

**CITY OF CHAMBLEE, GA.
MINUTES
PUBLIC HEARING AND WORK SESSION
MARCH 13, 2008
6:00 P.M.**

PRESENT: Mayor Clarkson, Council Members Wedge, Robson, Hogan, Zanger, and Taylor

PUBLIC HEARINGS

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

**Deceased Pet Care – 3678 Peachtree Road
Requesting a variance to reduce the rear yard setback for a new building and parking requirements**

The applicant is requesting a variance from Section 1203 of the City's Zoning Ordinance in order to reduce the required off street parking from 37 to 31 spaces. The reduction is requested due to the narrow depth of the property and the total size at .81 acres creates a challenge to meet all the zoning requirements on-site. The total building coverage on this lot is 71.4% which is below the 80% maximum. There are no lot width or lot size requirements for the VC zoned lot.

Michelle Alexander, with Pond & Company, read the City Planner's recommendation. Acting by request as City Planner she recommends *approval* of this request for variance. The parking lot must meet all other design requirements of Section 1203 and all landscape requirements of Section 1205.

The applicant is also requesting a variance from Section 1004 of the City's Zoning Ordinance in order to reduce the required rear yard setback from 20' to 0'. The reduction is requested due to the narrow dept of the property at 43.94' would only allow for a 13.94' building footprint with a 10' front yard setback and a 20' rear yard setback. The total building coverage on the owned lot is 71.4% which is below the 80% maximum.

Michelle Alexander, with Pond & Company, read the City Planer's recommendation. Acting by request as City Planner she recommends *approval* of this request for variance. The rear and side yard requirements for the leased property must meet all other design requirements of Section 1004 and landscape requirements of Article XIV.

Steven Ellis, with Pro Building Systems, was present to answer any questions. The proposed plans were presented to the Mayor and Council. The hearing was open for public comments and no one spoke opposing the project. The Council addressed the proposed facility.

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Diamond Plaza – 5030 Buford Highway

Requesting a modification to previously approved Planned Unit Development
Bill D’Onofrio, Managing Director, representing the developers for the project requested removing the project from the agenda and hopes to resubmit the in the future.

Zoning Ordinance

Amend Chapter 93-1(d) “Development Regulations”, LEED and Green Globes Certification Required

Amend Chapter 94, Appendix A “Zoning”, Administration, Section 203,

Subparagraph F for LEED Certification Requirement

Several citizens spoke in favor of the ordinance, and Councilmember Robson read a letter from Kay Packard who was not able to attend. No one spoke opposing the adoption of the ordinance. Dan Schultz, Development Director, explained the Atlanta Regional Committee grant with reference to the LEED and Green Globes Ordinance and Quality Growth.

There being no further comments, Councilmember Wedge made a motion to adjourn the Public Hearings at 6:30 p.m., seconded by Councilmember Robson and carried unanimously.

City Planner/Development Director

Report from committee on City Planner appointment effective April 1, 2008

Dan Schultz, Development Director, reported that the committee’s recommendation was to appoint the current City Planners, Pond & Company, to a three year contract beginning April 1, 2008. The contract will be voted on at the March 18, 2008, Regular Council Meeting.

City Manager’s Report and Staff Recommendations:

Centennial Update – Melissa Roberts

Melissa Roberts, Centennial Project Manager, gave an update on the current plans for the Centennial. The current plans are:

- Oral History Project
- Photograph Exhibit
- Garden Tour
- Taste of Chamblee (includes a silent auction)
- 4th of July

A band for the Taste of Chamblee (Steel Drum Quintet) and July 4th (Rupert’s Band) are the bands for the two events with Council approval and funding.

Councilmember Taylor made a motion to approve the two bands and funding of \$1,200 for the band for Taste of Chamblee and \$8,500 for the 4th of July, seconded by Councilmember Wedge and carried unanimously.

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There being no further information that concluded the Centennial update was concluded.

Update on Chamblee Trail Project – Robby Bryant/HDR

Robby Bryant, with HDR, gave an update on the proposed PATH and Multi-Use Trail project.

Proposal of construction documents for Peachtree Road Pedestrian Project

Pond & Company presented a proposal for design services for the federally funded TE Project. The proposal includes the scope of service, assumption/qualifications, and standard terms/conditions.

Proposal from CVIOG/UGA for Technical Assistance City Manager Search

University System of Georgia will assist in finding a replacement for the City Manager.

The City Manager will be retiring June 1, 2009. No action taken until the Regular Council Meeting. The cost to be appropriated when the contract is signed will be \$9,500.

Sidewalk Survey Update – request to assign to planner and to expedite Broad Street

Development Director gave an update on the sidewalk survey. The owner of Chamblee Antiques & Collectibles sent a letter requesting sidewalks for Broad Street.

Proposed resolution to participate in Tax Equity Study with DMA

The resolution is in support of the cost study, by Maximus, for the Tax Equity Study. The cost of the study per City is \$7,200.

Request for direction – proposed expansion of Dynamo Swim Facility

Peter Kline, with Dynamo Swim Facility, was present to address any questions.

Request of budget amendment for International City Clerk Conference

Motion to approve additional funds in the amount of \$750 for the Antiques Bronze Key Chains for the 2008 IIMC Conference and to order an additional 100 key chains for the Elected Officials made by Councilmember Taylor, seconded by Councilmember Zanger and carried unanimously.

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Proposal for a Propagating Nursery at Keswick Park and update on short-term plan for former fire station property – Parks and Recreation Director and Councilmember Robson

Councilmember Robson discussed the funds and location for the Propagating Nursery at Keswick Park and green space for the fire station property. Councilmember Robson will present drawings for the green space for Councils' approval at the Regular Council Meeting.

**Councilmember Hogan:
Expanding the ARB to a Planning Review Board (report from Development Director)**

Development Director reported on his finding with reference to expanding the ARB to a Planning Review Board (copy of report included in Minutes).

Bring Permits & Inspections back under Development Department (tabled at the February 19, 2008 Council Meeting)

Councilmember Hogan advised he will make a motion to table this item at the Regular Council Meeting.

**City Attorney:
Update on Chamblee Annexation Legislation**

City Attorney gave an update on the annexation legislation. No action is necessary at this time, and the item will be removed from the agenda at the request of the Elected Officials.

Citizen Comment

There being no comments, the Work Session was adjourned at 8:05 p.m.

R. ERIC CLARKSON – MAYOR

BECKY CRAVEN, CMC – CITY CLERK