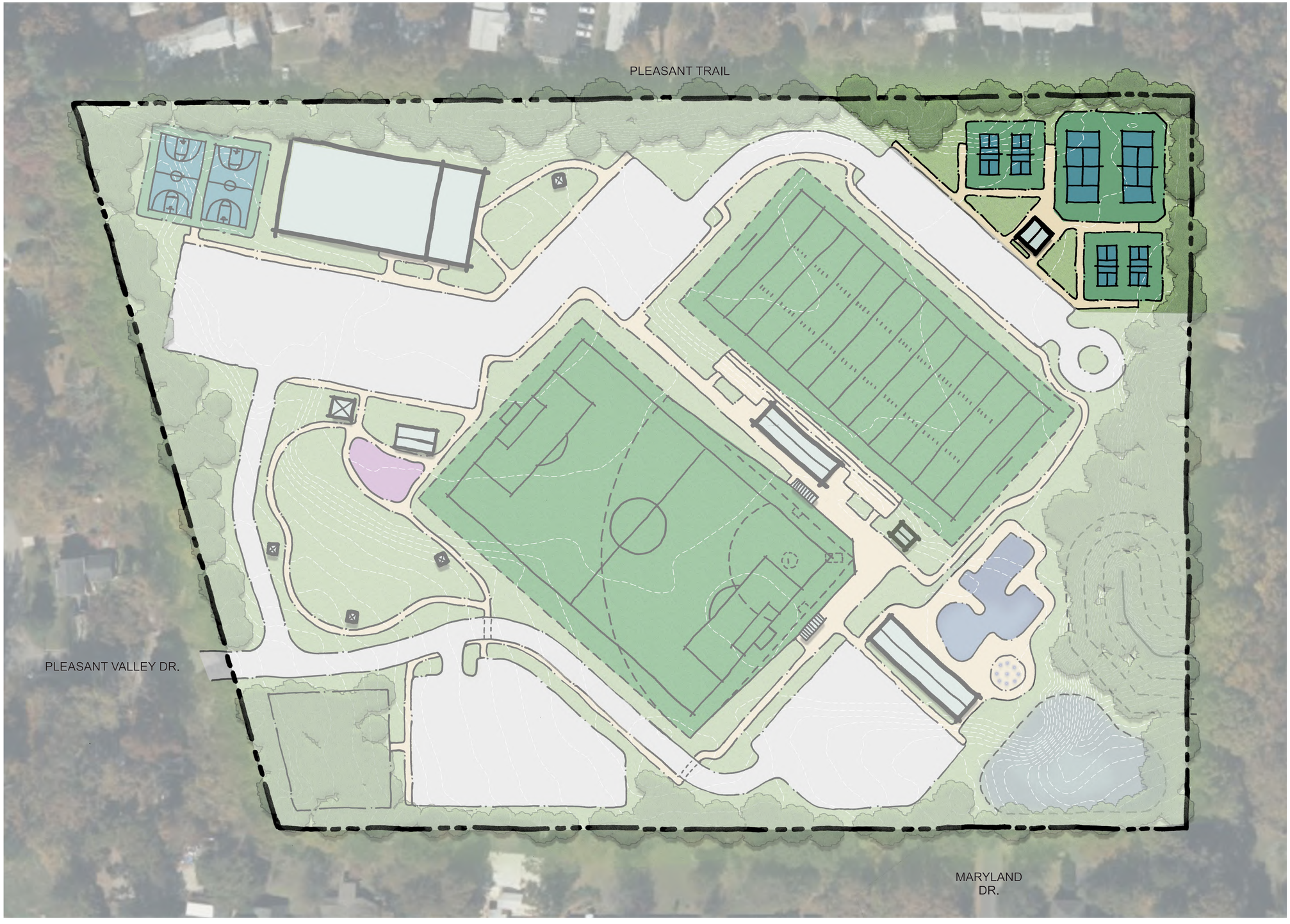
DORAVILLE, GEORGIA

W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026

© LOSE DESIGN
#24073-2



PHASE 5:

- TENNIS COURTS (2, LIGHTED)
- PICKLEBALL COURTS (4, LIGHTED)
- RESTROOM BUILDING

Estimated Cost:

$1,000,000.00 -
$1,500,000.00

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK - CONCEPT 2 - PHASE 5

DORAVILLE, GEORGIA

W E S

0 100 200 300

SCALE 1"= 50'
JULY 2026

© LOSE DESIGN

#24073-2

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK

OPINION OF PROBABLE COST - CONCEPT 1

9/10/2026

LOSE #: 24073

ITEM	DESCRIPTION	SUBTOTAL	14% CONTRACTOR MARKUP & FEES	TOTAL	TOTAL WITH 10% DESIGN CONTENGENCY	TOTAL WITH 20% DESIGN CONTENGENCY
	BASE DESIGN					
A	PHASE 1	$ *8,095,950*	$ *1,133,433*	$ 9,229,383	$ 10,152,321.3	$ 11,075,259.6
B	PHASE 2	$ *1,970,475*	$ *275,867*	$ 2,246,342	$ 2,470,975.7	$ 2,695,609.8
C	PHASE 3	$ *7,978,425*	$ *1,116,980*	$ 9,095,405	$ 10,004,945.0	$ 10,914,485.4
D	PHASE 4	$ *856,650*	$ *119,931*	$ 976,581	$ 1,074,239.1	$ 1,171,897.2
	TOTAL	$ *18,901,500*	$ *2,646,210*	$ *21,547,710*	$ 23,702,481.0	$ 25,857,252.0

ADDITIONAL NOTES

1. Unless otherwise noted, all unit prices reflect the furnishing of all labor, mobilization, materials, supplies, services, etc. and all items of cost, overhead, profit, insurance, taxes, fees permits, etc.
2. Unless otherwise noted, all unit prices DO NOT include earth moving necessary for installation; earth moving shall be reflected in specified line items (e.g. Earthwork, Undercutting, etc.)
3. All unit prices are current as of the date listed on this document.
4. Estimates of construction quantities and opinion of probable costs provided by us are made on the basis of our experience and the level of design. They represent our best judgment as design professionals. We cannot and do not, however, guarantee that the actual construction quantities or costs will not vary from our quantities and cost estimates. Lose Design makes no warranty, expressed or implied, for the accuracy of such opinions as compared

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK

OPINION OF PROBABLE COST - CONCEPT 1
9/10/2026

Project No. 24073

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		SUBTOTAL	NOTES
CONSTRUCTION COSTS - PHASE 1						
GENERAL SITE/ COMMON INFRASTRUCTURE						
DEMOLITION/ WASTE DISPOSAL	5.5	AC	$7,500.00	$	**41,250.00**	BUDGET
EROSION CONTROL	5.5	AC	$8,500.00	$	**46,750.00**	BUDGET
GRADING/EARTHWORK (BALANCED)	18,000	CY	$7.00	$	**126,000.00**	BUDGET, BALANCED
ROCK REMOVAL	1	LS	$30,000.00	$	**30,000.00**	BUDGET
STORM SEWER INFRASTRUCTURE	5.5	AC	$35,000.00	$	**192,500.00**	BUDGET, INCLUDES ENHANCED RETENTION PONDS
FIRE INFRASTRUCTURE	1	LS	$70,000.00	$	**70,000.00**	BUDGET, INCLUDES HYDRANTS
WATER INFRASTRUCTURE	1	LS	$40,000.00	$	**40,000.00**	BUDGET
SANITARY SEWER INFRASTRUCTURE	1	LS	$75,000.00	$	**75,000.00**	BUDGET
INTERNAL ROADS	840	LF	$220.00	$	**184,800.00**	BUDGET, 24' W, ASPHALT, C&G
TRAFFIC TABLE	1	EA	$7,500.00	$	**7,500.00**	BUDGET
RETAINING WALLS	1	LS	$15,000.00	$	**15,000.00**	BUDGET
SIGNAGE	1	LS	$20,000.00	$	**20,000.00**	BUDGET: (1) ENTRY SIGN, TRAFFIC SIGNAGE
LIGHTING	1	LS	$37,500.00	$	**37,500.00**	ROADWAYS, ENTRIES
LANDSCAPING	1	LS	$25,000.00	$	**25,000.00**	BUDGET, ROADWAY TREES, PARK ENTRY LANDSCAPE, COMMON AREAS
IRRIGATION	1	LS	$15,000.00	$	**15,000.00**	BUDGET, INCLUDES METER FEES, COMMON AREA IRRIGATION
			GENERAL SITE/ COMMON INFRASTRUCTURE TOTAL	$	**926,300.00**	
POOL/ SPLASH PAD						
TICKET/RESTROOM BUILDING	3,000	SF	$450.00	$	**1,350,000.00**	BUDGET, INCLUDES PUMP HOUSE
LARGE PAVILION	1	EA	$160,000.00	$	**160,000.00**	BUDGET
POOL	1	LS	$2,814,000.00	$	**2,814,000.00**	BUDGET, INCLUDES FEATURES, EQUIPMENT, INSTALL, PAVEMENT
SPLASH PAD	1	LS	$1,000,000.00	$	**1,000,000.00**	BUDGET, INCLUDES FEATURES, EQUIPMENT, INSTALL, PAVEMENT
CHAINLINK FENCE	540	LF	$40.00	$	**21,600.00**	BUDGET, 8' H (VINYL COAT)
LARGE UMBRELLAS	4	EA	$15,000.00	$	**60,000.00**	BUDGET
CABANNAS	6	EA	$20,000.00	$	**120,000.00**	BUDGET
LIGHTING	1	LS	$30,000.00	$	**30,000.00**	BUDGET, PEDESTRIAN
PLAZAS AND SIDEWALKS	16,150	SF	$15.00	$	**242,250.00**	BUDGET, LD CONC.
PARKING	1	LS	$175,000.00	$	**175,000.00**	BUDGET, APPROX 50 SPACES, HD ASPHALT, C&G
UNDERGROUND DETENTION	1	LS	$360,000.00	$	**360,000.00**	BUDGET
SIGNAGE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$100,000.00	$	**100,000.00**	BUDGET, BENCHES, TRASH, PICNIC TABLES, WATER FTN, TABLE UMBRELLAS
LANDSCAPE	1	LS	$40,000.00	$	**40,000.00**	BUDGET
IRRIGATION	1	LS	$24,000.00	$	**24,000.00**	BUDGET
			POOL/SPLASH PAD TOTAL	$	**6,506,850.00**	
OVERFLOW PARKING LOT						
PARKING	1	LS	$326,000.00	$	**326,000.00**	BUDGET, APPROX 115 SPACES, HD ASPHALT, C&G
LIGHTING	1	LS	$25,000.00	$	**25,000.00**	BUDGET, PARKING AND PEDESTRIAN
PLAZAS AND SIDEWALKS	7,220	SF	$15.00	$	**108,300.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$6,000.00	$	**6,000.00**	BUDGET

