

**CITY OF CHAMBLEE, GEORGIA
MINUTES
PUBLIC HEARING AND WORK SESSION
NOVEMBER 10, 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.

3436 Miller Drive – Retail Plumbing and Heating Supply – Parking Variance.

The property under consideration for this variance is located in the MidCity District. Currently, the building is not occupied, but the owner would like to rent the space to a retail plumbing and heating supply company. The owner is requesting a variance to reduce the parking for this property from the required 22 spaces to 13 spaces. The owner is repaving the existing parking lot, removing an existing load ramp and removing a non-conforming pole sign. There are no additional changes to be made to the outside of the building.

Jimmy Adams, with PBS&J, City Planner read the following recommendation.

A variance is a modification of the specific provisions of the zoning ordinance granted when strict enforcement of the zoning ordinance would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted. The applicant is merely trying to repave the parking lot and make very minor changes to the parking for this building. Planned streetscapes for this area will add on street parking in close proximity of this building. The site does not conform to a number of requirements in the City's Zoning Ordinance, but since there are only minor changes being made to the exterior of the building, none of which increase the degree of non conformance, the City Planner, recommends approval of the variance request. (The City Planner's complete recommendation is included in the Minutes). The hearing was open for public comments.

Councilmember Copeland addressed parking concerns and Councilmember Gibert addressed landscaping issues. No action will be taken until the Regular Council Meeting. Councilmember Biles made a motion to adjourn the Public Hearing at 6:30 P.M. seconded by Councilmember Gibert and carried unanimously.

REVIEW BOARD RECOMMENDATION:

Planned Unit Development – International Village Development at Chamblee.

Chuck Schmandt, Architect and Developer, showed a video that will be used for marketing. The proposed development was open for comments from the Elected Officials and parties involved with the project.

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Signs – Central Business District.

There are two businesses in the Central Business District that currently need signage: Faded Rose Tea Garden Restaurant and The Cottage on Broad. The Review Board Members was asked their opinion of the proposed signs in the Central Business District. The Board approved the design of the sign boards. The sign for Faded Rose Tea Garden Restaurant would hang from the existing wooden poles in front of the restaurant and would be the same size as the previous one. The Board also approved the small sign for “The Cottage on Broad” that will go above the door.

CITY MANAGER’S REPORT AND STAFF RECOMMENDATIONS;

LCI Grants: Award Bid for construction of crosswalks on Peachtree Road at Malone Drive and New Peachtree Road at Watkins and appropriate match funds. (This is a re-bid).

PBS&J have completed their analysis of the four bids received for the construction of the pedestrian corridor improvements. Horizon Construction & Association, Inc. the low bidder in the amount of \$194,821.

Appoint stakeholders committee for 2005 Comprehensive Plan.

The Comprehensive Plan Stakeholders Committee was submitted for Council’s approval. (The list is on file in the office of the City Clerk).

Award bid for construction for solid waste transfer station.

The bids for the project all exceeded the project budget, with the low bid coming in at \$150,906 from Payne Construction. Robert and Company were not able to reduce the bid amount to the original budget, but were able to negotiate the figure down to \$120,774. The difference in the budgeted appropriation of \$9,774 will be transferred from the Public Work’s salary account.

Approve annual Telecommunications Management Services agreement with GMA.

Georgia Municipal Association offers an extensive array of telecommunications management services. The service for one year is a cost of \$6000. No action will be taken until the Council Meeting.

Discuss plan review re-submittal fees.

These fees will be discussed in the 2005 Budget Meeting.

Request for approval of employee appreciation lunch and holiday gift certificates.

The employee appreciation lunch will be in conjunction with a chili and cornbread cook off for *all* employees. The gift certificate from Publix is the same as previous years.

Set date for 2005 Budget Work Session.

The date to be approved at the Regular Council Meeting is November 30, 2004 at City Hall Conference Room at 6:00 P.M.

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Citizen Comment (Each Person Allowed Three Minutes).

Noam Ayal read a letter about Chamblee 101 classes (copy included in Minutes)

All other items listed on the agenda will be handled at the Regular Council Meeting.

There being no further business, Councilmember Gibert made motion to adjourn Work Session at 9:12 P.M., seconded by Councilmember Biles and carried unanimously.

EVELYN KENNEDY – MAYOR

BECKY CRAVEN – CITY CLERK