

**CITY OF CHAMBLEE, GA.
PUBLIC HEARINGS AND WORK SESSION
AUGUST 11, 2005
6:00 P.M.**

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

Mayor Kennedy read the Rules of Order for a Public Hearing.

PUBLIC HEARINGS:

**Map Amendment – 2161 Irvindale Drive
To rezone the property from I-1, Light Industrial, to NC Neighborhood
Commercial, for proposed mixed use re-development.**

The applicant is requesting a Map Amendment to change the current zoning of parcel 77 only, currently zoned as I-1 (Light Industrial) to NC (Neighborhood Commercial), in order to comply with the current land use of Neighborhood Commercial as shown in the Future Land Use Plan for the City of Chamblee. Dan Cohen, with Pond & Company, read the City Planner's recommendation to approve the map amendment (copy of recommendation included in Minutes). Chuck K. Schmandt, representing Specialty Graphic Technologies, Inc., was present to answer any questions with reference to the proposed map amendment change. The hearing was open for public comments. Public Hearing was concluded at 6:21 p.m.

Variances:

**5522 New Peachtree Road – Plaza del Sol, Suite 100 – La Mansion Banquet Hall.
To waive parking requirements for a 576 square foot storage room addition.**

The applicant is requesting a variance from Section 401 of the City Zoning Ordinance with respect to parking in order to enclose a 576 square foot area currently used as outside storage. It is located along the left side of the main building, which fronts New Peachtree Road. This area is currently "hidden" from the street frontage by an existing 20' block wall to be incorporated as one of the three walls necessary to complete the enclosure. There are currently 240 parking spaces, two shy of the required spaces for which there is a prior variance. Dan Cohen, with Pond & Company, read the City Planner's recommendation to approve the variance request to enclose the 576 square foot outdoor storage area to the Plaza del Sol (copy of recommendation included in Minutes). Chuck K. Schmandt, representing El Dorado Investments, LLP, was present to address any questions with reference to the variance request. The hearing was open for public comments.

Public Hearing was concluded at 6:30 p.m.

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5557 - 5571 New Peachtree Road (corner of West Hospital) – International Square.
To reduce the side yard setback for an existing non-conformity from 33.3 to 20 feet;
To reduce the parking requirement from 116 spaces to 99 spaces; and to reduce the
side yard landscape requirements where there are existing retaining walls.

The applicant is requesting three (3) variances: one from section 305.005, one from Section 305.015, and one from Section 402.090.1 of the City Zoning Ordinance in order to meet required parking directive, obtain approval for the existing side yard setback facing West Hospital Road and reduce required landscape buffers adjacent to neighboring properties. Dan Cohen, with Pond & Company, read the City recommendations: denial of the request for variance with respect to reduction of parking spaces required, approval of the request for variance with respect to reduction of the side yard setback along West Hospital Avenue, and denial of the request for a variance to reduce any landscape requirements. The owners of Custom Design & Development Corp. were present to address any questions with reference to the variance request. The final Public Hearing concluded at 7:00 p.m.

REGULAR COUNCIL MEETING AGENDA

Review Board Recommendations: Mid-City District.
3400 Malone Drive Condos – mixed-use development (Postponed from July 19, 2005
Council Meeting).

Any action taken will be at the Regular Council Meeting.

City Manager's Report and Staff Recommendations:

Updated on proposed amendment to alcohol ordinance to allow beer and wine
consumption on the premises at smaller establishments.

After researching other ordinances for cities in the metro area, the staff does not recommend making any changes to the ordinance to remove the restaurant requirement for consumption on the premises establishments, even for beer and wine.

Tillman Hannon – request for rate increase – Public Works labor rate and disposal
fees.

Public Works Department is requesting that the customer rate per tire be raised from \$1.20 to \$1.50 to cover the increase of the disposal fees and to raise the labor rate charged to customers from \$30. per hour to \$40. per hour. The labor rate has been set at \$30. per hour for more than ten years without an increase.

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Chief Johnson – recommendation on staffing and promotions in Police Department.

The Chief would like to request approval for the following two position changes within the police department:

- Upgrade a Communication Officer position to an Administrative District Commander position with a pay grade of 23 which is equivalent to that of a Lieutenant.
- Change the rank of the code enforcement officer from a Lieutenant to a Sergeant.

Proposal from City Planner to amend sign ordinance for Mid City District.

A copy of the City Planner's proposal is included in the Minutes. The cost for the proposed Sign Ordinance is not to exceed an amount of \$2,500.

Variances & Map Amendments: Postponed from July 19, 2005 Council Meeting.
Paladin Properties – Proposed townhome development – petition was withdrawn.

George Banks, Paladin properties, the developer, has withdrawn the petition to change the zoning of the 3.37 acres adjoining Keswick Park.

3393 Malone Drive – Redevelopment as mixed-use condo/retail buildings. To Reduce the minimum lot coverage requirements from 60% to 35%.

Action will be taken at the Regular Council Meeting.

5251 Peachtree Industrial Blvd. – Vacant building (formerly Pfizer/Upjohn).

Subdivide the building for multiple tenant/uses; to reduce the minimum lot coverage requirements; to increase the maximum front yard setback; to increase the maximum side yard setback; to reduce the minimum required parking spaces.
This item will be postponed until the September 20, 2005 Council Meeting.

Approve Intergovernmental Agreement for stormwater service with DeKalb County.

The County is requesting approval and execution of the agreement for stormwater services between the City and DeKalb County.

Approve DeKalb County Resurfacing Agreement – LAU05-S007-00 (683)C-1 Resurfacing Peachtree Road.

The County is requesting approval of the contract for resurfacing Peachtree Road.

Local Assistance Road Program (LARP) 2005 -2006.

The Department of Transportation is requesting a list of roads in need of resurfacing be submitted no later than September 1, 2005.

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Councilmember Biles – Request for an engineering study for streetscape plans of 5300 blocks of Peachtree Road.

Councilmember Biles is requesting an engineering study for streetscape plans of 5300 blocks of Peachtree Road. The plan will start south across from City Hall connecting sidewalks to the north end of Marta property on the railroad side of Peachtree Road. Pond & Company will present a proposal for the study at the Regular Council Meeting.

Citizen Comment.

There being no comments, the Work Session was adjourned at 8:55 p.m.

EVELYN KENNEDY – MAYOR

BECKY CRAVEN – CITY CLERK