

**CITY OF CHAMBLEE, GEORGIA  
MINUTES  
WORK SESSION  
SEPTEMBER 16, 2004**

**PRESENT:** Councilmembers Clarkson, Copeland, King, and Biles.  
Councilmember Gibert was absent.

Public Hearing was postponed until Friday, September 17, 2004 at 6:00 p.m. due to the weather. Councilmember Copeland made a motion to postpone the Public Hearing seconded by Councilmember Clarkson and carried unanimously.

**Review Board Recommendations.**

**Central Business District, C-2 – 5434 Peachtree Road – Heritage Lofts.**

Developer and builder, Gary Gilmer, is requesting approval to construct mansard style carport roofs over the tenant parking spaces along the side and rear of the building. The canopies have metal roofs and posts that match the black roof parapets and accent colors on the condominium structure. The Architectural Design Review Board recommends approval of the carports.

**City Manager's Report and Staff Recommendations.**

**LCI Grants: 1. Award Bid for construction of crosswalks on Peachtree Road at Malone Drive and New Peachtree at Watkins (appropriate 20% matching funds); 2. Approve project management agreement for Peachtree Road Streetscape (\$12,000 match funds to be appropriated with award of bid); 3. Appropriate \$1,500 local match for Malone Drive PE.**

City Manager presented the four bids received for the Watkins Avenue Pedestrian Corridor Improvements and Peachtree/Malone Drive Pedestrian Corridor Improvements. CMES, Inc. is the apparent low bidder, second JHC Corporation, third L. C. Whitford, and four Randolph and Company, Inc. These bid amounts are higher than what was estimated. The City has the option of rebidding the project, but PBS&J advised to be aware that there are costs associated with the rebidding process and the lower bids may not be received the second time around. Negotiating with any of the bidders is not allowed on a DGOT letting. A bidder may elect to withdraw their bid if they desire; but they must forfeit the 5% bid bond amount. (Copy of bid tabulations included in Minutes).

Moreland Altobelli Associates, Inc. has submitted a Project Management Agreement for the Peachtree Road Streetscape for approval.

Atlanta Regional Commission has submitted an invoice in the amount of \$1500 for FY 2005 LCI Projects. This \$1500 fulfills the 20% local matching requirement for Preliminary Engineering. Once the payment has been made to ARC, the City will receive a Project Management Agreement to be executed and returned to Moreland Altobelli. Moreland Altobelli is representing GDOT in this process.

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**Recommended ordinance changes from Clairmont Road corridor public input meeting.**

The proposed changes the staff and City Planner suggested in O-I zoning to allow for new mixed-used development based on the discussions from the Public Input Meeting on August 16<sup>th</sup>, 2004.

**#1 – Recommendation for addition to 0-I uses**

Mixed-use buildings, of which between 25 percent and 75 percent of the habitable area of the building shall be residential use, with the remainder dedicated to those uses permitted in the 0-I, Office-Institutional District.

**#2 – Recommendations to reduce height allowance**

Reduce O-I height allowance from 60 feet to 48 feet

**#3 – Implementation of a new Overlay District**

A new “Overlay District” for the Clairmont Road Corridor could become an element of the Short Term Work Program, which is part of the Comprehensive Planning process. Such an Overlay District could contain restrictions and allowances specifically designed to benefit and protect this corridor.

**City Clerk: Budget amendment for annual retirement contribution adjustment and set alternate date for November Work Session due to Veterans’ Day Holiday.**

The budget increase will be reflected in the final quarter of 2004 billing and will effect all departments (#88-10, \$26,853, #88-20, \$27,654, #88-30, \$27,654, #88-40, \$800, #88-50, \$27,654).

The alternate date for the November Work Session will be set at the Regular Council Meeting.

**Parks & Recreation Director: request for approval of the use of City equipment by the YMCA.**

The request is for the use of the City’s tables and chairs for THE EVENT (a fundraiser to benefit the community outreach programs supported by the YMCA) on Saturday, September 18, 2004 at the Epps Aviation Center Hanger I located at the Peachtree DeKalb Airport. This item was voted on at the Work Session because the request was for Saturday, prior to the Council Meeting.

Councilmember Copeland made a motion to approve use of the City equipment for the above seconded by Councilmember King and carried unanimously.

**Appointment of new members to Architectural Review Board.**

Three applicants have expressed an interest in serving on the Board. There are only two vacancies on the Board to fill; staff requested that the council appoint all three applicants. The code specifies only that we have a minimum of five members but no maximum number. There may be some current members that want to be removed from the Board at the end of the year.

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**Request to change development structure – The Lofts at 5300 Peachtree.**

The Lofts at 5300 Peachtree Road will be converting from apartments to condominiums with sales beginning February 1, 2005. They do not intend to make any changes to the exterior plans of the building, but do plan to upgrade some of the interior features.

**Discussion of stream buffer requirements City and DeKalb County.**

DeKalb County adopted an Ordinance, which was more stringent than the State Sediment and Erosion Control Act. It went into effect at the end of January, 2001 for Unincorporated DeKalb County. If the City wishes to have the County enforce all, or portion(s), of the Development Ordinance which exceed that of the State's minimum requirements for the purpose of permitting land disturbance activities, the City must notify DeKalb County in writing which portions/sections of the ordinance that the City wants the County to Review for compliance, or adopt in whole, the County Development Ordinance. The County, in its' recognition for the need to protect streams, adopted a more stringent tributary buffer requirement extending the minimum state requirements of 25' from the wretched point of a stream to 75'.

**Request for Proclamation or Certificate of recognition for Health & Home Festival (requested by Councilmember Gibert).**

This item was voted on at the Work Session because of the date of the event. Councilmember Copeland made a motion to issue a Proclamation or Certificate of Recognition for Health & Home Festival on Saturday, September 18, 2004, seconded by Councilmember Clarkson and carried unanimously.

**Approval of lease with NFS Railroad for Peachtree Road Sidewalks and Parking.**

The proposed lease is between Norfolk Southern Railway Company and the City, concerning the lease of 10, 000 square feet, more or less; with an annual rental of \$1,000 per year.

**Committee report on new City letterhead.**

The final proofs of the new stationery were presented for Council's approval. Sky Design presented several designs for the elected officials to choose from. Sky Design designed the new City entrance signs and the new stationery will reflect the entrance signs design.

**Public Works Director: Request for budget amendment to purchase additional dumpsters.**

The Public Works Department is requesting \$2,745 for the purchase of five additional dumpsters.

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**Request for direction City bike/pedestrian path design & construction.**

**City Manager presented the construction cost estimate and professional fee estimates for the proposed trail received from PBS&J. No action was taken at this time.**

**Chief Johnson: approve emergency staging location for Georgia Power.**

**Chief Johnson is requesting Council approve the use of the Civic Center (if available) or a staging area at Chamblee Plaza without any permits in case of an emergency.**

**Set date for budget work session after the end of the third quarter 9/30/2004.**

**Date will be set at Regular Council Meeting.**

**There being no further business, the meeting was adjourned at 8:10 p.m.**

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***EVELYN KENNEDY – MAYOR***

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***BECKY CRAVEN – CITY CLERK***