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		SUBTOTAL	NOTES
LANDSCAPE	1	LS	$20,000.00	$	**20,000.00**	BUDGET
IRRIGATION	1	LS	$12,000.00	$	**12,000.00**	BUDGET
			OVERFLOW PARKING LOT TOTAL	$	**497,300.00**	
DOG PARK						
CHAINLINK FENCE	400	LF	$30.00	$	**12,000.00**	BUDGET, 6' H (VINYL COAT)
SHADE COVERS	2	EA	$20,000.00	$	**40,000.00**	BUDGET
PLAZAS AND SIDEWALKS	2,500	SF	$15.00	$	**37,500.00**	BUDGET, LD CONC.
PARKING	1	LS	$17,500.00	$	**17,500.00**	BUDGET, APPROX 10 SPACES, HD ASPHALT, C&G
SIGNAGE	1	LS	$5,000.00	$	**5,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$25,000.00	$	**25,000.00**	BUDGET, BENCHES, TRASH, WATER FTN., ETC
LANDSCAPE	1	LS	$20,000.00	$	**20,000.00**	BUDGET
IRRIGATION	1	LS	$12,000.00	$	**12,000.00**	BUDGET
			DOG PARK TOTAL	$	**169,000.00**	
			TOTAL CONSTRUCTION COST- PHASE 1	$	**8,099,450.00**	0
CONSTRUCTION COSTS - PHASE 2						
GENERAL SITE/ COMMON INFRASTRUCTURE						
DEMOLITION/ WASTE DISPOSAL	3.4	AC	$10,000.00	$	**34,000.00**	BUDGET
EROSION CONTROL	3.4	AC	$8,500.00	$	**28,900.00**	BUDGET
GRADING/EARTHWORK (BALANCED)	4,000	CY	$7.00	$	**28,000.00**	BUDGET, BALANCED
ROCK REMOVAL	1	LS	$0.00	$	**-**	BUDGET
STORM SEWER INFRASTRUCTURE	3.4	AC	$35,000.00	$	**119,000.00**	BUDGET, INCLUDES ENHANCED RETENTION PONDS
FIRE INFRASTRUCTURE	1	LS	$30,000.00	$	**30,000.00**	BUDGET, INCLUDES HYDRANTS
WATER INFRASTRUCTURE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
SANITARY SEWER INFRASTRUCTURE	1	LS	$40,000.00	$	**40,000.00**	BUDGET
RETAINING WALLS	1	LS	$0.00	$	**-**	BUDGET
			GENERAL SITE/ COMMON INFRASTRUCTURE TOTAL	$	**289,900.00**	
FOOTBALL COMPLEX						
FOOTBALL FIELD RENOVATIONS	1	EA	$350,000.00	$	**350,000.00**	BUDGET, SOD, FIELD EQ., LED SPORTS LIGHTS
RENOVATED CONCESSION BUILDING	1	LS	$400,000.00	$	**400,000.00**	BUDGET
RENOVATED SPECTATOR SEATING	1	LS	$350,000.00	$	**350,000.00**	BUDGET, NEW CONC. SLAB, NEW ALUMINIUM BLEACHERS
CHAINLINK FENCE	1,200	LF	$30.00	$	**36,000.00**	BUDGET, 6' H (VINYL COAT)
LIGHTING	1	LS	$55,000.00	$	**55,000.00**	BUDGET, PARKING AND PEDESTRIAN
PLAZAS AND SIDEWALKS	7,100	SF	$15.00	$	**106,500.00**	BUDGET, INCLUDES HD PAVEMENT ON VEHICLE ACCESS
SIGNAGE	1	LS	$15,000.00	$	**15,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$30,000.00	$	**30,000.00**	BUDGET, BENCHES, TRASH, PICNIC TABLES, WATER FTN.
LANDSCAPE	1	LS	$30,000.00	$	**30,000.00**	BUDGET
IRRIGATION	1	LS	$18,000.00	$	**18,000.00**	BUDGET
			FOOTBALL COMPLEX TOTAL	$	**1,390,500.00**	
PARKING LOT						
PARKING	1	LS	$135,000.00	$	**135,000.00**	BUDGET, APPROX 50 SPACES, HD ASPHALT, C&G
INTERNAL ROADS	135	LF	$220.00	$	**29,700.00**	BUDGET, 24' W, ASPHALT, C&G
TEMPORARY TURNAROUND	1	LS	$50,000.00	$	**50,000.00**	BUDGET, HD ASPHALT
LIGHTING	1	LS	$15,000.00	$	**15,000.00**	BUDGET, PARKING AND PEDESTRIAN
PLAZAS AND SIDEWALKS	2,625	SF	$15.00	$	**39,375.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$5,000.00	$	**5,000.00**	BUDGET
LANDSCAPE	1	LS	$10,000.00	$	**10,000.00**	BUDGET

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		SUBTOTAL	NOTES
IRRIGATION	1	LS	$6,000.00	$	**6,000.00**	BUDGET
			PARKING LOT TOTAL	$	**290,075.00**	
			TOTAL CONSTRUCTION COST- PHASE 2	$	**1,970,475.00**	0
CONSTRUCTION COSTS - PHASE 3						
GENERAL SITE/ COMMON INFRASTRUCTURE						
DEMOLITION/ WASTE DISPOSAL	10.5	AC	$7,500.00	$	**78,750.00**	BUDGET
EROSION CONTROL	10.5	AC	$8,500.00	$	**89,250.00**	BUDGET
GRADING/EARTHWORK (BALANCED)	20,000	CY	$7.00	$	**140,000.00**	BUDGET, BALANCED
ROCK REMOVAL	1	LS	$30,000.00	$	**30,000.00**	BUDGET
STORM SEWER INFRASTRUCTURE	10.5	AC	$35,000.00	$	**367,500.00**	BUDGET, INCLUDES ENHANCED RETENTION PONDS
FIRE INFRASTRUCTURE	1	LS	$50,000.00	$	**50,000.00**	BUDGET, INCLUDES HYDRANTS
WATER INFRASTRUCTURE	1	LS	$45,000.00	$	**45,000.00**	BUDGET
SANITARY SEWER INFRASTRUCTURE	1	LS	$100,000.00	$	**100,000.00**	BUDGET
INTERNAL ROADS	320	LF	$220.00	$	**70,400.00**	BUDGET, 24' W, ASPHALT, C&G
TRAFFIC TABLE	1	EA	$7,500.00	$	**7,500.00**	BUDGET
RETAINING WALLS	1	LS	$42,000.00	$	**42,000.00**	BUDGET
SIGNAGE	1	LS	$8,000.00	$	**8,000.00**	BUDGET: (2) ENTRY SIGNS, TRAFFIC SIGNAGE
LIGHTING	1	LS	$25,000.00	$	**25,000.00**	ROADWAYS, ENTRIES
LANDSCAPING	1	LS	$20,000.00	$	**20,000.00**	BUDGET, ROADWAY TREES, PARK ENTRY LANDSCAPE, COMMON AREAS
IRRIGATION	1	LS	$12,000.00	$	**12,000.00**	BUDGET, INCLUDES METER FEES, COMMON AREA IRRIGATION
			GENERAL SITE/ COMMON INFRASTRUCTURE TOTAL	$	**1,085,400.00**	
PASSIVE RECREATION AREA						
RESTROOM BUILDING	1,000	SF	$450.00	$	**450,000.00**	BUDGET
LARGE PAVILION	1	EA	$160,000.00	$	**160,000.00**	BUDGET
SMALL PAVILION	3	EA	$60,000.00	$	**180,000.00**	BUDGET
PLAYGROUND	1	LS	$500,000.00	$	**500,000.00**	BUDGET, INCLUDES ART. TURF SURFACING, INCLUSIVE PLAY EQUIPMENT (4,000SF)
LIGHTING	1	LS	$25,000.00	$	**25,000.00**	BUDGET, PEDESTRIAN
PLAZAS AND SIDEWALKS	9,500	SF	$15.00	$	**142,500.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$50,000.00	$	**50,000.00**	BUDGET, BENCHES, TRASH, PICNIC TABLES, WATER FTN.
LANDSCAPE	1	LS	$85,000.00	$	**85,000.00**	BUDGET
IRRIGATION	1	LS	$51,000.00	$	**51,000.00**	BUDGET
			PASSIVE RECREATION AREA TOTAL	$	**1,653,500.00**	
RECREATION CENTER						
REC CENTER BUILDING EXPANSION	5,000	SF	$450.00	$	**2,250,000.00**	BUDGET
SMALL PAVILION	1	EA	$60,000.00	$	**60,000.00**	BUDGET
PARKING	1	LS	$620,000.00	$	**620,000.00**	BUDGET, APPROX 220 SPACES, HD ASPHALT, C&G
LIGHTING	1	LS	$55,000.00	$	**55,000.00**	BUDGET, PARKING AND PEDESTRIAN
PLAZAS AND SIDEWALKS	11,700	SF	$15.00	$	**175,500.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$10,000.00	$	**10,000.00**	BUDGET, BENCHES, TABLES, TRASH
LANDSCAPE	1	LS	$30,000.00	$	**30,000.00**	BUDGET
IRRIGATION	1	LS	$18,000.00	$	**18,000.00**	BUDGET
			RECREATION CENTER TOTAL	$	**3,228,500.00**	
BASKETBALL COURTS						
BASKETBALL COURTS	2	EA	$175,000.00	$	**350,000.00**	BUDGET, INCLUDES ASPHALT, SURFACING, FENCING, LED SPORTS LIGHTS, GOAL

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		SUBTOTAL	NOTES
BLEACHERS W/ SHADE COVERS	2	EA	$22,500.00	$	**45,000.00**	BUDGET
PLAZAS AND SIDEWALKS	1,450	SF	$15.00	$	**21,750.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$2,000.00	$	**2,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$15,000.00	$	**15,000.00**	BUDGET, BENCHES, TRASH, WATER FTN.
LANDSCAPE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
IRRIGATION	1	LS	$6,000.00	$	**6,000.00**	BUDGET
			BASKETBALL COURTS TOTAL	$	**449,750.00**	
MULTI-USE FIELD COMPLEX						
225' X 360' - MULTI-USE FIELD	1	EA	$475,000.00	$	**475,000.00**	BUDGET, TURF, FIELD EQ., LED SPORTS LIGHTS
250' DIAMOND FIELD	1	EA	$240,000.00	$	**240,000.00**	BUDGET, FENCING/ BACKSTOP, MASONRY WALL, DUGOUTS, ART. TURF, LED SPORTS LIGHTS
RESTROOM BUILDING	1,000	SF	$450.00	$	**450,000.00**	BUDGET
PLAZAS AND SIDEWALKS	6,865	SF	$15.00	$	**102,975.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$5,000.00	$	**5,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$65,000.00	$	**65,000.00**	BUDGET, BENCHES, TRASH, PICNIC TABLES, WATER FTN., BLEACHERS, SHADE COVERS
LANDSCAPE	1	LS	$35,000.00	$	**35,000.00**	BUDGET
IRRIGATION	1	LS	$21,000.00	$	**21,000.00**	BUDGET
			MULTI-USE FIELD COMPLEX TOTAL	$	**1,393,975.00**	
PARKING LOT CONNECTION						
PARKING	1	LS	$55,000.00	$	**55,000.00**	BUDGET, APPROX 20 SPACES, HD ASPHALT, C&G
INTERNAL ROADS	235	LF	$220.00	$	**51,700.00**	BUDGET, 24' W, ASPHALT, C&G
LIGHTING	1	LS	$7,500.00	$	**7,500.00**	BUDGET, PARKING AND PEDESTRIAN
PLAZAS AND SIDEWALKS	2,340	SF	$15.00	$	**35,100.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$2,000.00	$	**2,000.00**	BUDGET
LANDSCAPE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
IRRIGATION	1	LS	$6,000.00	$	**6,000.00**	BUDGET
			PARKING LOT CONNECTION TOTAL	$	**167,300.00**	
			TOTAL CONSTRUCTION COST- PHASE 3	$	**7,978,425.00**	0
CONSTRUCTION COSTS - PHASE 4						
GENERAL SITE/ COMMON INFRASTRUCTURE						
DEMOLITION/ WASTE DISPOSAL	1.4	AC	$7,500.00	$	**10,500.00**	BUDGET
EROSION CONTROL	1.4	AC	$8,500.00	$	**11,900.00**	BUDGET
GRADING/EARTHWORK (BALANCED)	8,000	CY	$7.00	$	**56,000.00**	BUDGET, BALANCED
ROCK REMOVAL	1	LS	$10,000.00	$	**10,000.00**	BUDGET
STORM SEWER INFRASTRUCTURE	1.4	AC	$35,000.00	$	**49,000.00**	BUDGET, INCLUDES ENHANCED RETENTION PONDS
FIRE INFRASTRUCTURE	1	LS	$0.00	$	**-**	BUDGET, INCLUDES HYDRANTS
WATER INFRASTRUCTURE	1	LS	$5,000.00	$	**5,000.00**	BUDGET
SANITARY SEWER INFRASTRUCTURE	1	LS	$35,000.00	$	**35,000.00**	BUDGET
RETAINING WALLS	1	LS	$22,000.00	$	**22,000.00**	BUDGET
			GENERAL SITE/ COMMON INFRASTRUCTURE TOTAL	$	**199,400.00**	
TENNIS AND PICKLEBALL COMPLEX						
PICKLEBALL (2 COURT POD)	2	EA	$40,000.00	$	**80,000.00**	ASPHALT, SURFACING, FENCING, LED SPORTS LIGHTS, EQUIPMENT
TENNIS (2 COURT POD)	1	EA	$40,000.00	$	**40,000.00**	ASPHALT, SURFACING, FENCING, LED SPORTS LIGHTS, EQUIPMENT
BLEACHERS W/ SHADE COVERS	2	EA	$22,500.00	$	**45,000.00**	BUDGET
RESTROOM BUILDING	1	LS	$300,000.00	$	**300,000.00**	BUDGET
PLAZAS AND SIDEWALKS	8,250	SF	$15.00	$	**123,750.00**	BUDGET, INCLUDES HD PAVEMENT ON VEHICLE ACCESS
SIGNAGE	1	LS	$5,000.00	$	**5,000.00**	BUDGET

