

STATE OF GEORGIA

COUNTY OF CLAYTON

RESOLUTION NO. 2007 - 130

A RESOLUTION AUTHORIZING CLAYTON COUNTY TO ENTER INTO AN AMENDMENT TO THE CLAYTON COUNTY REPLACEMENT OF EXISTING ZONING ORDINANCES CONTRACT WITH THE COLLABORATIVE FIRM, LLC PROVIDING FOR THE TERMS AND CONDITIONS UNDER WHICH AN OVERLAY DISTRICT FOR HIGHWAY 42 WILL BE CREATED FOR THE COUNTY; TO AUTHORIZE THE CHAIRMAN TO EXECUTE THE AMENDMENT TOGETHER WITH ANY DOCUMENTS NECESSARY TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; TO AUTHORIZE THE FINANCE DIRECTOR TO AMEND THE BUDGET WHERE NECESSARY TO REFLECT AN APPROPRIATE REVENUE SOURCE AND EXPENSE, ALL AS MAY BE REQUIRED UNDER THE TERMS OF THE AGREEMENT; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WHEREAS, Clayton County previously executed an agreement with the Collaborative Firm LLC which provided for planning and zoning re-write services; and

WHEREAS, the County now desires to expand those services to include the creation of an overlay district for Highway 42; and

WHEREAS, the Collaborative Firm has identified four (4) primary issues of concern which include the designation of study area and creation of boundary map; public involvement, including advertisement, workshops and community meetings; preparation of

the draft text and adoption of the ordinance and map; and complete legal review of ordinance; and

WHEREAS, the Board of Commissioners deems it in the best interest of Clayton County and the County will best be served by entering into an Amendment for the above stated purpose.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS  
OF CLAYTON COUNTY, GEORGIA AND IT IS HEREBY RESOLVED

Section 1. The Board of Commissioners hereby authorizes Clayton County to enter into an Amendment to the Clayton County Replacement of Existing Zoning Ordinances Contract with the Collaborative Firm, LLC. providing for the terms and conditions under which an overlay district for Highway 42 will be created for the County. The Board of Commissioners hereby authorizes the Chairman to execute the Amendment, and to perform all other acts necessary to accomplish the intent of this Resolution. Further, the Board of Commissioners hereby authorizes the Director of Finance to amend the budget where necessary to reflect an appropriate revenue source and expense, all as may be required under the terms of the Amendment. The Amendment shall be subject to such minor changes, insertions or deletions as the Chairman of the Board of Commissioners may approve.

Section 2. This Resolution shall be effective on the date of its approval by the Board of Commissioners.

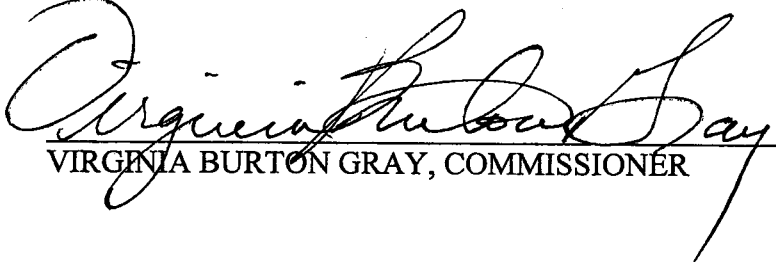
{SIGNATURES NEXT PAGE}

SO RESOLVED, this the 21<sup>st</sup> day of August, 2007.

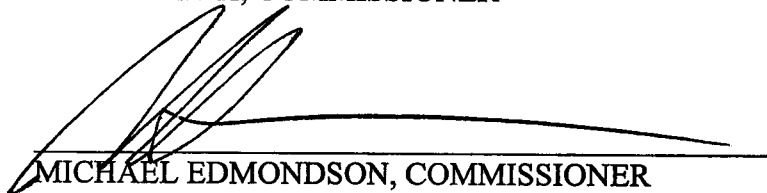
CLAYTON COUNTY BOARD OF COMMISSIONERS

  
ELDRIN BELL, CHAIRMAN

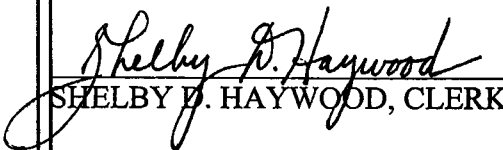
  
SONNA SINGLETON, VICE CHAIRWOMAN

  
VIRGINIA BURTON GRAY, COMMISSIONER

*(Absent)*  
WOLE RALPH, COMMISSIONER

  
MICHAEL EDMONDSON, COMMISSIONER

ATTEST:

