

CITY OF CHAMBLEE, GA.  
MINUTES  
PUBLIC HEARING AND WORK SESSION  
NOVEMBER 15, 2007  
6:00 P.M.

**PUBLIC HEARINGS**

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

**International Village – 3454 Catalina Drive – requesting approval of revisions to a previously approved Planned Unit Development (PUD).**

The International Village project originally received PUD approval from the City on November 29, 2004. This PUD was based on the master plan submitted at that time and was approved with certain conditions and stipulations associated with the master plan. The applicant, PDK Investment Group, LLC, is seeking approval of revisions to the International Village PUD as set forth in the October 4, 2007 application.

Michelle Alexander, with Pond & Company, read the City Planner's recommendation and finds the plans *sufficient* for recommending approval of the Planned Unit Development at this time (copy included in Minutes).

City Manager referred to a letter dated October 31, 2007 from Mr. Schmandt submitted to DeKalb County. Charles Schmandt, with PDK Investment Group, was present to answer any questions. The hearing was open for public comments. There were no public comments opposing the project but the Council did have some questions and comments. This portion of the Public Hearings concluded at 7:00 p.m.

**Diamond Plaza – 5030 Buford Highway – requesting approval of a Development Community Impact (DCI).**

A DCI review for Diamond Plaza has been completed by the City Planner. The proposed building will have five floors with a total of 88,679 square feet and is located on a 2.00 acres site. The building will be comprised of a mixture of commercial space and residences, with the commercial space located on the first through fourth floors, and the residential on the fifth floor. The subject site is located in the Corridor Commercial Zoning District.

Michelle Alexander, with Pond & Company, read the City Planner's recommendation and finds the design plans acceptable and recommends architectural review board approval at this time, conditional upon review and approval of a unified sign design. The applicant may need to address applicable comments or provide extra information, if requested by the City, prior to presentation of the final design for Council approval.

The DCI was presented to the Architectural Review Board on November 6, 2007 and the board recommended approval of the project and the vote was unanimous (copy of the Minutes included).

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Bill D'Onofrio, with G Six Design LLC, was present to answer any questions. The hearing was open for public comments. There were no public comments opposing the project but Council did have some questions and comments. This portion of the Public Hearings concluded at 7:25 p.m.

**3197 Parkridge Crescent – requesting a stream buffer variance to build an addition.** The applicant is requesting a reduction of the stream buffer from 75 feet to 60 feet to build an addition to an existing home. The proposed addition will only affect the impervious buffer area and not affect the 50-foot stream buffer protection area. The staff recommends *approval* of this request to reduce the stream buffer from 75 feet (including the 25 foot impervious surface) to 60 feet with the recommendation that a rain tank be installed to capture the storm water runoff from the roof (copy of staff recommendation included in Minutes). There was no opposition to the variance request.

**Motion to adjourn the Public Hearings at 7:35 p.m. made by Councilmember Wedge, seconded by Councilmember King and carried unanimously.**

A ten minute break was taken before continuing with the Regular Agenda.

The meeting re-adjourned at 7:45 p.m.

Councilmember Wedge requested item 5B to be placed ahead of item 4 and allow Susan Spivey to make a power point presentation on LEEDS. After the presentation, the Council addressed questions and concerns about LEEDS.

Councilmember Wedge made a **motion for the City Council to direct staff to compile the following information on LEEDS: Legal Clarification, LEED Checklist, Incentives, Current Codes, and Investigate and report Cost Savings, Long Term Sustainability via LEED certification and present at the January Council Meeting** seconded by Councilmember Taylor and **carried** unanimously.

**City Planner/Development Director:**

**Formal acceptance of completed Peachtree Road Traffic Study – Pond & Company.** No action will be taken until the Regular Council Meeting.

**Eco-Lofts – request for approval of architectural changes – Development Director.** Larry K. Davis, Managing Partner 3400 Partners LLC, submitted proposals for resolving the outstanding issues on ECO-Lofts:

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**HVAC Street Visibility** – Due to the elevation difference between the right and left ends of the building the only option that will immediately solve this problem is to paint the ceilings black.

**Canopy** – The proposed solution to the canopy issue is to install a seven foot canopy from the building, creating a seven foot overhang at the front entrance.

**End of Building** - Several options and we are willing to do any of these:

- 1) Leave steel ornaments as is, as originally approved by the ARB,
- 2) Remove the steel ornaments and do nothing,
- 3) Add a lighting feature on each side of the stucco to highlight the brick at night.

\*\* Note: ARB wanted the steel “ornaments” *removed*.

Mr. Davis was present to answer any questions and resolve the issues. All of the proposals were discussed at length with Mr. Davis and the Council. Any action will take place at the Regular Council Meeting.

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

**Centennial update – Jan Selman or Kim Joselove.**

Jan Selman gave an update on the upcoming December 1<sup>st</sup> event. Also, the request for additional funds needed for ornaments, lights for the City Buildings, and Centennial Mural.

**Amendment to tree ordinance to require minimum number of existing trees to remain with re-development.**

**Motion to table until January Council Meeting for staff to acquire the information to amend tree ordinance** seconded by Councilmember Taylor and **carried** unanimously.

**Report from Recreational Advisory Committee on expansion of recreational opportunities.**

Stacey Godwin, member of the RAC, read the committee report (copy included in Minutes).

**Updated information and request for direction on Phase I – Redevelopment of Municipal Complex.**

The sketch-up views and charette results have been received from Pond & Company. In order to proceed with the plan and have the “centennial park” at least underway, if not finished, by August 2008, the following recommendation is to proceed with the following:

- Atlanta Demolition to demolish the old fire station
- Appraisal on the Brown property and title search on the alley.

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**Request for budget amendment for Pond & Company storm water inspection fees and on-call services and approval of addition to fee schedule for as-built drawing review.**

Any action will take place at the Regular Council Meeting.

**Proposed Ordinances:**

**Amend false alarm ordinance.**

**Amend section regarding impoundment of vehicles for sale at unlicensed premises**

**Create park operating hours.**

**Correct sign ordinance section regarding zoning districts for changeable copy signs.**

These ordinances will be moved to 1<sup>st</sup> reading at the Regular Council Meeting and date set for Public Hearing for sign ordinance.

**Request for approval of funds for employee holiday gift certificates.**

Any action will be at the Regular Council Meeting.

**Set date for budget work session.**

The date will be set at the Regular Council Meeting.

**Approval of funds for Mayors' Motorcade – Georgia Regional Atlanta (approved funds for 2006 - \$200).**

No action until Regular Council Meeting.

**Citizen Comments.**

Arthur Gibert addressed several items that were on the agenda.

Councilmember Copeland made a **motion to adjourn to Executive Session at 9:45 p.m. to discuss litigation** seconded by Councilmember King and **carried** unanimously.

**Motion to adjourn back to Work Session at 10:10 p.m.** made by Councilmember Copeland, seconded by Councilmember King and **carried** unanimously.

**Motion to approve the sign permit for Lamar Advertising Company and settlement in accordance with the agreement to be entered into** made by Councilmember Copeland, seconded by Councilmember Taylor and **carried** unanimously.

The Work Session was adjourned at 10:30 p.m.

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*R. ERIC CLARKSON – MAYOR*

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*BECKY CRAVEN, CMC – CITY CLERK*