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		SUBTOTAL	NOTES
SITE FURNISHINGS	1	LS	$20,000.00	$	**20,000.00**	BUDGET, BENCHES, TRASH, PICNIC TABLES, WATER FTN.
LANDSCAPE	1	LS	$25,000.00	$	**25,000.00**	BUDGET
IRRIGATION	1	LS	$15,000.00	$	**15,000.00**	BUDGET
			TENNIS AND PICKLEBALL COMPLEX TOTAL	$	**653,750.00**	
			TOTAL CONSTRUCTION COST- PHASE 4	$	**853,150.00**	0

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK

OPINION OF PROBABLE COST - CONCEPT 2

9/10/2026

LOSE #: 24073

ITEM	DESCRIPTION	SUBTOTAL	14% CONTRACTOR MARKUP & FEES	TOTAL	TOTAL WITH 10% DESIGN CONTENGENCY	TOTAL WITH 20% DESIGN CONTENGENCY
	BASE DESIGN					
A	PHASE 1	*$ 6,038,300*	*$ 845,362*	$ 6,883,662	$ 7,572,028.2	$ 8,260,394.4
B	PHASE 2	*$ 1,689,300*	*$ 236,502*	$ 1,925,802	$ 2,118,382.2	$ 2,310,962.4
C	PHASE 3	*$ 1,601,550*	*$ 224,217*	$ 1,825,767	$ 2,008,343.7	$ 2,190,920.4
D	PHASE 4	*$ 8,089,325*	*$ 1,132,506*	$ 9,221,831	$ 10,144,013.6	$ 11,066,196.6
E	PHASE 5	*$ 853,150*	*$ 119,441*	$ 972,591	$ 1,069,850.1	$ 1,167,109.2
	TOTAL	*$ 18,271,625*	*$ 2,558,028*	*$ 20,829,653*	$ 22,912,617.8	$ 24,995,583.0

ADDITIONAL NOTES

1. Unless otherwise noted, all unit prices reflect the furnishing of all labor, mobilization, materials, supplies, services, etc. and all items of cost, overhead, profit, insurance, taxes, fees permits, etc.
2. Unless otherwise noted, all unit prices DO NOT include earth moving necessary for installation; earth moving shall be reflected in specified line items (e.g. Earthwork, Undercutting, etc.)
3. All unit prices are current as of the date listed on this document.
4. Estimates of construction quantities and opinion of probable costs provided by us are made on the basis of our experience and the level of design. They represent our best judgment as design professionals. We cannot and do not, however, guarantee that the actual construction quantities or costs will not vary from our quantities and cost estimates. Lose Design makes no warranty, expressed or implied, for the accuracy of such opinions as compared

LOSE DESIGN
SPACES FOR LIFE.

HONEYSUCKLE PARK

OPINION OF PROBABLE COST - CONCEPT 2
9/10/2026

Project No. 24073

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		SUBTOTAL	NOTES
CONSTRUCTION COSTS - PHASE 1						
GENERAL SITE/ COMMON INFRASTRUCTURE						
DEMOLITION/ WASTE DISPOSAL	1.2	AC	$7,500.00	$	**9,000.00**	BUDGET
EROSION CONTROL	1.2	AC	$8,500.00	$	**10,200.00**	BUDGET
GRADING/EARTHWORK (BALANCED)	8,000	CY	$7.00	$	**56,000.00**	BUDGET, BALANCED
ROCK REMOVAL	1	LS	$10,000.00	$	**10,000.00**	BUDGET
STORM SEWER INFRASTRUCTURE	1.2	AC	$35,000.00	$	**42,000.00**	BUDGET, INCLUDES ENHANCED RETENTION PONDS
FIRE INFRASTRUCTURE	1	LS	$30,000.00	$	**30,000.00**	BUDGET, INCLUDES HYDRANTS
WATER INFRASTRUCTURE	1	LS	$25,000.00	$	**25,000.00**	BUDGET
SANITARY SEWER INFRASTRUCTURE	1	LS	$50,000.00	$	**50,000.00**	BUDGET
RETAINING WALLS	1	LS	$15,000.00	$	**15,000.00**	BUDGET
SIGNAGE	1	LS	$15,000.00	$	**15,000.00**	BUDGET: (1) ENTRY SIGN
			GENERAL SITE/ COMMON INFRASTRUCTURE TOTAL	$	**262,200.00**	
POOL/ SPLASH PAD						
TICKET/RESTROOM BUILDING	3,000	SF	$450.00	$	**1,350,000.00**	BUDGET, INCLUDES PUMP HOUSE
POOL	1	LS	$2,814,000.00	$	**2,814,000.00**	BUDGET, INCLUDES FEATURES, EQUIPMENT, INSTALL, PAVEMENT
SPLASH PAD	1	LS	$1,000,000.00	$	**1,000,000.00**	BUDGET, INCLUDES FEATURES, EQUIPMENT, INSTALL, PAVEMENT
CHAINLINK FENCE	565	LF	$40.00	$	**22,600.00**	BUDGET, 8' H (VINYL COAT)
LARGE UMBRELLAS	4	EA	$15,000.00	$	**60,000.00**	BUDGET
CABANNAS	6	EA	$20,000.00	$	**120,000.00**	BUDGET
LIGHTING	1	LS	$30,000.00	$	**30,000.00**	BUDGET, PEDESTRIAN
PLAZAS AND SIDEWALKS	13,700	SF	$15.00	$	**205,500.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$100,000.00	$	**100,000.00**	BUDGET, BENCHES, TRASH, PICNIC TABLES, WATER FTN, TABLE UMBRELLAS
LANDSCAPE	1	LS	$40,000.00	$	**40,000.00**	BUDGET
IRRIGATION	1	LS	$24,000.00	$	**24,000.00**	BUDGET
			POOL/SPLASH PAD TOTAL	$	**5,776,100.00**	
			TOTAL CONSTRUCTION COST- PHASE 1	$	**6,038,300.00**	0
CONSTRUCTION COSTS - PHASE 2						
GENERAL SITE/ COMMON INFRASTRUCTURE						
DEMOLITION/ WASTE DISPOSAL	4	AC	$7,500.00	$	**30,000.00**	BUDGET
EROSION CONTROL	4	AC	$8,500.00	$	**34,000.00**	BUDGET
GRADING/EARTHWORK (BALANCED)	10,000	CY	$7.00	$	**70,000.00**	BUDGET, BALANCED
ROCK REMOVAL	1	LS	$10,000.00	$	**10,000.00**	BUDGET
STORM SEWER INFRASTRUCTURE	4	AC	$35,000.00	$	**140,000.00**	BUDGET, INCLUDES ENHANCED RETENTION PONDS
FIRE INFRASTRUCTURE	1	LS	$40,000.00	$	**40,000.00**	BUDGET, INCLUDES HYDRANTS
WATER INFRASTRUCTURE	1	LS	$15,000.00	$	**15,000.00**	BUDGET
SANITARY SEWER INFRASTRUCTURE	1	LS	$0.00	$	-	BUDGET

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		SUBTOTAL	NOTES
INTERNAL ROADS	670	LF	$220.00	$	**147,400.00**	BUDGET, 24' W, ASPHALT, C&G
TRAFFIC TABLE	1	EA	$7,500.00	$	**7,500.00**	BUDGET
RETAINING WALLS	1	LS	$0.00	$	**-**	BUDGET
SIGNAGE	1	LS	$10,000.00	$	**10,000.00**	BUDGET: (1) ENTRY SIGN, TRAFFIC SIGNAGE
LIGHTING	1	LS	$30,000.00	$	**30,000.00**	ROADWAYS, ENTRIES
LANDSCAPING	1	LS	$25,000.00	$	**25,000.00**	BUDGET, ROADWAY TREES, PARK ENTRY LANDSCAPE, COMMON AREAS
IRRIGATION	1	LS	$15,000.00	$	**15,000.00**	BUDGET, INCLUDES METER FEES, COMMON AREA IRRIGATION
			GENERAL SITE/ COMMON INFRASTRUCTURE TOTAL	$	**573,900.00**	
POOL PARKING LOT						
PARKING	1	LS	$210,000.00	$	**210,000.00**	BUDGET, APPROX 75 SPACES, HD ASPHALT, C&G
LIGHTING	1	LS	$22,500.00	$	**22,500.00**	BUDGET, PARKING AND PEDESTRIAN
SIGNAGE	1	LS	$5,000.00	$	**5,000.00**	BUDGET
LANDSCAPE	1	LS	$20,000.00	$	**20,000.00**	BUDGET
IRRIGATION	1	LS	$12,000.00	$	**12,000.00**	BUDGET
			POOL PARKING LOT TOTAL	$	**269,500.00**	
OVERFLOW PARKING LOT						
PARKING	1	LS	$260,000.00	$	**260,000.00**	BUDGET, APPROX 90 SPACES, HD ASPHALT, C&G
UNDERGROUND DETENTION	1	LS	$360,000.00	$	**360,000.00**	BUDGET
LIGHTING	1	LS	$30,000.00	$	**30,000.00**	BUDGET, PARKING AND PEDESTRIAN
PLAZAS AND SIDEWALKS	4,760	SF	$15.00	$	**71,400.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$6,000.00	$	**6,000.00**	BUDGET
LANDSCAPE	1	LS	$20,000.00	$	**20,000.00**	BUDGET
IRRIGATION	1	LS	$12,000.00	$	**12,000.00**	BUDGET
			OVERFLOW PARKING LOT TOTAL	$	**759,400.00**	
DOG PARK						
CHAINLINK FENCE	500	LF	$30.00	$	**15,000.00**	BUDGET, 6' H (VINYL COAT)
PLAZAS AND SIDEWALKS	1,600	SF	$15.00	$	**24,000.00**	BUDGET, LD CONC.
PARKING	1	LS	$17,500.00	$	**17,500.00**	BUDGET, APPROX 10 SPACES, HD ASPHALT, C&G
SIGNAGE	1	LS	$5,000.00	$	**5,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$25,000.00	$	**25,000.00**	BUDGET, BENCHES, TRASH, WATER FTN., ETC
			DOG PARK TOTAL	$	**86,500.00**	
			TOTAL CONSTRUCTION COST- PHASE 2	$	**1,689,300.00**	0
CONSTRUCTION COSTS - PHASE 3						
GENERAL SITE/ COMMON INFRASTRUCTURE						
DEMOLITION/ WASTE DISPOSAL	2.3	AC	$10,000.00	$	**23,000.00**	BUDGET
EROSION CONTROL	2.3	AC	$8,500.00	$	**19,550.00**	BUDGET
GRADING/EARTHWORK (BALANCED)	4,000	CY	$7.00	$	**28,000.00**	BUDGET, BALANCED
ROCK REMOVAL	1	LS	$0.00	$	**-**	BUDGET
STORM SEWER INFRASTRUCTURE	2.3	AC	$35,000.00	$	**80,500.00**	BUDGET, INCLUDES ENHANCED RETENTION PONDS
FIRE INFRASTRUCTURE	1	LS	$30,000.00	$	**30,000.00**	BUDGET, INCLUDES HYDRANTS
WATER INFRASTRUCTURE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
SANITARY SEWER INFRASTRUCTURE	1	LS	$20,000.00	$	**20,000.00**	BUDGET
RETAINING WALLS	1	LS	$0.00	$	**-**	BUDGET
			GENERAL SITE/ COMMON INFRASTRUCTURE TOTAL	$	**211,050.00**	
FOOTBALL COMPLEX						

