

**CITY OF CHAMBLEE, GEORGIA
MINUTES
WORK SESSION
MARCH 11, 2004
6:00 P.M.**

**PRESENT: COUNCILMEMBERS CLARKSON, COPELAND, KING, GIBERT,
AND BILES.**

PUBLIC HEARINGS:

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

VARIANCES REQUEST:

3792 Donaldson Drive – Single Family Resident – Workshop/Shed

The applicant is proposing to build a one room, single story workshop/storage room. The proposed structure would be 16' x 24' (384 sq. ft.) located 5 feet from the side and rear property lot lines and detached from the principal building. Odalys Delgado, with PBS&J, read the City Planner's recommendation to deny the request for variance (copy of recommendation included in Minutes). David Dowdakin, property owner, addressed the Mayor and Council with reference to the variance request. After some discussion the hearing was open for public comments and the following citizen, Jackie Ahern, opposed the proposed workshop/shed. This item will be voted on at the Regular Council Meeting.

3534 Broad Street – Assistance League of Atlanta – Parking and Rear Setback.

Kirby Pate, Pate Design Group, requested this item be tabled for 30 days. Steve Anderson, Director of Parks and Recreation, read a statement outlining a number of problems the City has had with the Assistance League (copy included in Minutes).

5200 Peachtree Road – Peachtree Malone Lofts – Parking.

The applicant is requesting a variance from Section 401, off street parking requirements, of the City's Zoning Ordinance in order to receive a final certificate of occupancy on two units. The applicant's site plan indicates that there are a total of 134 units on the site, requiring 268 parking spaces. The applicant is requesting a parking variance to allow the existing 265 spaces instead of the required 268. Odalys Delgado, with PBS&J, read the City Planner's recommendation (copy included in Minutes). George Harvey, Attorney for Peachtree Malone Lofts, addressed the Mayor and Council with reference to the variance request. The hearing was open for public comments and the following citizen, Jack Murray, resident of Peachtree Malone Lofts, addressed the parking problems. This item will be voted on at the Regular Council Meeting.

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REQUEST FOR AMENDMENT TO THE FUTURE LAND USE PLAN AND ZONING MAP:

3285 and 3315 McGaw Drive.

The application is to rezone the property, from I-1 (Light Industrial) to NC (Neighborhood Commercial District). The developer is requesting the City Council allow the redevelopment, and use the buildings that are currently located on the property. They are also requesting that no more than 148 off-street parking spaces will be required after the property is redeveloped. This is necessary because it is impossible to accommodate any additional parking on the property. Odalys Delgado, PBS&J, read the City Planner's recommendation. George Harvey, Attorney for Pearidge Holdings, LLC, addressed the Mayor and Council with reference to the request.

The Public Hearings concluded at 7:35 p.m.

DeKalb County School System – Request approval for the DeKalb County Government to handle the building permits process and the inspections for the construction of the new Chamblee Middle School to be located at the present Sexton Woods Site (Tabled from the February 17, 2004 Council Meeting).

Councilmember Copeland stated that concerns the Council addressed have been met by the School Board. Councilmember King addressed traffic concerns and Chief Johnson addressed speed bumps. At this time, citizens were allowed to address their concerns with reference to the proposed New Chamblee Middle School at the present Sexton Woods site. Action will be taken at the Regular Council Meeting.

REVIEW BOARD RECOMMENDATION:

I-1 – Planned Unit Development

Shops of Chamblee – 5347 – 5373 Peachtree Industrial Blvd.

The Review Board recommends approval of the project as presented with several stipulations (copy of Minutes included). Doug McMurrain, RAM Development Group, addressed the Mayor and Council with reference to the Shops of Chamblee. Several citizens addressed concerns about the new development with reference to traffic, lane striping, and property owners who were not consulted. These items were also addressed at the Public Input Meeting with the Review Board Meeting.

Senior Connection Project Committee Recommendation: Presentation by Proposed Development Partner.

Kathleen Brownlee and Melody Olson, Mercy Housing, presented the proposed development for Senior Housing adjacent to Senior Connections.

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CITY MANAGER'S REPORT AND STAFF RECOMMENDATIONS.

Update from Chamblee Antique Dealers Association proposal to coordinate Chamblee Festival for 2005. (Tabled in February for date change and budget).

Tricia Breckenridge, Chamblee Antique Dealers Association, addressed any questions with reference to the festival date and budget. The date set for the 2005 festival will be June 4, 2005. **Second Draft of Right of Way Landscape Maintenance Agreement.**

No action taken at this time.

Request Approval of revised Peachtree Industrial Blvd. Master Plan Streetscape Design – appropriation of fees to City Planner.

No action taken until the Regular Council Meeting.

Appropriation of funds for Greenspace Acquisition joint with DeKalb County.

The County has advised that allocations to the City through January 2004 from this program total \$91,967 including interest. The estimated funding for the Norfolk Southern path project is \$100,000. The City will need to appropriate an addition \$8,033 to complete the acquisition. No action taken until Regular Council Meeting.

Appropriation of funds for web site upgrade to post agenda and minutes from Council Meetings.

The estimated cost for upgrading the web site to post agenda and minutes will be \$2,000.

Recommendation on changes to Zoning Ordinance language regarding non-conforming uses.

The date for the Public Hearing will be set at the Regular Council Meeting.

Request for direction on possible LCI funding from ARC.

ARC will offer LCI Supplemental Studies for 2004. These studies are provided to communities that have completed their LCI plan. Projects which are eligible include: parking assessments, housing studies, market analysis, overlay districts, and/or design guidelines. These studies require a 50% local cash match.

Set date for O-I Zoning Committee to meet with staff.

This date will be set at the Regular Council Meeting.

STREETSCAPES FOR 5300 BLOCK OF PEACHTREE ROAD.

Councilmember Biles is requesting the City Attorney do a deed and title search for the piece of property owned by the City to determine if the property currently posted as private parking is actually owned by the City. Also, authorize the City Attorney and/or City Planner, to contact the railroad and begin the negotiation of easement or transfer of right-of-way necessary. After the City has legal right-of-way the City can apply for any grant monies for the streetscape improvements, or appropriate funds to engineer the streetscapes with City funds. This item was a result of the management retreat.

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CITIZEN COMMENT.

There being no comments, the Work Session was adjourned at 10:45 p.m.

EVELYN KENNEDY - MAYOR

BECKY CRAVEN, CMC - CITY CLERK