

**MINUTES  
CITY OF CHAMBLEE, GA.  
PUBLIC HEARING AND WORK SESSION  
FEBRUARY 16, 2006  
6:00 P.M.**

**PRESENT: Councilmembers Wedge, Copeland, King, Gibert, and Taylor.**

**Public Hearing – 3635 Cold Spring Lane – Second story addition on non-conforming structure.**

**Mayor Clarkson read the Rules of Order for a Public Hearing.**

**The applicant is requesting a variance from the City zoning ordinance, Section 305.005 concerning a minimum side yard setback in order to complete an addition/renovation to the existing single story structure. The renovation would create a second story addition to the residence which includes an extension to the carport area at the rear of the residence. These additions would occur on top of and along existing wall alignments. The existing structure currently encroaches on the required ten foot side yard setbacks. The corners of the existing structure are 8'7", 7'2", 9'7", and 7'4" where they all should be 10' or more.**

**Dan Cohen, Pond & Company, read the City Planner's recommendation that granting of a variance for this property be approved.**

**Eric and Michelle Longley, the property owners, presented the plans for renovations. The hearing was open for public comments and several residents spoke in favor of the variance. There being no further comments, the Public Hearing was adjourned at 6:45 p.m.**

**At this time, Dan Cohen, Pond & Company (City Planner), introduced Heike Holmbery, the new engineer with Pond & Company.**

**Adopt Resolution for Community Agenda portion of the Comprehensive Plan Update to be submitted to the Georgia Department of Community Affairs.**

**Denise Abboud, with Ross & Associates, and Paige Hatley, with PBS&J, were present to review the final changes to the Comprehensive Plan Update. Any action with reference to adoption of the Resolution will take place at the February, 21, Regular Council Meeting.**

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

**Request from Georgia Municipal Association for Resolution on Annexation legislation.**

**This is in reference to two annexation bills (HB 962 and HB 110) introduced by State Representative Doug Holt of Social Circle. These bills would severely restrict private property rights and empower county commissioners with veto authority over whether a person's private property can or cannot be part of a city. Any action with reference to the resolution will be taken at the Regular Council Meeting.**

MINUTES (page 2)  
PUBLIC HEARING AND WORK SESSION  
FEBRUARY 16, 2006

**Request from Ronald Sprinkle for demolition permit at 4101 Clairmont Road – within O-I zoning district currently under moratorium.**

Holding Properties, LLC is the owner of 4101 Clairmont Road. The home, which was badly damaged by roof leaks, was purchased to be demolished and replaced with a new office building. The owner's intent is to demolish the existing structure when construction starts on the new building. However, because of the ongoing problem with vagrants and the proximity of the building to the library, Mr. Sprinkle is requesting a demolition permit at this time.

**Request from Charter Development to discuss incentives for streetscapes construction adjacent to 5300 Peachtree.**

Charter Development has requested this item be tabled until the March Council Meeting.

**Councilmember Wedge:**

**Review City's Code Enforcement guidelines and adopt or imitate DeKalb County's code ordinance.**

Councilmember Wedge presented a power point presentation showing several code enforcement issues observed around the City. He addressed these issues and what can be done to correct these problems. After some discussion, these code enforcement issues will be discussed at a special meeting with the Elected Officials, City Manager, Chief of Police, Code Enforcement Officer, City Prosecutor, and City Attorney.

**Proposal to amend the City ordinance regulating the maximum height of grass/lawns/weeds from the current level of 18 inches to a new level of 12 inches.**

The City Attorney will be advised to draft an ordinance for first reading at the February Council Meeting. The ordinance will amend the current height of grass/lawns/weeds from level of 18 inches to a new level of 12 inches.

**Councilmember Gibert:**

**Tree Protection Ordinance Improvements and Permitting for Residential Tree Removals.**

Councilmember Gibert requested this item be moved to the March 21, 2006, Regular Council Agenda.

**Storm water and other related development regulations and ordinances.**

Councilmember Gibert requested this item be moved to the March 21, 2006, Regular Council Agenda.

**MINUTES (page 2)  
PUBLIC HEARING AND WORK SESSION  
FEBRUARY 16, 2006**

**Capital Improvements Program.**

A day and time for a Special Work Session will be set at the Regular Council Meeting to discuss Capital Improvements. The Elected Officials are to submit their CIP list.

**Identifications, solicitation, analysis, and possible acceptance of donations or land or conservations easements to the City for the purpose of active or passive land or open space.**

Councilmember Gibert gave an overview of this item. It came from a conversation from a citizen possibly willing to donate a portion of their land to the City.

Councilmember Gibert will make a motion at the Regular Council Meeting for the City Attorney to do some research on obtaining land, as far as, identifying, analysis, and acceptance of donation land or easements.

**Citizen Comment.**

A citizen addressed the issue of car dealers parking cars on the right of way of Peachtree Industrial Blvd. on the weekend. There being no further business, the Work Session was adjourned at 9:45 p.m.

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***R. ERIC CLARKSON – MAYOR***

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***BECKY CRAVEN – CITY CLERK***