

**CITY OF CHAMBLEE, GA.  
MINUTES  
PUBLIC HEARING AND WORK SESSION  
DECEMBER 14, 2006  
6:00 P.M.**

**PRESENT: Mayor Clarkson, Council Members Wedge, Copeland, King, and Taylor.**

**Public Hearings:**

**3550 Cold Springs Lane – Peter and Nancy Bethan**

**Requesting Variance to move the front door threshold five feet.**

The applicant is requesting a variance from the threshold location requirement of Section 512 of the City of Chamblee Zoning Ordinance in order to construct a new home on a lot currently occupied by one single family residence. The existing structure is scheduled to be demolished and the new home constructed near the same location on the lot. The subject property is comprised of .329 acres zoned NR-1. Michelle Beesten, with Pond & Company, read the City Planner's opinion (copy included in Minutes). Peter & Nancy Bethan, property owners, were present to address any questions with reference to the variance request. The hearing was open to public comments. Monica Zanger, property owner on Cold Springs Lane, spoke in favor of the variance request and there was no opposition. No action will be taken until the Regular Council Meeting.

**5515 Peachtree Industrial Blvd. – G-Vac**

**Requesting Variance to increase the allowable signage by 64 square feet.**

The subject property located on the southeast side of Peachtree Industrial Blvd. is currently zoned VC. The applicant is requesting a variance from the Zoning Ordinance in order to place a sign on the front of a tenant space in the building currently owned by Sherwin Williams; the building is occupied by the Sherwin Williams and Title Max. The applicant is requesting a variance for the placement of the proposed sign due to the excessive combined size of two existing building signs, which are non-conforming. Michelle Beesten, with Pond & Company, read the City Planner's opinion (copy included in Minutes). A variance is a modification of the specific provisions of the zoning ordinance granted when strict enforcement of that ordinance would cause undue hardship because of circumstances unique to the individual property on which the variance is granted. The strict interpretation of the Zoning Ordinance would not cause undue hardship on the property owner. Therefore, the City Planner recommends *denial* of this variance request. Edward Guzman, President of G-Vac Vacuums, was present to address any questions with reference to the requested variance. The hearing was open for public comments. Susan Bulitt spoke in favor of the sign variance and there was no opposition. No action will be taken until the Regular Council Meeting.

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**5070 Peachtree Industrial Boulevard – Wesley Taubel  
Requesting Variances to construct five buildings at heights of 66, 99, 99, 110, and  
126 feet exceeding the allowable district height of 60 feet.**

The applicant requested the variance application be withdrawn.

**Motion to withdraw Variance Request per applicant's request made by  
Councilmember Copeland, seconded by Councilmember Wedge and carried  
unanimously.**

**Motion to adjourn the Public Hearings at 6:55 p.m. made by Councilmember  
Copeland, seconded by Councilmember Wedge and carried unanimously.**

A five minute recess was taken at this time.

**Presentations – Extension of Walking Trail at Keswick Park:**

Presentations for the proposed extension of the walking trail at Keswick Park were made by the following Companies:

**JB+a - Steve Provost**

**Rosser – George Sellers**

**HDR – Robbie Bryant**

This item will be placed on the January Council Meeting Agenda.

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

**Request for extension of ground lease – Dynamo Swim Club.**

Mike Cotter, CEO Dynamo Parent's Club, Inc. was present to address the requested ground lease. The Dynamo Parents Club, Inc. would like to request the City of Chamblee consider a lease extension/renewal for ninety years. The current lease does not expire until April of 2020. Said extension/renewal is needed by Dynamo for purposes of performing capital improvements and securing financing for said improvements for the continued operations of the club. The Council was not in agreement to the request for a ninety year lease but a forty year lease. After some discussion, no action will not be taken until December 19, at the Regular Council Meeting.

**Update on Annexation Study from University of Georgia.**

The proposed annexing at this time would be light industrial parcels from the northern City limits to the intersection of Peachtree Industrial Blvd. and Peachtree Road adjacent to the General Motors Plant.

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**Development Director: Update on green roof incentive program, request for clarification of stream buffers for existing developments and PUD & DCI zoning procedures.**

The Development Director gave an update on the green roof incentive program and Council requested the staff come back with some recommendations at a later date. The clarification of the 25 foot stream buffer on existing developments in place prior to the 75 foot stream buffer being put in place was also addressed. The staff recommends that the Architectural Review Board review both PUD and DCI plans.

**Set date for Budget Work Session.**

Dates will be set at the Regular Council Meeting.

**Add a street light on Hildon Road (Councilmember Wedge).**

Councilmember Wedge requested the staff check into adding a street light on Hildon Road. This would require asking Georgia Power to access the location, appropriate the installation charges and monthly billing increases.

**Discussion Re: Proposed striping of intersection – Sexton Woods Drive at Peachtree Industrial Blvd (Councilmember Taylor).**

Chief Johnson advised that the configuration of the road does not allow for the road to be striped at the intersection for a turning lane.

**Citizen Comment.**

The following citizens addressed the Mayor and Council:

Mike Tarabula addressed the stream buffer with reference to the property at 1822 Eighth Street,

Nick Guerrero. addressed annexation within Huntley Hills and proposed changes to the Huntley Hills Elementary School.

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

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*R. ERIC CLARKSON – MAYOR*

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*BECKY CRAVEN – CITY CLERK*