

**CITY OF CHAMBLEE, GA.  
MINUTES  
PUBLIC HEARING AND WORK SESSION  
OCTOBER 11, 2007  
6:00 P.M.**

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

**PUBLIC HEARINGS**

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

1891 Sandlewood Lane – variance request to reduce the rear yard by 15 feet.

The applicant is requesting a variance from the rear yard requirement of Section 1004 of the City's Zoning Ordinance in order to construct an addition to the existing home. The subject property is comprised of .25 acres and is zoned NR-1.

The rear yard variance is required for one corner of the home where the distance between the rear building line and the rear lot line is proposed to be 26.5 feet rather than 40 feet, requiring a 13.5 foot reduction in the required rear yard.

One side yard on the subject lot is currently 7.5 feet wide rather than the required 10 feet. The applicant also requests that the existing yard dimension be allowed to continue along the entire length of the house where the addition is proposed. The secondary variance from the side yard requirement of Section 1004 is for a side yard reduction of 2.5 feet. Michelle Alexander, with Pond & Company, read the City Planner's recommendation to *approve* the variances requested (copy of recommendation included in the Minutes). Lance Smith, contractor, was present to address any questions. The hearing was open for public comments. There were no public comments.

4900 Buford Highway – requesting approval of a Planned Unit Development.

A Planned Unit Development review for the Chamblee Center has been completed by the City Planner.

Michelle Alexander, acting by request as City Planner, Pond & Company, finds the plans *sufficient* for recommending approval of the Planned Unit Development, at this time (copy of review included in Minutes).

Dan Schultz, Development Director, recommended limiting the wording which would go on the food court sign to stating as in submitted plans "Food Court" and not allow each of the restaurants to place signage on the blade sign. Also with reference to the height overlay district, the possible opportunity for green roofs might be to tie height overly requests to require green roofs. This development is going to place landscaping on the parking deck (copy of memo included in Minutes).

This PUD was presented to the Architectural Review Board on October 2, 2007 (copy of Minutes included). The ARB recommended approval of the project with two conditions:

- 1) Elimination of the shadowing analysis (Sec.903.D.2f) because of the lack of impact of the development on surrounding properties (motion passed unanimously).

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2) Approval of a blade sign at the same size as shown on the development plans, which is equivalent to the size of 17 signs allowed for the restaurants inside the food court.

This is for the food court signage only (motion passed unanimously).

Gary Anglin, applicant for project, was present to address any questions. The hearing was open for public comments. There were no public comments but the Mayor and Council did address some concerns.

3315 McGaw Drive – variance request to limit the building step back requirement on building over 50 feet.

The applicant is requesting a variance from Section 909A(3) of the City's Zoning Ordinance in order to construct a mixed-use building at a height of 60'. The 60' height is allowed under Corridor Commercial (CC) zoning, however, Section 909A(3) addresses design features of buildings with a height greater than 50'. Specifically, the portion of the building that is greater than 50' must step back 10 linear feet from a building façade. The applicant requests a 0' linear step back, which will allow the building to be 60' tall at a distance closer to the street than the ordinance allows.

Michelle Alexander, with Pond & Company, read the City Planner's recommendation to *deny* the request for a variance (copy included in Minutes).

Dan Schultz, Development Director, read into the minutes the following memo:

*I want to clarify for the Council that this request does not have any effect on the review and the development of this project beyond the request to not stepback the building at 50 feet height. All design requirements are still in place from the original approval of this project by the ARB and City Council. Any variations or alternations to the design other than the stepback request of this variance is not to be considered with this request. It should be noted that there is an opportunity to place green roofs on three structures in the project (copy of memo included in Minutes).*

Michael Perkins, applicant for project, was present to address any questions. The hearing was open for public comments. There were no public comments but the Mayor and Council did address some concerns.

This concluded the Public Hearings.

Motion to adjourn the Public Hearings at 7:00 p.m. made by Councilmember King, seconded by Councilmember Zanger and carried unanimously.

**City Planner/Development Director:**

Pond & Company:

Peachtree Road Traffic Study Presentation.

Betts Slingluff, with Pond & Company, gave an update on the Peachtree Road traffic study (copy on file in the office of the City Clerk).

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Progress Report on Municipal Complex downtown re-development project.

Michelle Alexander requested the Mayor and Council allow the presentation to be presented at the Council Meeting on October 16, 2007. This addition to the agenda will have to be approved at the Council Meeting.

Development Director:

Eco-Lofts – 3400 Malone Drive.

Dan Schultz, Development Director, reviewed the minutes from the October 2, 2007 Architectural Review Board meeting (copy included in Minutes).

Plat approval for Lowe's out parcel.

Jeffrey L. Irvin, with Kings Mountain Marketplace, LLC, is requesting one acre outparcel at the Lowe's on Peachtree Industrial Blvd. No proposed uses for the site are available at this time.

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

Centennial update – Jan Selman or Kim Joselove.

Jan Selman gave an update on the plans for the November 17<sup>th</sup> event and the December 1<sup>st</sup> event for the Centennial.

Request for budget amendment: Public Works – appropriate \$250 additional funds to account 70-30 for graffiti block products.

An additional \$250 is being requested to cover the second batch of graffiti block product.

Request from Parks & Recreation Director to proceed with wall replacement project at Keswick Park.

The request is to approve Pond and Company to obtain bids for the construction of the sidewalk extension and removal of the retaining wall and parking spaces on Keswick Drive. As part of the contract for the design and construction documents Pond is to obtain bids and manage the construction.

City Manager: request for direction regarding expiration of Planning and Engineering contract and issuance of RFP.

The current three year contract is due to expire at the end of 2007.

Request for approval of route for PATH through Keswick Park.

The proposed PATH Trail through Keswick Park will be presented for approval.

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**Resolution to change the name of the portion of Peachtree Industrial Blvd. within the City limits to “Peachtree Boulevard”.**

The Resolution to change the name of Peachtree Industrial Blvd to Peachtree Boulevard will be voted on at the Regular Council Meeting.

**LEED Certification: all development greater than 50,000 square feet shall be LEED certified. All future City development projects (including partial ownership shall be LEED certified.**

Councilmember Wedge explained with examples the LEED Certification program. Several developers that have projects in the City addressed concerns about the LEED Certification.

**Prohibit clear-cutting of sites. A minimum of 25% of the existing trees shall be preserved.**

Councilmember Wedge presented this proposal to prohibit clear-cutting of sites.

**All future commercial and multi-family development projects will have space and facilities provided on-site for the recycling of materials that the City currently utilizes in its residential recycling program.**

Councilmember Wedge presented this proposal for on-site recycling of materials.

**Discussion about expanding the City’s recreational options and leagues to possibly include basketball, tennis, swimming, art/crafts, etc.**

Councilmember Taylor addressed adding these sports and art/crafts to the current recreational program.

**Citizen Comment.**

Arthur Gibert addressed item 7b with reference to clear-cutting of sites.

There being no further business or comments the Work Session was adjourned at 9:40 p.m.

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***R. ERIC CLARKSON – MAYOR***

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***BECKY CRAVEN, CMC – CITY CLERK***