

**MINUTES
CITY OF CHAMBLEE, GA.
WORK SESSION
APRIL 14, 2005
6:00 P.M.**

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

Mayor Kennedy called the Work Session to order at 6:00 p.m.

Review Board Recommendations:

Miller Station – 5256 Peachtree Road – New mixed use development with retail, restaurant, and condos.

Sean Foote, Charter Design Group presented the proposed development to the Mayor and Council. The dominant building material is washed tan brick and the red brick will be used to accent the balconies. Mechanical units will be hidden behind parapets on the flat, membrane roof. The street level wall for the parking area will have decorative wire mesh with climbing plants. The retail storefronts of glass and aluminum will be broken-up with brick and stucco. This building will compliment the 5300 project in tone and color but will not be exactly like it. Specific signage plans will be presented at a later time along with a main building marquee sign. The retail signs will probably be backlit channel letters attached to the terrace wall. In addition to the sign details, the Board would like to see a more specific lighting package to include the sidewalk, retail, and building lighting (fixtures and look). The drawing presented was too conceptual and “busy” so the Board would like the project to move forward but wants to look at a higher level of architectural detail in a subsequent meeting before architectural plans are finalized. *The Review Board recommends approval of the project with the following conditions: at a future Review Board meeting with the “B” Team, the developer will need to present more detailed architectural drawings on the signage, balcony railings, and building materials.*

City Manager’s Report and Staff Recommendations:

Marti Watts – Altamira Design – presentation of Miller Drive Streetscape design (LCI project).

The final plans that have been reviewed and approved were presented for the streetscape project.

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Z. I. Shaheed appeal of business license application for violation of zoning regulations for home occupation business – Ham Drive.

Ms. Shaheed addressed the Mayor and Council with reference to the violations of the Home Occupation (Article IV, Section 403). The violations resulted in the license being revoked on March 25, 2005, unless all of these violations stated in the letter dated March 17, 2005, from the City Manager/Zoning Enforcement Officer were corrected. Ms. Shaheed is appealing the decision to discuss the various violations. The Council will take action at the Regular Council Meeting, April 19, 2005.

Summerall Development for Virginia Keith – request for City Council to revert zoning classification to R-2 from R-3 (conditional).

Virginia Keith has authorized Summerall Development Company, LLC to act on her behalf to request the City revert the zoning from its classification of R-3, which was approved conditionally at the November 16, 2003, Regular Council Meeting, to its original zoning classification of R-2.

Letter of intent to be included with DeKalb County Solid Waste Management Plan. DeKalb County is in the final stages of completing its Comprehensive Solid Waste Management Plan. According to the Solid Waste Management Act, any jurisdiction that utilizes the Seminole Road Landfill for waste disposal must have a strategy to meet Georgia's 25% capita waste disposal reduction goal. The County is requesting a letter of intent so that the City may be included in their Solid Waste Management Plan. By submitting the letter of intent to be included in the DeKalb (SWMP), we agree to meet the minimum procedural standards outlined in the GA DCA Minimum Planning Standards and Procedures.

Request for budget transfer – Chief Johnson; Request for budget amendment – City Clerk.

Chief Johnson has requested his budget transfer be removed.

The budget amendment in the amount of \$1005 is to pay the reimbursable unemployment for a former Public Works employee.

Request from St. Vincent de Paul for certification and support of DCA funding application.

St. Vincent de Paul Society is submitting an application for 2005 Emergency Shelter Grant. The Society is seeking Homeless Prevention and HMIS Funds. Through this program, individuals and families experiencing times of hardship become equipped with the financial, educational, and mental support necessary to empower themselves to become self-sufficient. HMIS funds will be used to purchase two new computers for caseworkers. The application needs the approval and certifications from the City to process with the grant application.

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GMA proposed transfer of AT&T telecommunications franchise agreement.

GMA is requesting a resolution from the City consenting to a transfer of ownership and control of Teleport Communication Atlanta, Inc. from AT&T Corp. to SBC Communications, Inc.

Approval of contract with Pond and Company (new City Planners) and Budget Amendment.

Dan Cohen, Pond and Company, presented the Company's scope of services and the necessary fees for each project.

Four Month Property Re-Zoning and Development Permit Moratorium.

Councilmember Gibert addressed issues concerning the proposed moratorium.

First Reading of Ordinance – Chapter 82, Taxation, Article III, Sections 82-70 and 82-71 (Hotel/Motel Tax Ordinance).

Ordinance will be read at the Regular Council Meeting.

Citizen Comment.

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

EVELYN KENNEDY – MAYOR

BECKY CRAVEN – CITY CLERK