

**CITY OF CHAMBLEE, GEORGIA  
MINUTES  
PUBLIC HEARING AND WORK SESSION  
APRIL 14, 2004  
6:00 P.M.**

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

**PUBLIC HEARING:**

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

**Proposed Changes to the City's Zoning Ordinance.**

**Odalys Delgado, with PBS&J, read the changes to the Zoning Ordinance. The hearing was open for public comments. There being no public comment the Public Hearing was adjourned at 6:15 p.m. The first reading of the ordinance will be at the Regular Council Meeting.**

**VARIANCE REQUEST:**

**3534 Broad Street – Assistance League of Atlanta – Parking and Rear Setback.  
(This item was tabled from the March Council Meeting.)**

**Sandy Price, President of the Assistance League of Atlanta, presented some facts about the Assistance League of Atlanta. She provided additional information to support their request for permission to add to their warehouse and project space. Kirby Pate, Pate Design Group, was present to address any question about the additions.**

**Any action on this item will be at the Regular Council Meeting.**

**REVIEW BOARD RECOMMENDATIONS:**

**The Battery at Chamblee Station – 3450 Miller Drive.**

**This is a follow-up review for minor details the Review Board asked to look at again including building stucco color variation, retaining wall details, decorative building lights, brick look, and the monument sign with address and street name.**

**Arch accents above street front doors have been eliminated. The Review Board recommends approval of the elements as presented. Vic Pryles, A. G. Spanos, was present to address any question with reference to the project.**

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**Wal-Mart Retail Center – 5147 Peachtree Industrial Blvd. – MidCity District – Planned Unit Development.**

Kathy Brannon, City Manager, read the Review Board's Recommendation, a letter from the Atlanta Regional Commission, and a memo from Joe Fowler, City Attorney, with reference to the Wal-Mart Plan Unit Development (PUD) (copies included in Minutes). The Review Board recommends approval of the project as presented at the meeting and detailed in correspondence from Wilson Brock & Irby dated March 22, 2004 by a vote of four in favor and three opposed (copy of Minutes included). Councilmember Gibert presented a slate of proposals to be considered by the representatives from Wal-Mart. After some discussion, the meeting was open for public comments with some citizens in favor and some opposing the new PUD. Any action will be taken at the Regular Council Meeting.

**CITY MANAGER'S REPORT AND STAFF RECOMMENDATIONS.**

**Resolution and Agreement with Mercy Housing to develop Senior Housing.**

Any action on this item will be voted on at the Regular Council Meeting.

**RAM Development Request for approval of Sign Package for Shops of Chamblee.**

RAM addressed the Walgreen's sign location and proposed the sign size for final approval from the Council.

**Request for approval of final plat to re-subdivide 2025 Harts Mill Road.**

David Cooper is requesting the subdivision of Lot 308 in the 18<sup>th</sup> District (2025 Harts Mill Road). Odalys Delgado, City Planner, advised that approval of the subdivision plat does not confer any other approval with respect to meeting all the R-1 District requirements for both lots. The applicant provided a letter indicating that DeKalb County has been contacted and the County stated that water and sewer would be available to serve the development in the future.

**Proposal for Project Management – Construction of Solid Waste Transfer Station.**

A proposal from Robert and Company was presented for bidding, negotiation, and construction administration services for the Solid Waster Transfer Station. This item will be voted on at the Regular Council Meeting.

**Request to declare surplus and auction truck - Public Works Director.**

Tillman Hannon, Public Works Director, is requesting that this year sealed bids be accepted instead of an auction. The reason is that we have only one truck for sale and more people could be reached by mail.

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**Second Draft of right of way landscape maintenance agreement tabled in March for comment from Councilmember Gibert.**

**No action will be taken at this time. This item will be tabled until May Agenda.**

**Chamblee Antique Dealers Association regarding festival billing procedures.**

**A member of the Antique Dealers Association will address this item at the Regular Council Meeting.**

**Ted Rhinehart – DeKalb County Public Works Director update on Buford Highway sidewalk projects.**

**Mr. Rhinehart will give an update at the Regular Council Meeting**

**Request for approval of revised Peachtree Industrial Blvd. Master Plan Streetscape Design – tabled in March for comment from Councilmember Gibert who requested that it be tabled in April.**

**No action will be taken at this time. This item will be tabled until May Agenda.**

**Request to proceed with update to sign ordinance.**

**City Manager is requesting that Mayor and Council proceed with updating the sign ordinance. Ross and Associates will review and update the current ordinance with Council approval.**

**Set Date for Public Hearing for Rezoning of 3285 and 3315 McGaw Drive from I-1 to NC.**

**This item will be voted on at the Regular Council Meeting.**

**Formation of Chamblee GA 101 – Councilmember Clarkson.**

**Councilmember Clarkson is proposing the formation of Chamblee GA 101 to help inform citizens about local government. The classes will include discussions and topics about Chamblee's History, form of government, city services, budgeting, finances, volunteer boards, and opportunities in the City. Chamblee GA 101 will be similar to Decatur 101 which has been very successful.**

**Set Dates for Public Hearing for 2004 Ad Valorem Taxes (Dates requested: May 13, 2004 @ 11:30 a.m. (1<sup>st</sup> of 3), May 13, 2004 @ 6:00 p.m. (2<sup>nd</sup> of 3), and May 18, 2004 @ 7:30 p.m. (last required Public Hearing prior to setting 2004 millage rate.**

**These three Public Hearings are required prior to setting the 2004 Millage Rate.**

**These dates will need to be approved at the Regular Council Meeting.**

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**Citizen Comment.**

**There being no further comments, the Work Session was adjourned at 9:30 p.m.**

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***EVELYN KENNEDY - MAYOR***

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***BECKY CRAVEN, CMC - CITY CLERK***