

**CITY OF CHAMBLEE, GA.
MINUTES
PUBLIC HEARING AND WORK SESSION
JULY 12, 2007
6:00 P.M.**

PRESENT: Mayor Clarkson, Councilmembers Wedge, King, Zanger, and Taylor
Councilmember Copeland absent.

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

Public Hearing:

Variance Request – Robert Darwick – 1881 Hickory Road is requesting two variances, a side yard and front door threshold variance as part of a home renovation. The side yard variance is to reduce the side yard from 10 to 7 feet. The front door threshold variance is to move the front door threshold 23 feet beyond its current location.

The applicant is requesting a variance from the threshold location requirement of Section 512 of the City Zoning Ordinance in order to expand an existing home on a lot currently occupied by one single family residence. The existing structure is proposed to be expanded and renovated for more usable area. The subject property, located at 1881 Hickory Road, is comprised of .25 acres and is zoned NR-1.

The applicant is requesting a variance from the side yard requirement of Section 1004 of the City Zoning Ordinance in order to expand an existing home on a lot currently occupied by one single family residence.

Michelle Beesten, with Pond & Company, read the City Planner's opinion for both variances. The strict interpretation of the Zoning Ordinance as written would not cause undue hardship on the property owner and recommends *denial* of both requested variances (copy of included in Minutes).

Dan Schultz, Development Director, presented pictures of the location of the current house and the changes with the two variances.

Robert Darwick, property owner, was present to address any questions. The hearing was open for public comments. There were no public comments but the Council addressed several questions and concerns.

There being no further comments, Councilmember King made a motion to adjourn the Public Hearing at 6:32 pm. seconded by Councilmember Wedge and carried unanimously.

**CITY OF CHAMBLEE, GA. (page 2)
MINUTES
PUBLIC HEARING AND WORK SESSION
JULY 12, 2007**

City Planner/Development Director:

Update of Sustainability Study for future development Broad Street at Peachtree Road (requested changes from June presentation) – Pond & Company.

The City asked Pond & Company to analyze land use, parking and future municipal needs to recommend the “best use” of parcels at the corner of Broad Street and Peachtree Road. The report produces a technical analysis based on real estate value with the objectives of providing sufficient parking and promoting a pedestrian-oriented, active downtown with inviting plazas and other public spaces.

The study was presented at the June 2007 Work Session. The requested changes from the June presentation were presented by Michelle Beesten.

Zoning Ordinance corrections/clarifications for discussion and direction – Pond & Company.

Michelle Beesten, with Pond & Company, reviewed some of the proposed changes to the Zoning Ordinance. The proposed changes will be reviewed by the Mayor and Council and discussed at a later Work Session.

Development of Community Impact (DCI) for the Elliston Park Townhomes Development – Dan Schultz.

The subject property is zoned Village Residential (VR) and is bounded by Village Commercial Zoning (VC) on three sides: West, North, and East. The site is bounded by Industrial Zoning (I) to the South where the Peachtree DeKalb airport is located across Chamblee Tucker Road. The 53 units will create a density of just under 15 units per acre. The previous site density was approximately 12 units per acre.

The City finds the design plans acceptable and recommends Architectural Review Board approval at this time. The applicant may need to address applicable comments prior to presentation of the final design for City Council approval (copy of Review Board and Development Directors recommendations included in Minutes).

City Manager’s Report and Staff Recommendations:

Request for additional appropriation from Storm Water Utility fund for system improvement Peachtree Road/Malone Drive/Senior Housing project.

Melody Olson, with Mercy Housing, addressed why an additional \$92,000 will be needed for the underground storm water retention system. This amount will be paid out of the 2008 prepaid storm water utility account.

CITY OF CHAMBLEE, GA. (page 3)
PUBLIC HEARING AND WORK SESSION
MINUTES
JULY 12, 2007

**Request for appropriation from Hotel/Motel tax fund advertising funds:
Chamblee Antique Dealers Assoc. - \$7,500 for brochures.**

Shirley Maddox, with Rust 'n Dust, represented the Chamblee Antique Dealers Association to request the funds. CADA was advised that there will not be any funds available in 2008 as all funds will be used for the centennial.

DeKalb History Center - \$3,400 for Chamblee page in Historic DeKalb publication.
The main section of the book is the historical manuscript, while the "Sharing the Heritage" section consists of historical profiles of some of DeKalb County's most respected companies, organizations, communities, and families. Participation is by invitation only. The author, Vivian Price, who is from Chamblee also wrote the City's 75th History Book.

Request from Brenda Garcia to change the name of Brogdon Court to Garcia Court.

The County will make the changes if approved by the Council. Brogdon Court is not a dedicated public street and not eligible for State and/or County maintenance.

Request for additional appropriation \$2,500 to street light expense account for installation of decorative light at 3431 Hildon Road.

The cost for a standard light is \$500 an additional \$2,500 will be needed for the decorative light.

Request for appropriation from grant match funding for project management fees for three LCI projects.

The construction project management fees for LCI projects on Chamblee Tucker Road, Hood Avenue, and Peachtree Industrial Boulevard are \$144,605 to PBS&J. The right of way acquisition services and project management fees for the Peachtree Road LCI project is \$32,440 to Wood+Partners.

Chief Johnson requested an additional vehicle be added to last month's surplus list. The vehicle is a 1986 Ford Pick-Up.

Citizen Comment.

Arthur Gibert addressed the green roof concept.
There being no further comments or business, the Work Session was adjourned at 7:34 p.m.

R. ERIC CLARKSON, MAYOR

BECKY CRAVEN, CMC - CITY CLERK