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		SUBTOTAL	NOTES
FOOTBALL FIELD RENOVATIONS	1	EA	$350,000.00	$	**350,000.00**	BUDGET, SOD, FIELD EQ., LED SPORTS LIGHTS
RENOVATED CONCESSION BUILDING	1	LS	$400,000.00	$	**400,000.00**	BUDGET
RENOVATED SPECTATOR SEATING	1	LS	$350,000.00	$	**350,000.00**	BUDGET, NEW CONC. SLAB, NEW ALUMINIUM BLEACHERS
CHAINLINK FENCE	1,200	LF	$30.00	$	**36,000.00**	BUDGET, 6' H (VINYL COAT)
LIGHTING	1	LS	$55,000.00	$	**55,000.00**	BUDGET, PARKING AND PEDESTRIAN
PLAZAS AND SIDEWALKS	7,100	SF	$15.00	$	**106,500.00**	BUDGET, INCLUDES HD PAVEMENT ON VEHICLE ACCESS
SIGNAGE	1	LS	$15,000.00	$	**15,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$30,000.00	$	**30,000.00**	BUDGET, BENCHES, TRASH, PICNIC TABLES, WATER FTN.
LANDSCAPE	1	LS	$30,000.00	$	**30,000.00**	BUDGET
IRRIGATION	1	LS	$18,000.00	$	**18,000.00**	BUDGET
			FOOTBALL COMPLEX TOTAL	$	**1,390,500.00**	
			TOTAL CONSTRUCTION COST- PHASE 3	$	**1,601,550.00**	0

CONSTRUCTION COSTS - PHASE 4

GENERAL SITE/ COMMON INFRASTRUCTURE

DEMOLITION/ WASTE DISPOSAL	12.8	AC	$7,500.00	$	**96,000.00**	BUDGET
EROSION CONTROL	12.8	AC	$8,500.00	$	**108,800.00**	BUDGET
GRADING/EARTHWORK (BALANCED)	20,000	CY	$7.00	$	**140,000.00**	BUDGET, BALANCED
ROCK REMOVAL	1	LS	$30,000.00	$	**30,000.00**	BUDGET
STORM SEWER INFRASTRUCTURE	12.8	AC	$35,000.00	$	**448,000.00**	BUDGET, INCLUDES ENHANCED RETENTION PONDS
FIRE INFRASTRUCTURE	1	LS	$50,000.00	$	**50,000.00**	BUDGET, INCLUDES HYDRANTS
WATER INFRASTRUCTURE	1	LS	$45,000.00	$	**45,000.00**	BUDGET
SANITARY SEWER INFRASTRUCTURE	1	LS	$100,000.00	$	**100,000.00**	BUDGET
INTERNAL ROADS	540	LF	$220.00	$	**118,800.00**	BUDGET, 24' W, ASPHALT, C&G
TRAFFIC TABLE	1	EA	$7,500.00	$	**7,500.00**	BUDGET
RETAINING WALLS	1	LS	$42,000.00	$	**42,000.00**	BUDGET
SIGNAGE	1	LS	$8,000.00	$	**8,000.00**	BUDGET: (2) ENTRY SIGNS, TRAFFIC SIGNAGE
LIGHTING	1	LS	$25,000.00	$	**25,000.00**	ROADWAYS, ENTRIES
LANDSCAPING	1	LS	$20,000.00	$	**20,000.00**	BUDGET, ROADWAY TREES, PARK ENTRY LANDSCAPE, COMMON AREAS
IRRIGATION	1	LS	$12,000.00	$	**12,000.00**	BUDGET, INCLUDES METER FEES, COMMON AREA IRRIGATION
			GENERAL SITE/ COMMON INFRASTRUCTURE TOTAL	$	**1,251,100.00**	

PASSIVE RECREATION AREA

RESTROOM BUILDING	1,000	SF	$450.00	$	**450,000.00**	BUDGET
LARGE PAVILION	1	EA	$160,000.00	$	**160,000.00**	BUDGET
SMALL PAVILION	3	EA	$60,000.00	$	**180,000.00**	BUDGET
PLAYGROUND	1	LS	$420,000.00	$	**420,000.00**	BUDGET, INCLUDES ART. TURF SURFACING, INCLUSIVE PLAY EQUIPMENT (3,300SF)
LIGHTING	1	LS	$25,000.00	$	**25,000.00**	BUDGET, PEDESTRIAN
PLAZAS AND SIDEWALKS	8,300	SF	$15.00	$	**124,500.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$50,000.00	$	**50,000.00**	BUDGET, BENCHES, TRASH, PICNIC TABLES, WATER FTN.
LANDSCAPE	1	LS	$75,000.00	$	**75,000.00**	BUDGET
IRRIGATION	1	LS	$45,000.00	$	**45,000.00**	BUDGET
			PASSIVE RECREATION AREA TOTAL	$	**1,539,500.00**	

RECREATION CENTER

REC CENTER BUILDING EXPANSION	5,000	SF	$450.00	$	**2,250,000.00**	BUDGET
SMALL PAVILION	1	EA	$60,000.00	$	**60,000.00**	BUDGET
PARKING	1	LS	$520,000.00	$	**520,000.00**	BUDGET, APPROX 220 SPACES, HD ASPHALT, C&G
LIGHTING	1	LS	$47,500.00	$	**47,500.00**	BUDGET, PARKING AND PEDESTRIAN

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		SUBTOTAL	NOTES
PLAZAS AND SIDEWALKS	11,700	SF	$15.00	$	**175,500.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$10,000.00	$	**10,000.00**	BUDGET, BENCHES, TABLES, TRASH
LANDSCAPE	1	LS	$30,000.00	$	**30,000.00**	BUDGET
IRRIGATION	1	LS	$18,000.00	$	**18,000.00**	BUDGET
			RECREATION CENTER TOTAL	$	**3,121,000.00**	
BASKETBALL COURTS						
BASKETBALL COURTS	2	EA	$175,000.00	$	**350,000.00**	BUDGET, INCLUDES ASPHALT, SURFACING, FENCING, LED SPORTS LIGHTS, GOAL
BLEACHERS W/ SHADE COVERS	2	EA	$22,500.00	$	**45,000.00**	BUDGET
PLAZAS AND SIDEWALKS	1,450	SF	$15.00	$	**21,750.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$2,000.00	$	**2,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$15,000.00	$	**15,000.00**	BUDGET, BENCHES, TRASH, WATER FTN.
LANDSCAPE	1	LS	$10,000.00	$	**10,000.00**	BUDGET
IRRIGATION	1	LS	$6,000.00	$	**6,000.00**	BUDGET
			BASKETBALL COURTS TOTAL	$	**449,750.00**	
MULTI-USE FIELD COMPLEX						
225' X 360' - MULTI-USE FIELD	1	EA	$475,000.00	$	**475,000.00**	BUDGET, TURF, FIELD EQ., LED SPORTS LIGHTS
250' DIAMOND FIELD	1	EA	$240,000.00	$	**240,000.00**	BUDGET, FENCING/ BACKSTOP, MASONRY WALL, DUGOUTS, ART. TURF, LED SPORTS LIGHTS
RESTROOM BUILDING	1,000	SF	$450.00	$	**450,000.00**	BUDGET
PLAZAS AND SIDEWALKS	6,865	SF	$15.00	$	**102,975.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$5,000.00	$	**5,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$65,000.00	$	**65,000.00**	BUDGET, BENCHES, TRASH, PICNIC TABLES, WATER FTN., BLEACHERS, SHADE COVERS
LANDSCAPE	1	LS	$35,000.00	$	**35,000.00**	BUDGET
IRRIGATION	1	LS	$21,000.00	$	**21,000.00**	BUDGET
			MULTI-USE FIELD COMPLEX TOTAL	$	**1,393,975.00**	
PARKING LOT CONNECTION						
PARKING	1	LS	$185,000.00	$	**185,000.00**	BUDGET, APPROX 90 SPACES, HD ASPHALT, C&G
LIGHTING	1	LS	$22,500.00	$	**22,500.00**	BUDGET, PARKING AND PEDESTRIAN
PLAZAS AND SIDEWALKS	6,700	SF	$15.00	$	**100,500.00**	BUDGET, LD CONC.
SIGNAGE	1	LS	$2,000.00	$	**2,000.00**	BUDGET
LANDSCAPE	1	LS	$15,000.00	$	**15,000.00**	BUDGET
IRRIGATION	1	LS	$9,000.00	$	**9,000.00**	BUDGET
			PARKING LOT CONNECTION TOTAL	$	**334,000.00**	
			TOTAL CONSTRUCTION COST- PHASE 4	$	**8,089,325.00**	0
CONSTRUCTION COSTS - PHASE 5						
GENERAL SITE/ COMMON INFRASTRUCTURE						
DEMOLITION/ WASTE DISPOSAL	1.4	AC	$7,500.00	$	**10,500.00**	BUDGET
EROSION CONTROL	1.4	AC	$8,500.00	$	**11,900.00**	BUDGET
GRADING/EARTHWORK (BALANCED)	8,000	CY	$7.00	$	**56,000.00**	BUDGET, BALANCED
ROCK REMOVAL	1	LS	$10,000.00	$	**10,000.00**	BUDGET
STORM SEWER INFRASTRUCTURE	1.4	AC	$35,000.00	$	**49,000.00**	BUDGET, INCLUDES ENHANCED RETENTION PONDS
FIRE INFRASTRUCTURE	1	LS	$0.00	$	**-**	BUDGET, INCLUDES HYDRANTS
WATER INFRASTRUCTURE	1	LS	$5,000.00	$	**5,000.00**	BUDGET
SANITARY SEWER INFRASTRUCTURE	1	LS	$35,000.00	$	**35,000.00**	BUDGET
RETAINING WALLS	1	LS	$22,000.00	$	**22,000.00**	BUDGET
			GENERAL SITE/ COMMON INFRASTRUCTURE TOTAL	$	**199,400.00**	

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		SUBTOTAL	NOTES
TENNIS AND PICKLEBALL COMPLEX						
PICKLEBALL (2 COURT POD)	2	EA	$40,000.00	$	**80,000.00**	ASPHALT, SURFACING, FENCING, LED SPORTS LIGHTS, EQUIPMENT
TENNIS (2 COURT POD)	1	EA	$40,000.00	$	**40,000.00**	ASPHALT, SURFACING, FENCING, LED SPORTS LIGHTS, EQUIPMENT
BLEACHERS W/ SHADE COVERS	2	EA	$22,500.00	$	**45,000.00**	BUDGET
RESTROOM BUILDING	1	LS	$300,000.00	$	**300,000.00**	BUDGET
PLAZAS AND SIDEWALKS	8,250	SF	$15.00	$	**123,750.00**	BUDGET, INCLUDES HD PAVEMENT ON VEHICLE ACCESS
SIGNAGE	1	LS	$5,000.00	$	**5,000.00**	BUDGET
SITE FURNISHINGS	1	LS	$20,000.00	$	**20,000.00**	BUDGET, BENCHES, TRASH, PICNIC TABLES, WATER FTN.
LANDSCAPE	1	LS	$25,000.00	$	**25,000.00**	BUDGET
IRRIGATION	1	LS	$15,000.00	$	**15,000.00**	BUDGET
		TENNIS AND PICKLEBALL COMPLEX TOTAL		$	**653,750.00**	
		TOTAL CONSTRUCTION COST- PHASE 5		$	**853,150.00**	

0

AGENDA ITEM NO.
XII.C

Agenda Item Memorandum

CITY COUNCIL (ZONING) AGENDA ITEM REPORT

ITEM TITLE: City Manager's Monthly Report

DATE: September 16, 2026

SUBMITTED BY: Shanta Bingham, Charles D. Atkinson, City Manager

ITEM TYPE: Report

AGENDA SECTION: REPORTS AND PRESENTATIONS

PRESENTED BY: Charles D. Atkinson, City Manager

ATTACHMENTS:
Monthly Report - Community Development - Aug 2026.pdf
August 2026 PD Update (1).pdf
August 2026 City Clerk Monthly Report.pdf
July 2026 Finance Department.pdf
Monthly Report - Public Works - August 2026.pdf
Code_Enforcement_Monthly_Activity_Report_August_2026.pdf

2421 Van Fleet Circle, Ste 200
Doraville, Georgia 30360

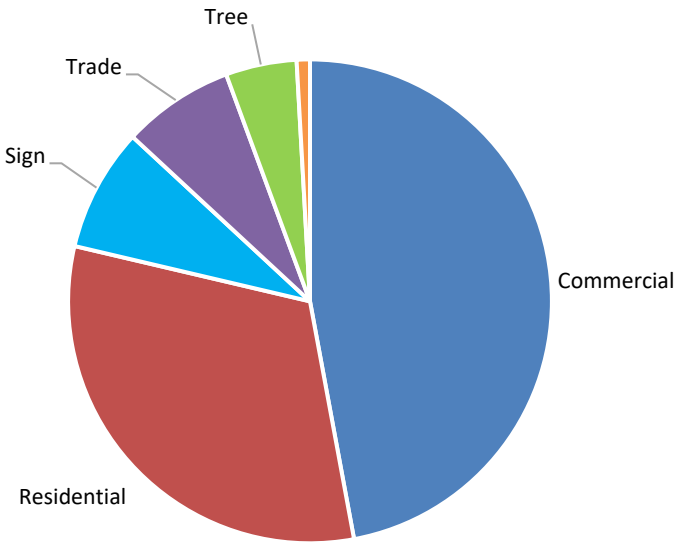
THE CITY OF Doraville
Diversity Vitality Community

