

**CITY OF CHAMBLEE, GEORGIA
WORK SESSION
MINUTES
JULY 15, 2004
6:00 P.M.**

PRESENT: Councilmembers Clarkson, Copeland, King, Gibert, and Biles.

Mayor Kennedy called the meeting to order at 6:00 P.M.

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

The applicant is requesting a variance from Section 401.005.15 of the City's Zoning Ordinance in order to expand an existing building in the C-2, Central Business District zone. The existing structure is located along Broad Street, north of Plaza Way. The site currently does not conform to the following requirements:

Parking – the existing building requires 49 spaces but only 25 spaces are provided.

Rear Setback – C-2 requires a 20' rear setback and the existing building rear Setback is 10'.

The applicant has initiated the request for addition/expansion to a non-conforming building and site. The City Planner recommends denial of the request for variance. Kirby Pate, representing the Assistance League of Atlanta, addressed the Mayor and Council with reference to the proposed variance. After some discussion with Mr. Pate, Elected Officials and Staff, it was agreed that the proposed plan was not acceptable and the site needed to be revisited. Any action will be taken at the Regular Council Meeting.

Review Board – International Village

5000 Buford Highway (International Village Market) – Changes to Façade of the Building.

The first review for a façade change for this building was in April 2003. These records indicated that the color palate was to be gray with yellow accents. Matt Ricksgers, property manger, was present to discuss changes with the Review Board. Mr. Ricksgers stated that they had discussed the red color with the architect. The façade changes were completed in December of last year and the lower brick wall had been painted red. At this time, Mr. Ricksgers was advised to return to the Review Board for approval of this different color. The Review Board also discussed the building sign, ground sign changes, and future improvements, which were noted in the earlier review. The Board recommended accepting the dark red color on the brick but recommended that the writing on the windows be removed and the banner-like sign be replaced with a permanent sign approved at the April 2003 Meeting. Mr. Ricksgers, representing the International Village Market, addressed the concerns of the Review Board and other issues aT length.

MINUTES (page 2)
WORK SESSION
JULY 15, 2004

Stormwater Management review by DeKalb County for site development within the City-standard request language and supporting ordinance. In the case of redevelopment of a site, the City shall request that the County require the Developer to provide Stormwater Detention and Water Quality in accordance with State and County requirements, and use a pre-developed runoff coefficient of 0.3 which corresponds to that coefficient normally used for a site in a wooded condition. Redevelopment is defined as removal and replacement of buildings, parking, or other impervious surfaces over more than 40 percent of the site.

After some discussion, Councilmember Gibert proposed the City adopting a policy statement with reference to stormwater management. The policy is to be communicated to DeKalb County with each transmittal of redevelopment plan reviews.

City Manager's Report and Staff Recommendations.

Request for approval of DOT construction contracts on two LCI Projects (match funds to be appropriated with award of bid).

These are the proposed contracts from Moreland Altobelli Associates, Inc. for the Livable Centers Initiative Projects (LCI). The projects are New Peachtree Road at Watkins and Peachtree at Malone. After the bids have been signed, we will proceed with advertising for bids.

Appeal of denial of business by City Manager – Auto Repair at 3436 Miller Drive, Mid-City zoning district.

No one was present from the business.

Request for approval of Ross & Associates proposal for update of City's 10 year comprehensive plan due 2005 and appropriation of funding for Phase 1; Confirm date for kick-off Public Input Meeting (8/16/2004 – 6:30 P.M. – Chamblee Library with meeting on Clairmont Road corridor survey results).

These items will be voted on at the Regular Council Meeting.

Confirm date for committee to meet with design firm and make recommendation on new City Logo/Letterhead.

A date for the meeting will be set at the Regular Council Meeting.

Confirm date (8/17/2004 – 6:00 P.M. – Civic Center) for next work session with Ross and Associates on sign ordinance amendments).

A date will be confirmed at the Regular Council Meeting.

**MINTUES (page 3)
WORK SESSION
JULY 15, 2004**

There being no further business, the Work Session was adjourned at 8:20 p.m.

EVELYN KENNEDY – MAYOR

BECKY CRAVEN, CMC – CITY CLERK