

**CITY OF CHAMBLEE, GA.
MINUTES
CALLED PUBLIC HEARING
APRIL 19, 2007
8:00 P.M.**

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

Ambling Development Partners:

Request by Wes Taubel to rezone properties at 5070 and 5126 Peachtree Industrial Boulevard (11.37 acres, tax parcels 18-300-10-017) and 18-300-10-016) from Corridor Commercial (CC) to Village Commercial (VC) conditioned on a site plan for a mixed-use development consisting of seven buildings ranging in height from 1 story to 7 stories and consisting of 335 condominium residential unites (406,050 square feet total), office building (167,500 square feet), retailed spaces in various buildings (142,500 square feet total) along with associated parking facilities for all buildings and required green space.

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

The Chamblee PIB Mixed-Use Development is being considered as a site specific plan in conjunction with the requested rezoning of the property at 5070 and 5126 Peachtree Industrial Boulevard. Because it meets the criteria to be a Planned Unit Development, it is being reviewed as such in order to allow the consideration of multiple variances at one time.

Michelle Beesten, with Pond & Company, read the City Planner's recommendation for the Planned Unit Development (copy included in Minutes). The subject property is zoned Corridor Commercial (CC). The applicant is concurrently seeking a rezoning of the property to VC, Village Commercial. It is the opinion of Pond & Company, serving as City Planner, that the overall impact of these variances, if granted and conditioned as appropriate, does not create a project that varies egregiously from the overall intent of the Zoning Ordinance. As a Planned Unit Development, the negotiation process has produced a project that more closely meets the desires of the City and community as a whole. Any changes to the site plan subsequent to zoning and PUD decision must be approved by the City Council.

Michelle Beesten, with Pond & Company, read the City Planner's recommendation for the rezoning request from CC to VC (copy included in Minutes). Based on an examination of all information, Pond & Company, acting by request as City Planner recommends *approval* of this request for a rezoning from CC to VC based on a set of conditions to be modified and agreed upon by the applicant and City Council (proposed conditions and amendment conditions are included in Minutes).

Wes Taubel, with Ambling Development, was present to address any questions.

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The Public Hearing was open for public comments. Several citizens from Sexton Woods and Keswick Village spoke in favor of the project and citizens opposing the project were allowed to express their concerns. After some discussion with Mr. Taubel and the Elected Officials, a motion to adjourn the Public Hearing at 9:00 p.m., made by Councilmember Copeland, seconded by Councilmember King and carried unanimously.

Councilmember Wedge made a motion to suspend the rules to add the Ambling Development to the agenda for voting purpose seconded by Councilmember Taylor and carried unanimously.

Councilmember Wedge made a motion to approve the project with conditions in the City Planner's report and the additional conditions recommended by Council seconded by Councilmember Taylor and carried unanimously.

(Included as part of the Minutes are the City Planner's reports, the amendment to the conditions, Attested Amendment to Zoning Map, and letter from Ceasar C. Mitchell, Epstein, Becker & Green, attorneys for Ambling Development Partners).

There being no further business, Councilmember Wedge made a motion to adjourn at 9:40 p.m. seconded by Councilmember King and carried unanimously.

R. ERIC CLARKSON, MAYOR

BECKY CRAVEN, CITY CLERK