770-451-8745
doravillega.us

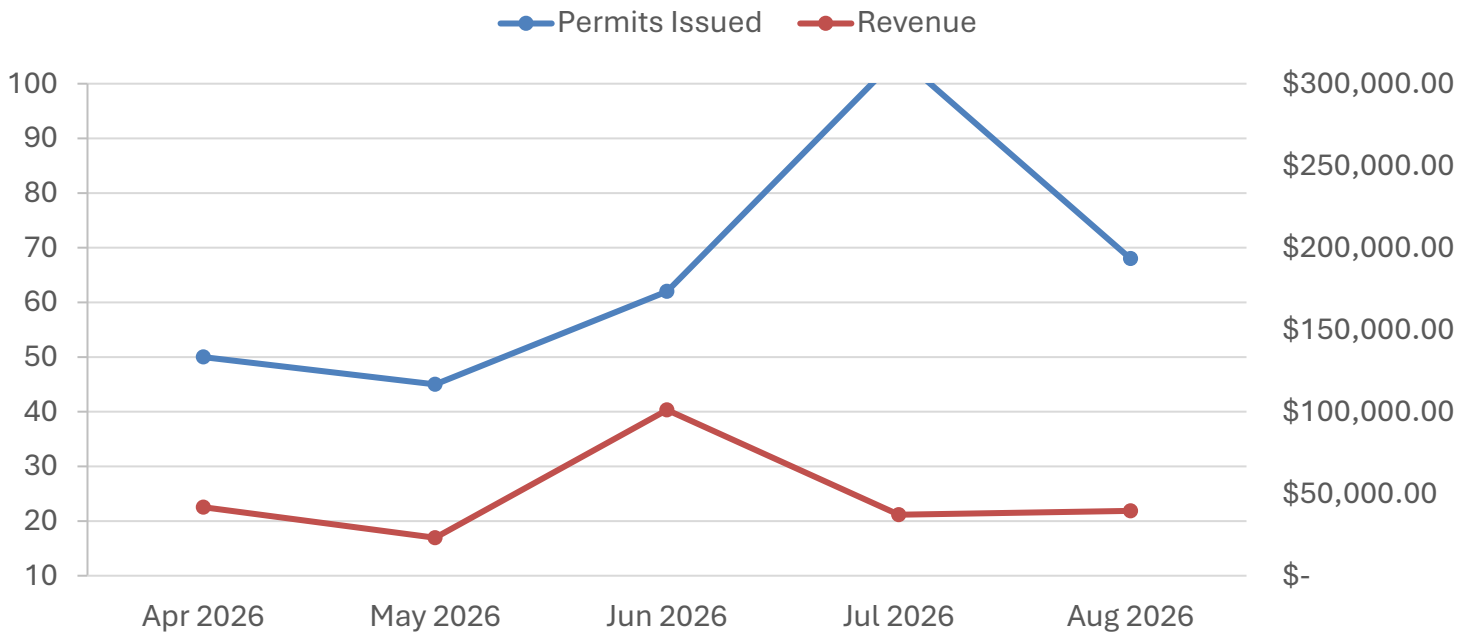
DEPARTMENT MONTHLY REPORT
COMMUNITY DEVELOPMENT
AUGUST 2026

PERMITS SUMMARY

TYPE	NO. ISSUED	REVENUE
Commercial	2	$ 18,600.50
Residential	13	$ 12,480.21
Sign	7	$ 3,250.00
Trade	22	$ 2,950.00
Tree	12	$ 1,875.00
Other	12	$ 350.00
Monthly Total	**60**	**$ 39,505.71**
YTD	**476**	**$ 301,889.96**



PERMITS OVER TIME



LARGE PROJECT UPDATES

Assembly

- The connection between Motors Industrial Way and New Peachtree Road was approved by Council in June.
- The bandshell for the park is complete.
- Assembly is proposing a Chihuly-themed event venue near Serta Simmons and the recently completed parking deck by Third Rail Studios.

Sequoyah Middle & High School

- Expected opening dates are 2027-2028 school year for the middle school, 2029-2030 for the high school.

Lotus Grove

- Resia is working with the City on closing out the remaining permits and cleaning up the site.

Towns at Creekside

- Land swap property to the City still pending.

Edmund Doraville (New / South Peachtree Road)

- Vertical construction continues on Phase I.
- Phase II consolidation plat approved by DeKalb County.
- Phase II LDP will be issued soon.

Rhythm Doraville (Carver Drive)

- Permitting for individual buildings will be submitted after final plat is approved by the County.

Lodge Atlanta

- Interior renovation work on the first building continues slowly.
- The City has been made aware that one of the contractors has pulled out of the project.
- No timeline for completion provided.

OTHER PROJECT UPDATES

Peachtree Creek Greenway

- Clearing is nearly complete.
- Grading and excavation for wall construction will begin in mid-September.
- Construction schedule shows construction ending July 2027.

Buford Highway Safety Action Plan (SAP)

- The Chamblee-Doraville CID is considering adding several projects to their future capital improvement plan.
- Staff submitted an IGA request to GDOT for permanent maintenance responsibilities on Buford Highway.

UPCOMING ZONING CASES

City-Initiated

CASE	LOCATION	REQUEST	DATE
A-26-05	**Citywide**	Amendment to permit all ADUs in residential districts by right.	• **Aug 5 – Planning Commission** • **Aug 19 – City Council (1st Read)** • **Sep 16 – City Council (2nd Read)**
Z-27-01	**Various**	Rezone properties citywide from R-1 and R-CH to T-3.	• **Dec 16 – Work Session**

Other

CASE	LOCATION	REQUEST	DATE
Z-26-06	**6446 New Peachtree Road**	Rezone from M-2-C to M-1.	• ~~**Aug 5 – Planning Commission**~~ • ~~**Aug 19 – City Council (1st Read)**~~ • **Sep 2 – Planning Commission** • **Sep 16 – City Council (1st Read)** • **Oct 21 – City Council (2nd Read)**
CUP-26-02	**5805 Buford Hwy, Ste 18A**	CUP for a commercial recreation facility greater than 3,000 sf.	• **Sep 2 – Planning Commission** • **Sep 16 – City Council (1st Read)** • **Oct 21 – City Council (2nd Read)**
CUP-26-03	**6035 Peachtree Road, Ste A-212**	CUP for a precious metals dealer.	• **Sep 2 – Planning Commission** • **Sep 16 – City Council (1st Read)** • **Oct 21 – City Council (2nd Read)**
CUP-26-04	**6035 Peachtree Road, Stes A-213, 214, and 215**	CUP for an accessory alcohol license for a billiard's hall.	• **Sep 2 – Planning Commission** • **Sep 16 – City Council (1st Read)** • **Oct 21 – City Council (2nd Read)**

OTHER

Comprehensive Plan Update

- Draft plan has been submitted to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review by the state.
- Still on schedule to be adopted advance of the October 31, 2026 deadline.

Grant Applications

- The City received $50,000 from the Georgia Power Foundation for the PCG Phase 2a.
- An application was submitted to the Water Infrastructure Planning Program (WIPP) from the Georgia Environmental Finance Authority (GEFA) for a Stormwater Capital Improvement and Green Infrastructure plan.
- Applications were submitted to the Georgia Transportation Infrastructure Bank (GTIB) for the Shallowford Road and New Peachtree Road projects.
- An application will be submitted to the Building Resilient Infrastructure and Communities (BRIC) Grant Program from FEMA.

Tree Ordinance Update

- Draft of updated ordinance will come to Council after the Comprehensive Plan update.

Doraville Police Department

2421 Van Fleet Circle Suite 200, Doraville, Georgia 30360

Chief Jason Deyette | Office (770)451-6817 | jason.deyette@doravillega.us

Police Department August 2026 Update

GENERAL ACTIVITY

	August 2026	July 2026	Change
Calls for Service	1,334	1,353	-19
Officer Initiated	2,271	2,641	-370
Incident Reports	449	478	-29
Traffic Accidents	193	160	+33
Arrests	102	152	-50

CRIME REPORTS AND CLEARANCE RATES

	August 2026 (current reporting month)	July 2026	Change
Crimes Against Persons (Part 1 Crimes)	11	9	+2
Property Crimes	34	44	-10
Total Clearance Rate	52%	46%	+6%
YTD Clearance Rate	40%	38%	+2%

Doraville Police Department

2421 Van Fleet Circle Suite 200, Doraville, Georgia 30360

Chief Jason Deyette | Office (770)451-6817 | jason.deyette@doravillega.us

Police Department August 2026 Update

- A pedestrian crossing the roadway outside the crosswalk at the intersection of McElroy Road and Buford Hwy was struck by a vehicle and transported to Grady with a head injury.
- Officers and detectives responded to the 5800 block of Buford Highway in reference to an aggravated assault and armed robbery. During the incident, the victim was robbed, stabbed, struck with stones, and chased by the assailant who was armed with a machete. The suspect was identified and subsequently apprehended. This case is pending judicial proceedings.
- Officers responded to the 5700 block of Buford Hwy, Wells Fargo bank and it was reported that a suspect impersonating a Doraville officer attempted to collect $15,000 from the complainant for a supposed arrest warrant. A report was completed and the case was forwarded to detectives for follow-up.
- Officers and detectives responded to the 3600 block of Northcrest Road in reference to an assault. During the incident, the victim was attacked by the suspect and sustained a severe facial injury. The suspect was identified and subsequently apprehended. This case is pending judicial proceedings.
- Officers and detectives responded to the 3400 block of Oakcliff Road in reference to multiple burglaries. During the incidents, the suspects stole merchandise valued at approximately $170,000. Detectives identified the suspects and the location where the stolen merchandise was taken. This case is pending judicial proceedings.
- Officers and detectives responded to the 6000 block of Peachtree Road in reference to a motor vehicle theft. During the incident, the suspect entered an employee locker area and stole a bag containing credit cards and vehicle keys. The suspect then proceeded to the parking lot and stole a vehicle. The suspect was identified and subsequently apprehended. This case is pending judicial proceedings.
- Officers responded to the 5600 block of Buford Hwy to the Buford Farmers Market for an armed robbery call. Two suspects were located nearby and arrested. Case pending judicial proceedings. Detectives were notified.
- Officers responded to McElroy Road for a reported stabbing. The victim suffered an arm wound and reported approximately $3,000 stolen. He was transported to Northside Hospital. Detectives were notified to conduct a follow-up investigation of the incident.
- Crime Suppression Team encountered a subject walking in the roadway in the 5400 block of Buford Hwy. When approached by officers, the subject fled. Units were able to locate the subject in a wooded area. The subject was wanted for Felony Larceny (Auto). Multiple charges also pending with Doraville Police.

Doraville Police Department

2421 Van Fleet Circle Suite 200, Doraville, Georgia 30360

Chief Jason Deyette | Office (770)451-6817 | jason.deyette@doravillega.us

Police Department August 2026 Update

- Crime Suppression Team concluded a narcotics investigation that started in the 5600 block of Buford Hwy. As a result, 4 people were arrested for narcotics violations. Drugs recovered included crack cocaine, fentanyl, and powdered cocaine.
- Crime Suppression Team encountered a subject in the 3000 block of McCall Dr who had an active warrant for aggravated assault issued by the Doraville Police Department. Subject was arrested and transported to the DeKalb Jail.

Animal Services

- A total of 32 radio calls were dispatched, 9 animals were transported to DeKalb County Animal Shelter, 0 citations were issued and 101 neighborhood directed patrols were conducted.

