

**CITY OF CHAMBLEE, GEORGIA
MINUTES
PUBLIC HEARING AND WORK SESSION
OCTOBER 14, 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.

2403 Shallowford Terrace – Parking Variance – Dr. Loc Pham Medical Office.

The property under consideration for this variance is currently a residential home that is being renovated by a doctor to serve as a medical office space. The minimum parking required for his office space would be nine parking spaces. In order to provide the parking spaces, the critical root zones of a 52’ oak tree and 48’ oak tree would be damaged. The paving of these parking spaces would likely kill these trees. The doctor can operate his business with five parking spaces; this variance is being requested to protect the remaining trees on the adjoining property to the rear of the property. This site is where three large oak trees were previously cut without a permit. This was done before any permits were granted to convert the residence into a medical office.

Jimmy Adams, with PBS&J, City Planner, read the City Planner’s recommendation to approve the request for a variance. The hearing was open for public comments. Councilmember Gibert addressed some concerns with the future business growth and the need for additional parking spaces.

The proposed landscape plans have been reviewed for compliance with the City’s Tree Protection Ordinance. PBS&J recommends revision to this plan before the City grants approval. PBS&J is requesting that the plans be resubmitted as outlined in the letter dated September 30, 2004 (copy included in Minutes). No action will be taken until the Regular Council Meeting.

Proposed Text Amends to Zoning Ordinance and Subdivision Regulations.

City Manager reviewed the proposed changes to the ordinance with the Elected Officials before opening for public comments. The hearing was then opened for public comments. There were comments with reference to the 20’ buffer and height restrictions. There being no further comments, the Public Hearing was adjourned at 7:05 p.m.

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Review Board Recommendation:

Plan Unit Development – International Village Development at Chamblee.

The Review Board Recommendations were read. The Review Board, based on the information presented only made a recommendation for approval of the “concept” of the development with a request that additional information be provided for further review before any final recommendations can be made by the board (copy included in Minutes). Jimmy Adams, PBS&J, read the City Planners opinion (copy on file in the office of the City Clerk. Architect and Developer, Chuck Schmandt, presented an overview of the project to the Elected Officials. The proposed development was open for public comments, among those addressing the Elected Officials: Edward Everett, property owner adjacent to the development, Lee Remmel, Director Peachtree DeKalb Airport, Chris Morris, DeKalb County, Peter Chang, Atlanta Chinatown and partner with the development.

City Manager’s Report and Staff Recommendations:

City Clerk: Budget amendment for annual retirement contribution adjustment and set alternate date for November Work Session due to Veterans’ Day holiday; tabled from September meeting.

The City Clerk is requesting authorization to transfer funds to retirement accounts by department in the amount of \$78,427 and set the November Work Session to Wednesday, November 10, due to Veterans’ Day holiday on November 11.

Request for approval of final subdivision plat – Chalfont on Peachtree.

Approval of the Mayor to sign the final subdivision plant and verification of the information required by the City Planner on the memo dated October 13, 2004.

Committee report on letterhead printing cost.

Any action will be taken at the Regular Council Meeting.

Request from Charter Companies to purchase surplus property from DeKalb County.

The Charter Companies has a contract on the property located at 5256 Peachtree Road and is planning a second mixed-use development, similar to the Lofts at 5300. The Charter Company has been working with Norfolk Southern’s representative on the acquisition of the railroad right-of-way adjacent to their property and should have this property purchased within the next sixty days. DeKalb County owns a small, vacant piece of property adjacent to the railroad ROW, which needs to include as part of their development plan. The County land is required to accommodate the necessary parking for the retail/restaurant uses in the project and overall project feasibility.

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There being no further business, the Work Session was adjourned at 10:25 p.m.

EVELYN KENNEDY - MAYOR

BECKY CRAVEN - CITY CLERK