

Duluth



Nancy Harris, Mayor
Marsha Anderson Bomar, Post 1
Marline Thomas, Post 2

Billy Jones, Post 3
Kelvin J. Kelkenberg, Post 4
Greg Whitlock, Post 5

**AGENDA
SPECIAL CALLED MEETING
AND WORK SESSION
MAYOR AND COUNCIL
CITY OF DULUTH, GA
3167 Main Street
Duluth, GA 30096**

JANUARY 25, 2021

CITY HALL – COMMUNITY ROOM

5:30 PM

5:30 P.M. - CALL TO ORDER Mayor Harris or Mayor Pro tem Bomar

I. NEW BUSINESS

1. APPROVAL OF RESOLUTION – URBAN REDEVELOPMENT AREA (URA)

The Mayor and Council to consider resolution R2021-04 amending the current Urban Redevelopment Plan Area (URA) to provide for rehabilitation, conservation or development of said area. The URA plan area and subsequent redevelopment plan was created in 2000 and further amended in 2003, 2006 and 2013, respectively.

II. ADJOURNMENT

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**WORK SESSION AGENDA
MAYOR AND COUNCIL
CITY OF DULUTH, GA**

I. PUBLIC COMMENTS

Five minutes per person, maximum 6 speakers. *Sign-up sheet available.*

II. PRESENTATIONS/DISCUSSION ITEMS

1. FY21 FINANCES & TAD BOND FINANCING

SUMMARY:

Based on Council request, Assistant City Manager Kenneth Sakmar will provide an update on the City's FY21 budget performance thus far. Council will also be update on efforts by staff to secure bond financing based on the TAD increment.

IMPACT TO BUDGET: *n/a*

2. ZONING R-TH – (SINGLE FAMILY ATTACHED RESIDENTIAL)

SUMMARY:

Staff to provide a presentation for the Mayor and City Council describing the locations of and land-uses currently allowed within the RM zoning district (Residential Multi-Family). One land-use in particular, townhouses, is currently allowed in the RM zoning district. To be more deliberate with the location and regulations of townhouses, staff will discuss a proposed Text Amendment to the Unified Development Code that will remove townhouses from the RM zoning District and create a new R-TH Zoning District intended for townhouses.

IMPACT TO BUDGET: *n/a*

III. MATTERS FROM COUNCIL

IV. ADJOURNMENT

*The next scheduled meeting of the Mayor and Council is February 8, 2021
at 5:30 p.m. at the RED CLAY THEATRE*

**RESOLUTION TO DESIGNATE AN
URBAN REDEVELOPMENT AREA AND TO
PROVIDE FOR REHABILITATION, CONSERVATION
OR REDEVELOPMENT OF SUCH AREA**

WHEREAS, the Mayor and Council of the City of Duluth acting through its staff, public authorities, and private citizen groups has conducted a comprehensive review of the status of its downtown business area and designated by resolution a certain Urban Redevelopment Area in 2000; and

WHEREAS, as a result of the information gathered in a recent comprehensive review process it has been determined that the Urban Redevelopment Area requires amendment; and

WHEREAS, the review has found in certain areas within the City of Duluth a predominance of buildings or improvements, which by reason of dilapidation, deterioration, age, or obsolescence are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare; and

WHEREAS, the review has found in certain areas within the City of Duluth, the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layouts and utilities; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, the Mayor and Council of the City of Duluth desire to provide for the rehabilitation, conservation or redevelopment or a combination thereof of areas located within the proposed Urban Redevelopment Area by preserving developments of historic value, providing development of a cultural nature, and rehabilitating existing structures to provide for increased economic development.

NOW THEREFORE, the Mayor and Council of the City of Duluth, Georgia declare that the area set forth and described in Exhibit A and shown on Exhibit B which is attached hereto and incorporated herein by reference is hereby declared to be a pocket of blight and designated such area as appropriate for urban redevelopment projects.

It is further resolved that the Mayor and Council of the City of Duluth or its appropriate designated agency or authority to exercise the powers set forth in Chapter 61 of Title 36 of the Official Code of Georgia Annotated known as the "Urban Redevelopment Law" and direct that an urban redevelopment plan shall be developed for the urban redevelopment area designated herein.

IT IS SO RESOLVED this 25th day of January, 2021.

Those councilmembers voting in favor:

Mayor Nancy Harris

Marsha Anderson. Bomar, Post 1

Marline Thomas, Post 2

Billy Jones, Post 3

Kelvin J. Kelkenberg, Post 4

Greg Whitlock, Post 5

Those councilmembers voting in opposition:

ATTEST: _____
Teresa S. Lynn, City Clerk

EXHIBIT A

The plan area includes the area generally described as follows; Beginning at the southerly most corner of parcel R6292 660 running in a northern direction along the right of way for Highway 23 to the southwestern corner of parcel R6292 043A; thence running across the right of way for Highway 23 to the western most corner of parcel R6292 073; thence running along the southern boundary of parcel R6292 073 to the southernmost corner of the parcel; thence running northward along the easternmost boundaries of parcels R6292 003, R6293 003A R6293 003 to the right of way for Davenport Road; thence running along the easternmost boundary of parcels R6293 154 and R6263 152 until reaching the westernmost corner of parcel R6293 280; thence running along the southern and eastern boundary of parcels R6293 280, R6293 184, and R6293 120 to the right of way for Highway 120; thence traveling across the right of way for Highway 120 to the southernmost corner of parcel R6293 129; thence running along the southeastern most boundaries of parcels R6293 129, R6293 071, and R6293 062; thence running northward along the easternmost boundary of parcel R6293 062 to the southernmost corner of parcel R6293 060; thence running along the southern most boundaries of parcels R6293 060, R6293 337, R7202 108, R7202 107, R7202 105 to the right of way for Donaville Street; thence running along the right of way for Donaville Street to the intersection of Donaville Street and the right of way for Highway 23; thence running southward along the right of way for Highway 23 to the intersection of Highway 23 and the right of way for Brock Road; then running northward along the right of way for Brock Road to the north easternmost corner of parcel R6293 029; thence running along the northernmost boundaries of parcels R6293 029, R6293 030, R6293 182, R6293 027, and R6293 025 to the right of way for Highway 120; thence crossing over the right of way for Highway 120 to the north easternmost corner of parcel R6294 021; thence running along the north westernmost boundaries of parcels R6294 021 and R6293 023 to the right of way for West Lawrenceville Street; thence running to the north easternmost corner of parcel R6293 024; thence running along the north westernmost boundary of parcels R6293 276, R6293 021, R6294 531, R6293 370, R6293 376, and R6293 547; then running in a southerly direction along the westernmost boundary of parcel R6293 547 to the southernmost corner of parcel R6293 547B; thence crossing the railroad right of way to the northernmost corner of parcel R6292 050; thence running west along the north westernmost boundaries of parcels R6292 050, R6292 056, R6292 049, R6292 043A, R6292 043, and R6292 660; thence running in a southerly direction along the westernmost boundary of parcel R6292 660. All parcels contained in and public rights-of-way contained in and adjacent to said boundary are included in the Urban Redevelopment Area.

EXHIBIT B