Community Engagement & Service Activities

- Attended Doraville Seniors Luncheon
- Participated in Doraville's Movie Night

CITY OF DORAVILLE
OFFICE OF THE CITY CLERK
SHANTA J. BINGHAM, CITY CLERK

2421 VAN FLEET CIRCLE, SUITE 200
DORAVILLE, GEORGIA 30360
OFFICE NO. 770.451.8745

City Clerk Department
Monthly Report-August 2026

Executive Summary

The City Clerk's Office continued to serve as a central administrative resource for the Mayor, City Council, City departments, and the residents of Doraville by providing legislative support, records management, election administration, and public engagement services. During July, the department remained committed to promoting transparency, ensuring compliance with Georgia's Open Records and Election laws, preserving the City's official records, and supporting efficient municipal operations.

1. Public Meetings and Legislative Support

The City Clerk's Office successfully coordinated and supported all required public meetings during the month by ensuring compliance with the Georgia Open Meetings Act and providing comprehensive legislative services.
Accomplishments

- Coordinated and administered three (3) City Council meetings:
  - One (1) Regular City Council Meeting
  - One (1) Zoning Meeting
  - One (1) Special Called Meeting
- Prepared, published, and distributed three (3) official meeting agendas.
- Recorded, prepared, and finalized three (3) sets of official meeting minutes for the permanent legislative record.
- Provided administrative support to the Mayor, City Council, staff, and the public before, during, and after each meeting.

2. Records Management and Open Records

The Clerk's Office continues to provide timely responses to Open Records Requests while maintaining compliance with the Georgia Open Records Act.
July Activity

- Processed sixty (60) Open Records Requests.
- Completed 398 Open Records Requests year-to-date.
- Maintained only six (6) outstanding requests pending completion.

The department continues to focus on improving response times while maintaining accuracy and legal compliance.

3. Elections Administration

Preparation for the City's November 3, 2026 Special Municipal Election was a primary focus during July.
Major accomplishments included:

- Prepared the Resolution Calling the Special Municipal Election.

- Coordinated legal review of all election documents.
- Established candidate qualifying dates and qualifying fees.
- Prepared and published all required legal advertisements and public notices.
- Coordinated required election notifications with the DeKalb County Board of Elections and the Georgia Secretary of State.
- Updated the City's website with election information and candidate resources.
- Developed and finalized the Candidate Qualifying Packet.

These efforts ensure the City remains compliant with all applicable state election requirements while providing transparent and accessible election information to prospective candidates and voters.

4. Boards, Authorities, and Committee Support

The City Clerk's Office continues to provide administrative and clerical support for several boards and committees. The department currently serves as Secretary for:

- Downtown Development Authority
- Downtown Development Authority Committee

During July, the department:

- Prepared two (2) committee meeting agendas.
- Attended and provided administrative support for both committee meetings.
- Continued maintaining official records and meeting documentation for the Board

5. City Center Project Coordination

The department continued participating in the City's weekly City Center Update Meetings to remain informed on project progress, coordinate records, and provide administrative support for one of the City's largest capital initiatives.

6. Departmental Initiatives and Operational Improvements

The City Clerk's Office continues implementing technology improvements designed to enhance customer service, improve efficiency, and modernize municipal operations.

Current initiatives include:

- Collaborating with JustFOIA to implement multilingual translation capabilities within the Open Records Request Portal, improving accessibility for residents.
- Working with Laserfiche to implement contract management and tracking capabilities, strengthening document management and organizational efficiency.

7. Doraville Public Library Support

The City Clerk's Office continues to provide administrative oversight and operational support for the Doraville Public Library while assisting with community engagement initiatives.

During July, the department:

- Participated in Storytime by reading three books to approximately seven infants, toddlers, and their caregivers.
- Assisted in planning and supporting community programming, including:
    - Journaling with Erica
    - Candle Making Workshop
    - Reverse Painting Event in partnership with MARTA
- Met with the Friends of the Library Secretary, Nina, to renew the City's partnership and identify collaborative projects for the remainder of 2026.
- Worked alongside Friends of the Library volunteers to reorganize the library's storage and work areas to improve functionality and organization.

Ongoing Priorities

The City Clerk's Office remains committed to continuous improvement by:

- Enhancing transparency and public access to government information.
- Improving internal processes and operational efficiency.
- Expanding the use of technology to better serve residents.
- Supporting the Mayor, City Council, boards, committees, and City departments through responsive, professional, and efficient service.

Performance Metrics

Performance Measure	July 2026
City Council Meetings Supported	3
Meeting Agendas Prepared	3
Meeting Minutes Completed	3
Open Records Requests Processed	60
Open Records Requests Completed (YTD)	2,648
Outstanding Open Records Requests	6
Proclamations Prepared	1
Committee Agendas Prepared	2
Weekly City Center Meetings Attended	4
New Library Programs Supported	3

August 2026 Department Highlight

Modernizing Records and Administrative Tracking

During August, the City Clerk's Office successfully expanded the use of the City's existing Laserfiche system to track agreements, expiration dates, board appointments, and board-member terms. Automated notifications will assist the department in proactively identifying upcoming expirations and required actions.

Combined with the successful administration of candidate qualifying for the November 3, 2026 Special Municipal Election, these efforts demonstrate the department's continued commitment to transparency, accountability, compliance, efficiency, and responsive public service.

I left placeholders for the August meeting and Open Records numbers rather than carrying July's figures forward. If you give me your August totals, I can plug them in and create a concise City Manager/Mayor & Council executive-summary version as well.

THE CITY OF Doraville
Diversity, Vitality, Community

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

GENERAL FUND REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
Taxes	$ 19,161,100.00	$ 14,707,691.94	$ 4,453,408.06	77%
Licenses and Permits	$ 1,600,500.00	$ 590,815.21	$ 1,009,684.79	37%
Intergovernmental Revenues	$ 682,500.00	$ 439,832.47	$ 242,667.53	64%
Charges for Services	$ 10,000.00	$ 88,048.04	$ (78,048.04)	880%
Fines and Forfeitures	$ 144,200.00	$ 331,110.31	$ (186,910.31)	230%
Investment Income	$ 1,000,000.00	$ 154,945.31	$ 845,054.69	15%
Donations	$ 324,000.00	$ 42,445.22	$ 281,554.78	13%
Miscellaneous Revenues	$ 3,000.00	$ 130,321.18	$ (127,321.18)	4344%
Other Financing Sources	$ 433,875.00	$ 14,503.60	$ 419,371.40	3%
Unclassified	$ 116,052.00	$ 11,127,268.43	$ (11,011,216.43)	9588%
TOTAL REVENUES	**$ 23,475,227.00**	**$ 27,626,981.71**	**$ (4,151,754.71)**	118%

GENERAL FUND EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
1110 - Council	$ 399,822.00	$ 138,835.60	$ 260,986.40	35%
1320 - City Manager	$ 927,151.00	$ 567,038.02	$ 360,112.98	61%
1330 - City Clerk	$ 237,537.00	$ 142,612.60	$ 94,924.40	60%
1400 - Elections	$ 12,000.00	$ 8,872.90	$ 3,127.10	74%
1510 - Financial Administration	$ 1,351,222.00	$ 1,096,611.44	$ 254,610.56	81%
1530 - Legal	$ 350,000.00	$ 299,744.33	$ 50,255.67	86%
1535 - Information Technology	$ 556,000.00	$ 546,956.47	$ 9,043.53	98%
1540 - Human Resources	$ 514,149.00	$ 237,356.93	$ 276,792.07	46%
1565 - Gen Govt. Buildings and Plant	$ -	$ 1,502.99		
1570-Communications	$ 261,458.00	$ 132,012.67	$ 129,445.33	50%
2650 Municipal Court	$ 594,380.00	$ 409,332.86	$ 185,047.14	69%
3200 - Police Department	$ 8,934,626.00	$ 6,329,120.66	$ 2,605,505.34	71%
3800 - E911	$ 1,039,983.00	$ 640,442.75	$ 399,540.25	62%
4100 - Public Works Administration	$ 2,344,484.00	$ 1,528,175.45	$ 816,308.55	65%
4260 - Street Lights	$ 270,000.00	$ 211,910.32	$ 58,089.68	78%
6100 - Recreation	$ 705,094.00	$ 423,921.94	$ 281,172.06	60%
6120 - Recreation Programs	$ 288,193.00	$ 99,362.05	$ 188,830.95	34%
6200 - Parks	$ 74,500.00	$ 64,549.13	$ 9,950.87	87%
6510 - Library Administration	$ 319,257.00	$ 180,641.50	$ 138,615.50	57%
7410 - Planning and Zoning	$ 1,496,858.00	$ 870,042.68	$ 626,815.32	58%
7520 - Economic Development		$ 5,075.60		#DIV/0!
7450 - Code Enforcement	$ 640,247.00	$ 331,216.87	$ 309,030.13	52%
7540 - Tourism	$ 100,000.00	$ 35,257.99	$ 64,742.01	35%
9000 - Other Financing Uses	$ 2,058,166.00	$ 11,161,445.18	$ (9,103,279.18)	542%
	$ 23,475,127.00	**$ 25,462,038.93**	**$ (1,980,333.34)**	

NET OF REVENUES & EXPENDITURES **$ 2,164,942.78**

Unclassified YTD is revenue is inflated due to CID Taxes Received and will be expensed out next month

THE CITY OF Doraville
Diversity, Vitality, Community

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

CONFISCATED ASSETS REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
2102 - Federal	$ 300,000.00	$ 428,198.99	$ (128,198.99)	143%
2104 - State Seizures NRR	$ 73,505.00	$ -	$ 73,505.00	0%
TOTAL REVENUES	**$ 373,505.00**	**$ 428,198.99**	**$ (54,693.99)**	

CONFISCATED ASSETS EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
2101 - State	3,624.00		$ 3,624.00	0%
2102 - Federal	357,833.00	207,173.15	$ 150,659.85	58%
2104 - State Seizures NRR	12,048.00	9,713.73	$ 2,334.27	81%
	$ 373,505.00	**$ 216,886.88**	**$ 156,618.12**	

6/30/2026

NET OF REVENUES & EXPENDITURES **$ 211,312.11**

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

E911 REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
3800 - E911	$ 312,000.00	$ 275,607.94	$ 36,392.06	88%
TOTAL REVENUES	**$ 312,000.00**	**$ 275,607.94**	**$ 36,392.06**	

E911 EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
3800 - E911	312,000.00	0.00	$ 312,000.00	0%
	$ 312,000.00	**$ -**	**$ 312,000.00**	

NET OF REVENUES & EXPENDITURES **$ 275,607.94**

207,173.15

THE CITY OF Doraville
Diversity, Vitality, Community

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

TREE BANK REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
TREE BANK	$ 50,000.00	$ 51,750.00	$ (1,750.00)	104%
TOTAL REVENUES	**$ 50,000.00**	**$ 51,750.00**	**$ (1,750.00)**	

TREE BANK EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
TREE BANK	50,000.00	13,868.40	$ 36,131.60	28%
	$ 50,000.00	**$ 13,868.40**	**$ 36,131.60**	

NET OF REVENUES & EXPENDITURES **$ 37,881.60**

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

ARPA REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
FUND BALANCE	$ 72,490.00	$ -	$ 72,490.00	0%
TOTAL REVENUES	**$ 72,490.00**	**$ -**	**$ 72,490.00**	

ARPA EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
7410 - Planning and Zoning	$ 72,190.00	$ 60,883.60	$ 11,306.40	84%
Total Expense	**$ 72,190.00**	**$ 60,883.60**	**$ 11,306.40**	

THE CITY OF Doraville
Diversity, Vitality, Community

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

HOTEL/ MOTEL REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
Taxes	$ 150,000.00	$ 104,913.27	$ 45,086.73	70%
TOTAL REVENUES	**$ 150,000.00**	**$ 104,913.27**	**$ 45,086.73**	

HOTEL/ MOTEL EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
Payments to other agencies	$ 56,252.00		$ 56,252.00	0%
Contract labor	$ 65,625.00	$ 3,418.54	$ 62,206.46	5%
Operating transfers-To General Fund	$ 28,125.00		$ 28,125.00	0%
	$ 150,002.00	**$ 3,418.54**	**$ 146,583.46**	

NET OF REVENUES & EXPENDITURES **$ 101,494.73**

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

2023 SPLOST REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
SPLOST Income	$ 1,898,000.00	$ 1,582,321.22	$ 315,678.78	83%
Fund Balance	$ 661,293.00	$ 71,526.16		11%
TOTAL REVENUES	**$ 2,559,293.00**	**$ 1,653,847.38**	**$ 315,678.78**	

