

**CITY OF CHAMBLEE, GA.
MINUTES
PUBLIC HEARING AND WORK SESSION
SEPTEMBER 11, 2008
6:00 P.M.**

PRESENT: Mayor Clarkson, Councilmember Wedge, Robson, Hogan, Zanger, and Taylor

Prior to calling the meeting to order Mayor Clarkson requested a moment of silence in Remembrance of 9/11.

Mayor Clarkson led in the Pledge Allegiance to the Flag.

PUBLIC HEARINGS

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

5000 Peachtree Boulevard – Four Variances for a Car Wash

Development Director reviewed the proposed project and the requested variances.

The site is comprised of .568 acres and was previously developed as a gas station; however the gas station is no longer in use and the site is vacant. The existing building is boarded up and only the framework for the canopy structure remains. The applicant is proposing to keep all existing features with minimal curb work modifications and no building footprint additions or expansions. Curb work modifications are proposed in the right of way and will consist of closing two of the four access drives into the site. Site work will consist of pavement overlay and payment restoration. Structural modifications proposed by applicant include cosmetic improvements to the building and painting the canopy. A portion of the canopy roof appears to need replacing.

The subject site is located in the Corridor Commercial zoning district.

The applicant is requesting a variance from Article IX, Section 908.C1&2 of the City Zoning Ordinance in order to allow parking and drive-in facilities between a building and the street. The existing canopy frame work for the drive-in facility is currently located between the building and the street. The applicant plans to keep the existing structure and drive-in configuration; applicant proposes to paint the canopy and unspecified cosmetic improvements. The site is non-conforming to the current zoning codes for CC-1 zoning district.

Car wash in front of building

Michelle Alexander, with Pond and Company, read the City Planner's recommendation. Acting by request as City Planner, Pond and Company recommends *denial* of this request for variance.

Reducing the sidewalk

Michelle Alexander, with Pond and Company, read the City Planner's recommendation. Acting by request as City Planner, Pond and Company recommends *denial* of this request for variance.

Reducing the landscape zones

Michelle Alexander, with Pond and Company, read the City Planner's recommendation. Acting by request as City Planner, Pond and Company recommends *denial* of this request for variance.

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Storefront less than 18 feet high on a storefront street

Michelle Alexander, with Pond and Company, read the City Planner's recommendation. Acting by request as City Planner, Pond and Company recommends *denial* of this request for variance. The hearing was open for public comments and Steve Maxey, property owner, addressed the proposed project and the four variances requested. One citizen spoken in favor of the proposed car wash, as opposed to the current boarded up building and no one spoke opposing the project. The hearing was open for questions and comments from the Council. The Council addressed several concerns about the project and the variances being requested. The variances will be voted on at the September 16, Regular Council Meeting.

3655 Chamblee Dunwoody Road – Verizon Wireless – requesting a variance to reduce the setbacks for a cell tower to allow the replacement of the existing cell tower with a monopole tower

Development Director reviewed the proposed variance being requested.

The site is comprised of .4122 acres with the leased portion at .0817 acres. The leased portion is currently developed as a cell tower site. Site work will consist of removing the existing self supporting tower, replacing with a new monopole of the same height and making improvements of an existing non-conforming telecommunications installation to improve aesthetics, provide additional capacity, and additional landscaping.

The application shows a total of three uses with the capacity of fourth user in the future.

The subject site is located in the Corridor Commercial zoning district.

The applicant is requesting a variance from Article V, Section 18-155.10 of the City of Chamblee Code to reduce the required setbacks as follows.

- Reduction of the front yard setback to 66 feet
- Reduction of the rear yard setback to 67 feet
- Reduction of the (south) side yard setback to 5 feet; and
- Reduction of the (north) side yard setback to 124 feet

Article V, Section 18-155.10, requires telecommunication towers to be set back a distance equal to one and one-half times the height of the tower from any property line. In this case, a setback of 240' would be required along all property lines. Verizon Wireless has provide documentation of other co-location sites, however, the subject site has been identified as the one which can meet capacity demands within the requirements of the Telecommunications Standards should the requested setback variance be granted.

Michelle Alexander, with Pond and Company, read the City Planner's recommendations. Acting by request as City Planner, Pond and Company recommends *approval* of this request for variance with the following conditions:

- Approval of the proposed landscape shown in the right of way must be obtained by the governing authority and submission of the proposed plant specifications (i.e. quantity, installed height, spacing, and species) must be provided to the City to determine compliance with landscape screening requirements set forth in Article V, Section 18-155.7.
- Cabling shall be internal to the pole structure.

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The hearing was open for public comments and David Kirk, Attorney for Verizon Wireless, Representatives from Verizon Wireless and Crown Castle (property owners) were present to answer any questions. No one spoke opposing the variance request.

Amend Chapter 94, “Zoning”, section 903, “Street Type Dimensions” and Section 907A, “Storefront Streets Requirements and Fenestration”

Development Director reviewed the proposed ordinance. The second reading of the ordinance will be at the September 16, 2008, Regular Council Meeting.

City Manager’s Report and Staff Recommendation

City Manager was out of town and Chief Johnson was Acting City Manager.

Request for funding – Centennial film, photo archives, and history book

The proposals for the Centennial film and history book were review (copies included in Minutes).

Request for budget transfer – Parks & Recreation

Joel Holmes explained the budget transfer request to cover summer workers from the Clean Street program. The workers were paid as contract labor and could be put on payroll.

Provide our Police Officers with a hotel room during travels for ongoing education eliminating bunking up with a stranger in the dorm - (Council Member Wedge)

Motion to table until October Council Meeting made by Councilmember Wedge, seconded by Councilmember Taylor and carried unanimously.

Update on status of preventing illegal u-turns at north entrance to Wal-Mart on Chamblee Tucker Road – (Council Member Taylor)

Councilmember Taylor requested the status of the u-turns out of Wal-Mart at the north entrance. Chief Johnson stated that even though the number of tickets were down it is an on going problem. The Chief stated that more delineators could be placed but funds would need to be appropriated as funds had been depleted.

Citizen Comment

Paul Hayes addressed the Mayor and Council on several items on the agenda.

There being no further business, the Work Session was adjourned at 7:40 p.m.

R. ERIC CLARKSON – MAYOR

BECKY CRAVEN, CMC – CITY CLERK