

**CITY OF CHAMBLEE, GEORGIA
MINUTES
PUBLIC HEARING AND WORK SESSION
MAY 15, 2003
6:00 P.M.**

**PRESENT: COUNCIL MEMBERS CLARKSON, OJEDA, GIBERT AND BILES,
COUNCIL MEMBER COPELAND ABSENT.**

PUBLIC HEARING:

Mayor Kennedy read the Rules of Order for a Zoning Public Hearing.

PEACHTREE MALONE LOFTS II, INC.

The applicant is requesting a variance from Sections 401 and 307.050 of the Ordinance to allow the following:

- 1. 32 units per acre on a 4.18 acre site where 30 unites are allowed and where 28 units per acre were approved.**
- 2. 268 parking spaces where 237 spaces have been provided based on the approved site plan.**

Kathy Brannon, City Manager, read the City Planner's recommendation in the absence of Odalys Delgado (copy of recommendation included in Minutes). David Chestnut, Attorney for Peachtree Malone Lofts, addressed the Mayor and Council with reference to the variance request (Brian Goode, HGO&R, was also present to represent the developer, Michael Perkins).

The hearing was open for public comments and the following citizen addressed the parking problems, Jack Murray, resident of Peachtree Malone Lofts. After some discussion, the Public Hearing was closed at 6:40 p.m. This item will be voted on at the Regular Council Meeting.

CITY MANAGER'S REPORT AND STAFF RECOMMENDATIONS.

Senior Connections Property Acquisition.

Steve Brazen, Senior Connections, Inc., was present to address any questions from the Mayor and Council with reference to the purchase of the following land acquisition:

The Council voted to appropriate \$350,000 of surplus funds in the fiscal year 2003, for acquisition of .8+ acres of the land, inclusive of the railroad spur track, owned by Senior Connections at 5238 Peachtree Road in Chamblee. The City will purchase the land as a partner with Senior Connections to locate a developer to develop senior housing on the site. This item will be voted on at the Regular Council Meeting.

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Request for Charter Companies for Resolution Authorizing Decatur Housing Authority to Issue Tax-Exempt Bonds for Financing at 5300 Peachtree Road.

Jerry Cutrer and Miles Hill, Charter Companies, were present to discuss the proposed request. Headlands Capital Corporation is serving as Financial Advisor to 5300 Peachtree Road Partners, L.P., a limited partnership formed by The Charter Companies to develop and then operate The Lofts at 5300 Peachtree, a proposed mixed-use project to be developed 5300 Peachtree Road. The 5300 Peachtree Road Partners, L.P. are requesting the Council adopt a Consent Resolution authorizing the Housing Authority of the City of Decatur to issue a tax-exempt bond to partially finance the development. This item will be voted on at the Regular Council Meeting.

Appeal of City Manager Determination Regarding Application of Section 206 of the Zoning Ordinance to Jefferson on Peachtree Apartments.

The Shoptaw Group, LLC and SG Peachtree-Atlanta, LLC, have entered into an agreement to purchase the existing apartment project known as Jefferson on Peachtree, located at 2432 Johnson Ferry Road. The project zoning is I-1, light industrial and is currently non-conforming use since the current zoning ordinance prohibits residential uses within I-1 zoning designations. Attorney Carl Westmoreland was present to address the Mayor and Council with reference to the appeal of Kathy Brannon's, City Manager, decision and determination of Section 206 of the Zoning Ordinance.

Request for Direction on Sister Cities Program.

Kathy Brannon, City Manager, is requesting were or not to pay the dues for 2003.

Request for Budget Amendments: Salary Increase in Parks Department and Premium Increase for Property Liability Insurance in All Departments.

The salary increase is for Eric Stephens's promotion to a Parks Worker II effective June 1, 2003, in the amount of \$25,806 annually. A budget amendment to the Insurance and Bonds line item for all departments is needed (copy of included in Minutes).

Set Date for Public Hearing to Transmit Land Use Plan Amendment to ARC and DCA.

The date will be set at the Regular Council Meeting. The proposed date is the June 12, 2003, Work Session @ 6:00 p.m.

Appeal of City Manager Interpretation of Section 305.050 of the Zoning Ordinance with Regard to 3669 School Street – Tabled from April Meeting.

This item will be at the Regular Council Meeting when the City Attorney is present.

Request for Executive Session Regarding Litigation.

This will be the last item after Citizen Comment.

APPROVAL OF CONTRACT WITH DEKALB COUNTY REGISTRATION AND ELECTIONS TO CONDUCT THE NOVEMBER 4, 2003 MUNICIPAL ELECTION.

This will be addressed at the Regular Council Meeting.

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SET DATES FOR PUBLIC HEARING FOR 2003 AD VALOREM TAXES (Dates Requested: June 2, 2003 @ 11.30 a.m. and 6:00 p.m. and June 9, 2003 @ 5:30 p.m.)
These dates will be approved at the Regular Council Meeting.

CITIZEN COMMENT.

There being no comments, Councilmember Ojeda made a motion to adjourn to Executive Session at 7:45 p.m., seconded by Councilmember Biles and carried unanimously.

There being no action taken, Councilmember Biles made a motion to adjourn the Executive Session at 8:10 p.m. and concluded the Work Session, seconded by Councilmember Gibert and carried unanimously.

EVELYN KENNEDY, MAYOR

BECKY CRAVEN, CITY CLERK