SPLOST EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
3200 - Police Department	$ 576,224.00	$ 467,013.54	$ 109,210.46	81%
4100 - Public Works Administration	$ 1,100,000.00	$ 503,376.27	$ 596,623.73	46%
6200 - Parks	$ 100,000.00	$ 59,355.08	$ 40,644.92	59%
7410 - Planning and Zoning	$ 783,069.00	$ -	$ 783,069.00	0%
	$ 2,559,293.00	**$ 1,029,744.89**	**$ 1,529,548.11**	

NET OF REVENUES & EXPENDITURES **$ 624,102.49**

THE CITY OF Doraville
Diversity, Vitality, Community

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

STORMWATER REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
Fees	$ 1,370,000.00	$ 1,182,079.71		86%
Investment Income	$ 50,000.00	$ 34,277.27		
Fund Balance	$ 768,946.00			0%
TOTAL REVENUES	**$ 2,188,946.00**	**$ 1,216,356.98**	**$ -**	

STORMWATER EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
Expenditures	$ 2,188,946.00	$ 1,330,315.83	$ 858,630.17	61%
Total Expenses	**$ 2,188,946.00**	**$ 1,330,315.83**	**$ 858,630.17**	

NET OF REVENUES & EXPENDITURES **$ (113,958.85)**

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

WASTE REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
Fees	$ 710,500.00	$ 688,370.71	$ 22,129.29	97%
Miscellaneous	$ 5,000.00	$ 18,431.35	$ (13,431.35)	369%
TOTAL REVENUES	**$ 715,500.00**	**$ 706,802.06**	**$ 8,697.94**	

WASTE EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
Expenditures	$ 710,500.00	$ 669,716.24	$ 40,783.76	94%
Total Expenses	**$ 710,500.00**	**$ 669,716.24**	**$ 40,783.76**	

NET OF REVENUES & EXPENDITURES **$ 37,085.82**

THE CITY OF Doraville
Diversity, Vitality, Community

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

GO BOND CAPITAL

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
INTEREST	$ 250,000.00	$ 312,690.40	$ (62,690.40)	125%
FUND BALANCE	$ 8,000,000.00	$ -	$ 8,000,000.00	0%
TOTAL REVENUES	**$ 8,250,000.00**	**$ 312,690.40**	**$ 7,937,309.60**	

GO BOND CAPITAL EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
CAPITAL	8,250,000.00	3,974,000.75	$ 4,275,999.25	48%
	$ 8,250,000.00	**$ 3,974,000.75**	**$ 4,275,999.25**	

NET OF REVENUES & EXPENDITURES **6/30/2026**

INVEST DORAVILLE CAPITAL

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
INTEREST	$700,000.00	$429,122.68		
FUND BALANCE	$20,000,000.00		$20,000,000.00	0%
TOTAL REVENUES	**$ 20,700,000.00**	**$ 429,122.68**	**$ 20,000,000.00**	

INVEST DORAVILLE CAPITAL

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
CAPITAL	20,700,000.00	1,065,272.67	$ 19,634,727.33	5%
	$ 20,700,000.00	**$ 1,065,272.67**	**$ 19,634,727.33**	

NET OF REVENUES & EXPENDITURES **$ (636,149.99)**

TANK FARM CAPITAL

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
	$ 50,000.00	$ 59,466.28	$ (9,466.28)	
TANK FARM	$ 1,843,042.00	$ -	$ 1,843,042.00	0%
TOTAL REVENUES	**$ 1,893,042.00**	**$ 59,466.28**	**$ 1,833,575.72**	

TANK FARM EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
TANK FARM	1,843,042.00	199,236.20	$ 1,643,805.80	11%
	$ 1,843,042.00	**$ 199,236.20**	**$ 1,643,805.80**	

THE CITY OF Doraville
Diversity, Vitality, Community

City Of Doraville
Budget to Actual Summary
As of 07/31/2026

GO BOND TAXES REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
SSD TAXES	$ 722,067.00	$ 701,423.90	$ 20,643.10	97%
TOTAL REVENUES	**$ 722,067.00**	**$ 701,423.90**	**$ 20,643.10**	

GO BOND EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
PAYMENT	$ 722,067.00	$ 722,066.67	$ 0.33	100%
	$ 722,067.00	**$ 722,066.67**	**$ 0.33**	

NET OF REVENUES & EXPENDITURES **$ (20,642.77)**

INVEST DORAVILLE TAXES REVENUES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
SSD TAXES	$ 1,547,278.00	$ 1,301,145.62	$ 246,132.38	84%
TOTAL REVENUES	**$ 1,547,278.00**	**$ 1,301,145.62**	**$ 246,132.38**	

INVEST DORAVILLE EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
PAYMENT	$ 1,547,278.00		$ 1,547,278.00	0%
	$ 1,547,278.00	**$ -**	**$ 1,547,278.00**	

NET OF REVENUES & EXPENDITURES **$ 1,301,145.62**

SSD Tank Farm BOND

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
SSD Taxes	$ 501,047.00	$ 351,718.08	$ 149,328.92	70%
TOTAL REVENUES	**$ 501,047.00**	**$ 351,718.08**	**$ 149,328.92**	

SSD Tank Farm BOND

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
PAYMENT	$ 501,047.00	$ 104,541.90	$ 396,505.10	21%
	$ 501,047.00	**$ 104,541.90**	**$ 396,505.10**	

NET OF REVENUES & EXPENDITURES **$ 247,176.18**

Invest Doraville Revenue

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
Fund Balance	$ 1,547,278.00	$ 1,301,145.62	$ 246,132.38	84%
TOTAL REVENUES	**$ 1,547,278.00**	**$ 1,301,145.62**	**$ 246,132.38**	

Invest Doraville EXPENDITURES

DESCRIPTION	2025-26 BUDGET	7/31/2026 YTD BALANCE	AVAILABLE BALANCE	% USED
PAYMENT	$ 1,547,278.00	$ 1,547,277.78	$ 0.22	100%
	$ 1,547,278.00	**$ 1,547,277.78**	**$ 0.22**	

NET OF REVENUES & EXPENDITURES **$ (246,132.16)**

2421 Van Fleet Circle,
Suite 200.
Doraville, Georgia 30360

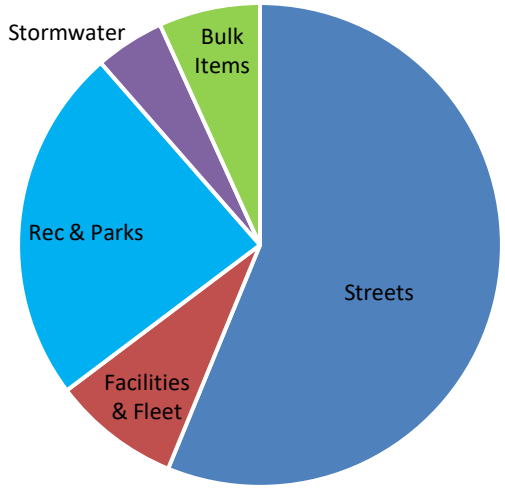
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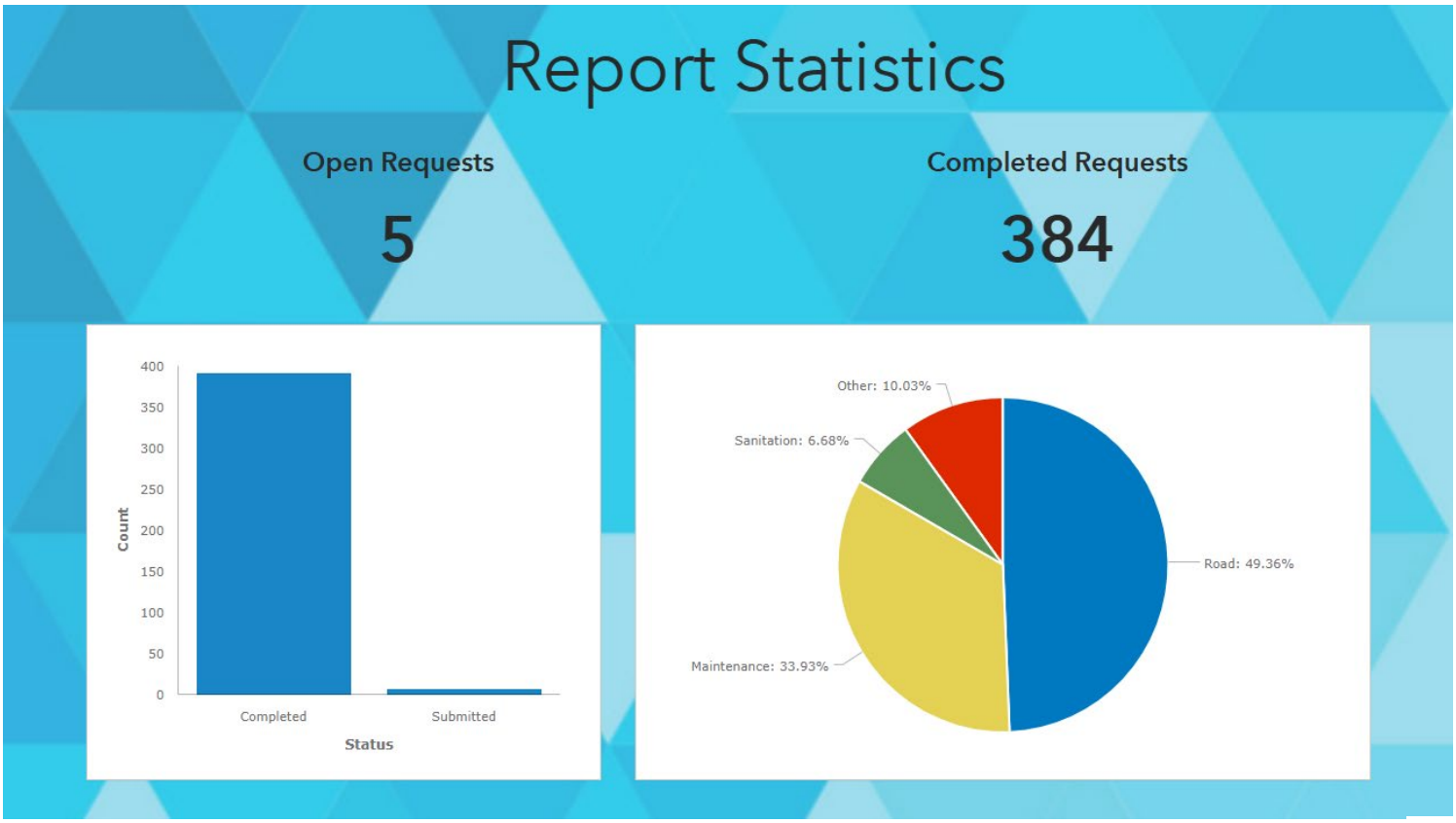
DEPARTMENT MONTHLY REPORT
PUBLIC WORKS
AUGUST 2026

WORK ORDER SUMMARY

TYPE	TOTAL
Streets	290
Facilities & Fleet	44
Rec & Parks	123
Stormwater	24
Bulk Items	35
Total	**516**



RESIDENT PROBLEM REPORTER (Lifetime Statistics)



PROJECT UPDATES

319 Grant Streambank Restoration (Northwoods Unity Garden)

- Notice to proceed has been issued
- Contractor has mobilized equipment
- Notification has been released to public with full background on the project, purpose and funding of the project is now available
  - Northwoods Stream Restoration

Traffic Signal Improvement Project (Special Tax District)

- Contractor has been mobilized.
- All equipment has arrived and is currently being installed.

Oakcliff Industrial Stormwater Improvements

- Project nearing completion
- Recent coordination with DeKalb County on utility conflicts and ground water intrusion has slightly delayed the project completion timeline.

Halpern Park Detention Pond Removal Study

- As requested by council, a survey has been completed for the detention pond Halpern Park.
- Additional hydrologic and hydraulic analysis is necessary in offer to provide options for review.
  - With this information we should be able to determine if the removal of the ponds is feasible.

Special Tax District Sidewalk Project

- We have received cost estimates for a potential sidewalk project within the Tank farm tax district.
- The two options are currently being considered.