  
SHELBY D. HAYWOOD, CLERK

RECEIVED

JUL 10 2007



**The Collaborative Firm, LLC**

Real Estate Development, Strategic Planning & Governmental Services

1514 East Cleveland Avenue, Suite 82  
East Point, Georgia 30344

404-684-7031 Tel  
404-684-7033 Fax

www.thecollaborativefirm.com

July 10, 2007

Chairman Eldrin Bell  
Clayton County Board of Commissioners  
Clayton County Administration Building, Annex 1  
112 Smith Street  
Jonesboro, GA 30236

RE: Proposed Overlay District for Highway 42

Dear Esteemed Chairman Bell,

As a follow up to the discussion that occurred at the Board of Commissioner work session on May 24, 2007, the Collaborative Firm, LLC, is respectfully submitting a proposal for the creation of an overlay district along Highway 42.

As you may recall, this item was brought forward during the discussion in regards to the addition of the Panhandle area overlay district.

As you will notice through your review of this proposal, we are incorporating four components for this project. They are outlined below:

1. Designation of study area and creation of boundary map.
2. Public involvement, including advertisement, workshops, and community meetings.
3. Preparation of the draft text and adoption of the ordinance and map.
4. Complete legal review of ordinance.

Once again it is our pleasure to work with the County during this pivotal process. Please feel free to contact me with any additional questions or concerns.

Sincerely,



Michael Hightower  
Managing Partner

Cc: Sonna Singleton, County Commissioner  
Michael Smith, County Attorney  
Dawn Dickerson, Zoning Administrator

# Amendment to the Clayton County Replacement of Existing Zoning Ordinances Contract

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## SCOPE OF SERVICES

### COMPREHENSIVE PLANNING SERVICES

Based on the work plan for the Clayton County Replacement of Existing Zoning Ordinances Contract and discussions with Clayton County Government, The Collaborative Firm is providing the recommended services below to address those items that should be considered as an addendum to the above mentioned contract. The firm will provide the additional services to assist in the transitional phase of planning and zoning. The transitional phase is crucial to the reorganization and streamlining of developmental initiatives within Clayton County. The Collaborative Firm's objective is to ensure a smooth transition that will move the organization forward in meeting the intent and goals of the zoning ordinance.

The Collaborative Firm, LLC will provide an efficient service to Clayton County Government for land use planning and zoning services. Our firm professionals have evaluated the issues, challenges and needs impacting the overall success of the revised zoning ordinance. Based on the discussion with the Clayton County Board of Commissioners, three primary concerns were identified as major issues and needs that could potentially hinder the smooth transition of planning and zoning services. The primary issue includes:

- ◆ Need to establish Highway 42 Overlay District

### ISSUE OF CONCERN:

- ❖ Need to establish an overlay district for the Highway 42 area to ensure quality enhancement and protection of this area



# Amendment to the Clayton County Replacement of Existing Zoning Ordinances Contract

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## RECOMMENDED ACTION:

### Highway 42 District

- Designate Highway 42 area boundaries
  - Identify boundaries of the Highway 42 area based upon existing features such as roadways, political and natural characteristics; and
  - Prepare boundary map that clearly defines the overlay area.
- Conduct Public Participation Process
  - Public outreach component shall be used to inform the public about the proposed Highway 42 District Ordinance. This component shall include lobby displays, printed information such as flyers and newspaper articles, website, media plan and press releases, mailing lists, email blasts, etc.
  - Community Workshops are essential in obtaining public interaction and input regarding issues impacting the area. This component shall include various workshops and visioning sessions.
  - Public Meetings – A public hearing is necessary to formally adopt the Highway 42 Overlay District Ordinance.
  - Stakeholders – Bi-monthly and/or monthly steering committee meetings shall be held to provide feedback, advise the consulting team and shape the overall planning and zoning process.
- Prepare and adopt Highway 42 Overlay District ordinance
  - The consulting team shall prepare a draft overlay ordinance which shall be consistent with the County's Adopted Zoning Ordinance and Comprehensive Plan;
  - The Overlay District Ordinance shall be submitted to the Board of Commissioners at a work session and final public hearing; and
  - Board of Commissioners may formally adopt the plan.
- Legal review of the Highway 42 Overlay District Ordinance

**FEE: \$15,975.00**