Raymond Drive Flume Replacement Project

- Survey was completed on 8/31/2026
- Awaiting construction drawings

2026 Capital Paving Project - COMPLETE

Stormwater MS4 Annual Report

- 2025 – 2026 Annual Report was completed and submitted to the EPD
- Awaiting comments

MISCELLANEOUS

- **TOTAL TONNAGE COLLECTED**
  - 44.44
  - $79.15 / TON
  - TOTAL COST: $3517.42

Code Enforcement Monthly Activity Report

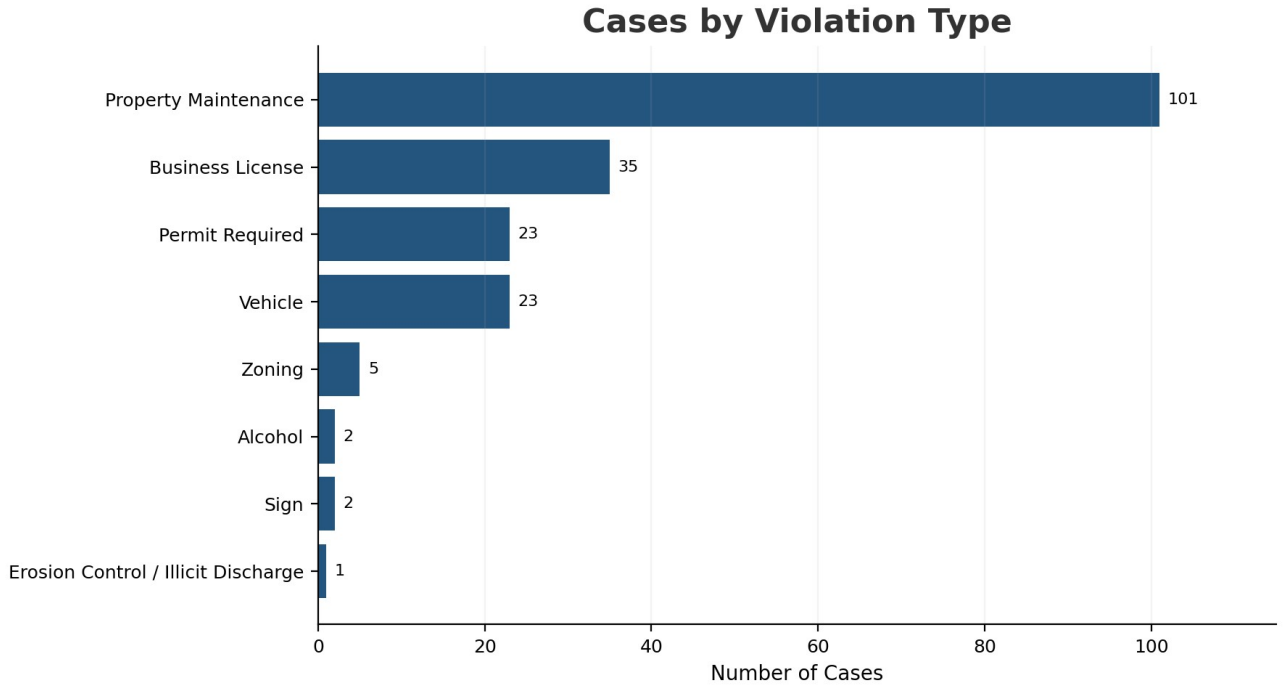
August 2026

Reporting period: August 1, 2026 - August 31, 2026

Cases Created	Cases Closed	Closure Rate	Avg. Closure Time
192	88	45.8%	6.0 days

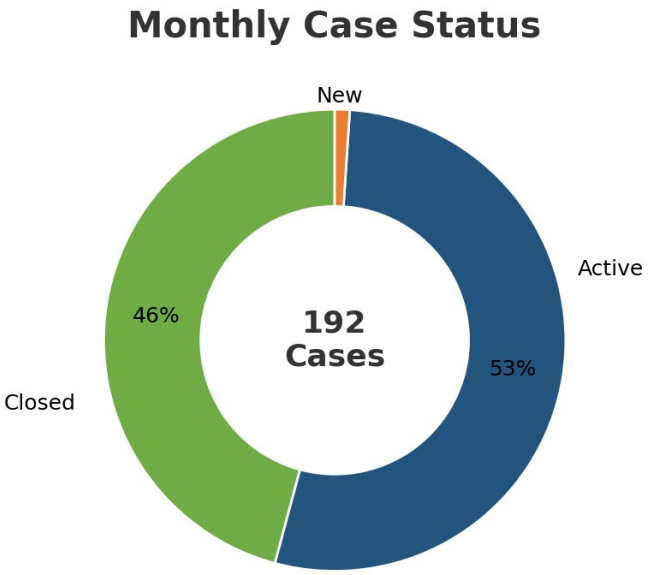
Summary. In August 2026, the Code Enforcement Department created 192 cases across property maintenance, business licensing, vehicle, permit, sign, alcohol, zoning, and environmental compliance categories. The department closed 88 cases during the reporting period, resulting in a 45.8% closure rate. Closed cases were resolved in an average of 6.0 days, with a median closure time of 5.2 days.

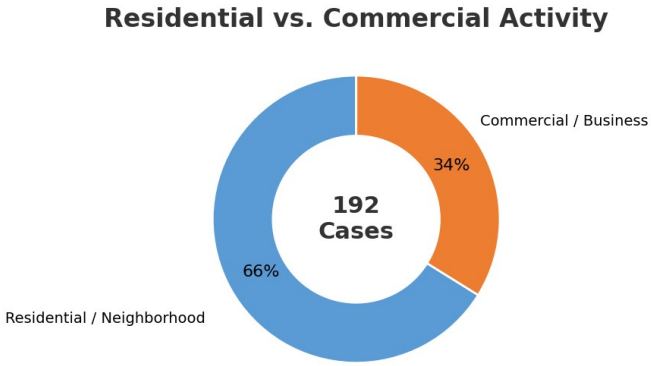
Violation Type Overview



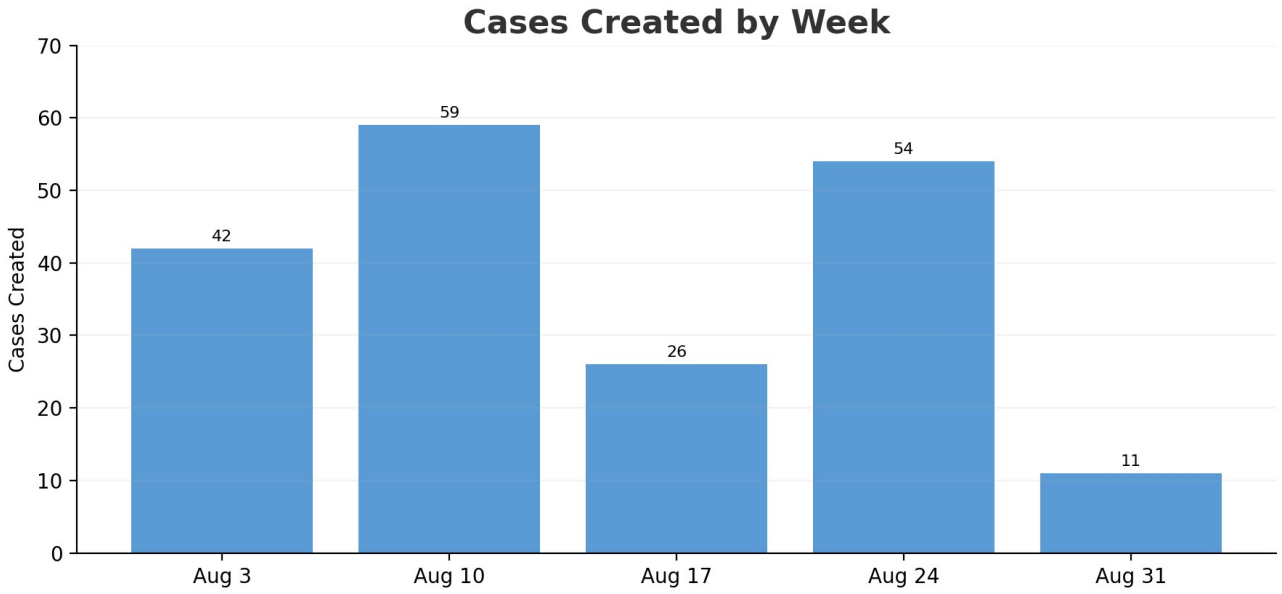
Key takeaway: Property Maintenance accounted for the largest share of workload (101 cases), followed by Business License (35 cases), Permit Required (23 cases), and Vehicle (23 cases).

Workload and Case Status

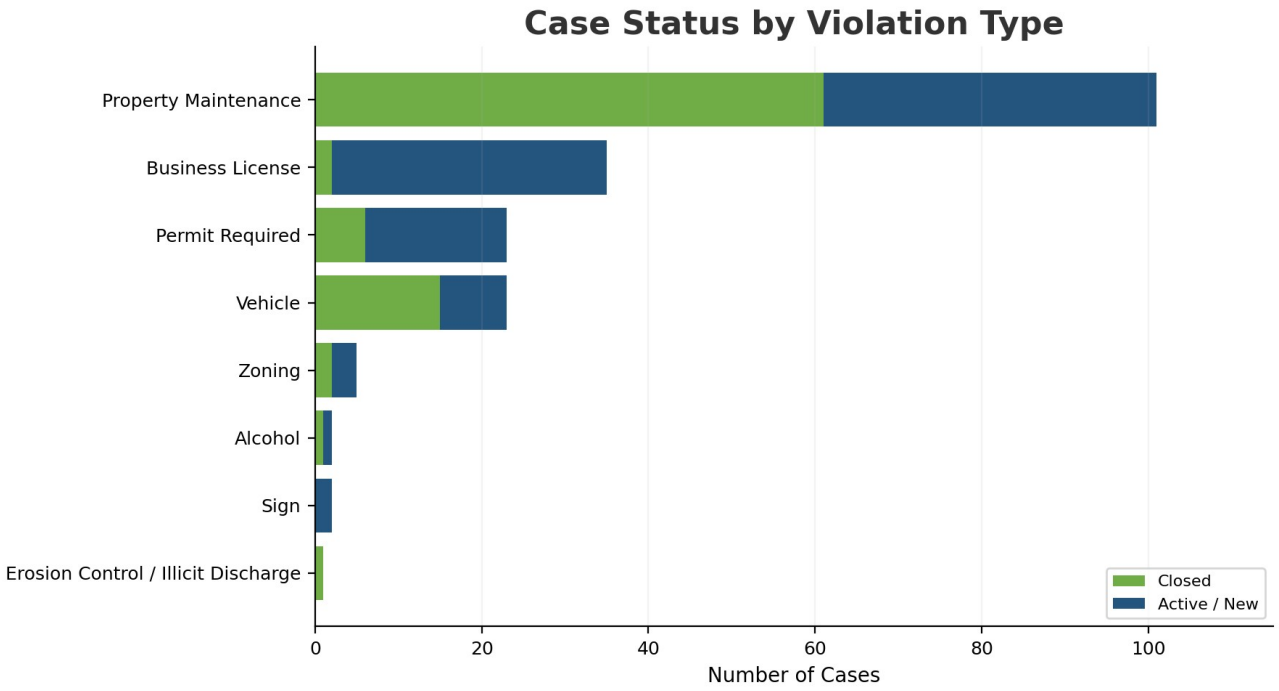




Weekly Case Creation Trend



Resolution Activity by Violation Type



Interpretation: Closed cases show completed compliance activity during the period. Active and new cases reflect ongoing follow up, compliance deadlines, business license processing, inspections, or additional enforcement steps.

Summary Tables

Workspace Status	Cases
Closed	88
Active	102
New	2

Violation Type	Cases
Property Maintenance	101
Business License	35
Permit Required	23
Vehicle	23
Zoning	5
Alcohol	2
Sign	2
Erosion Control / Illicit Discharge	1

Public-Facing Department Highlights

Neighborhood Preservation: Property Maintenance remained the largest workload category. These cases reflect the department's role in addressing visible neighborhood conditions, property upkeep, and quality of life concerns.

Business Compliance: Business license cases represented the second-largest workload category, with 35 cases during August. This work supports fair and consistent compliance for businesses operating in the city.

Timely Case Resolution: The department closed 88 cases during the reporting period, with resolved cases averaging approximately 6.0 days from case creation to last visit.

Balanced Enforcement Activity: The month included both residential/neighborhood cases and commercial/business cases, reflecting the department's citywide role across housing, commercial corridors, licensing, permits, and general compliance.