

CITY OF CHAMBLEE GEORGIA
CITY COUNCIL PUBLIC HEARING AND WORK SESSION MINUTES
Thursday, September 15, 2011 – 6:00 p.m.

Mayor Eric Clarkson called the Work Session to order at 6:00 p.m.

Council Members present were: Mr. Dan Zanger, Mr. Tom Hogan, Mrs. Leslie Robson. (Councilman Mark Wedge arrived at 6:10 p.m.) Mr. Scott Taylor was absent.

Public Hearing

1. Comprehensive Plan Major Amendment.

Mayor Clarkson read the rules for conducting a public hearing and asked Ms. Claire Thompson of Pond and Company to present the staff's report. A copy of the report is attached to these minutes herein as "Attachment A."

Upon completion of the report, Mayor Clarkson opened the floor for public comments. The following people offered comments about the proposed amendment to the Comprehensive Plan: Mr. Brent Morris, President of the Chamblee Business Association; Mr. Andy Amore, and Mr. Gordy Germany.

Mr. Wedge made a motion to adjourn the public hearing. Mr. Zanger seconded the motion. The motion passed unanimously.

Work Session

Mayor Clarkson called the Work Session to order and recognized that Ms. Donna Elder, School Board Member, was in attendance.

Staff Members present were: Dr. Niles Ford, City Manager; Marc Johnson, Chief of Police; Tillman Hannon, Director of Public Works; Joel Holmes, Director of Parks and Recreation; Travis Sims, Finance Director; and Nancy Williams, City Clerk.

Staff Action Items

City Clerk

1. Minutes – August 2, 2011 – Special Called Meeting
2. Minutes – August 11, 2011 – City Council Work Session
3. Minutes – August 16, 2011 – Regular City Council Meeting

Minutes of the meetings held in August were submitted to the City Council. No changes were requested. The City Council will adopt the Minutes at the regular meeting scheduled on August 16, 2011.

Police Department

1. Ordinance to Levy Pre-Paid Wireless 911 Charge

The Georgia Legislature passed House Bill 256 to establish a 911 fee for pre-paid wireless phones. The City Council will consider adopting a resolution to establish the fee at the regular meeting scheduled for September 20, 2011.

Development Director

1. Comprehensive Plan Major Amendment

The City Council will take action on this item at the regular meeting scheduled for September 20, 2011.

2. Approval of Preliminary Plat – Chamblee High School

Ms. Barbara Coleman, Construction Manager for the DeKalb County School System (DCSS) and Ms. Barbara Crumb, Perkins and Will (architects) provided the City Council with an update of the plans for constructing a school on the existing school site of Chamblee High School. The DCSS requested the following:

- 1) Abandon Stadium Drive and remove it from being a public utilized access road.
- 2) Permission to Re-route Peirce Drive further south, which would result in a direct exchange of public right-of-way from the old location to the new location
- 3) Transfer ownership of Mendenhall Street from DCSS to the City of Chamblee.
- 4) Transfer ownership of ½ acre of land located between Highland Garden Apartments and North DeKalb Stadium from the City of Chamblee to DCSS.

Ms. Crumb reviewed recommendations from Pond and Company and answered questions from the City Council. This item will be on the agenda for consideration at the regular meeting scheduled for September 20, 2011.

Finance

1. Authorize the creation of a new fund for HOST.

Due to the results of a recent court decision, the City of Chamblee will receive revenue from the DeKalb County HOST. The City Council will consider creating a new fund for the revenue at the regular meeting scheduled for September 20, 2011.

2. Authorize budget amendment to increase revenue by \$499,786.92 which is the expected amount of HOST.

In anticipation of the new HOST revenue, the City Council will consider a budget amendment at the regular meeting scheduled for September 20, 2011.

City Attorney

1. Approval of Donation of City Property to Chamblee High School

The City Attorney will attend the regular meeting scheduled for September 20, 2011, to discuss the DeKalb School System's request for city property to be donated to Chamblee High School.

Mayor and Council Items

Councilmember Thomas Hogan

- A. Councilmember Tom Hogan
 - 1) Taste of Chamblee – Alcohol License

Ms. Robson made a motion to approve the alcohol license for "The Taste of Chamblee" to be held Saturday, September 17, 2011. Mr. Hogan seconded the motion. The motion passed unanimously.

Citizen Comments

Mr. Matt Olivera said he did not live in the city limits of Chamblee, but he applauded the City Council's efforts with the Comprehensive Plan and their willingness to consider change.

Mr. Brent Morris said he would like more information about the proposed realignment of Pierce Drive.

Mr. David Tench encouraged the City Council to support Chamblee High School.

Mayor Clarkson declared the meeting adjourned by consent at 7:25 p.m.

Nancy Williams, City Clerk

Attest: _____
Mayor Eric R. Clarkson

ATTACHMENT "A"

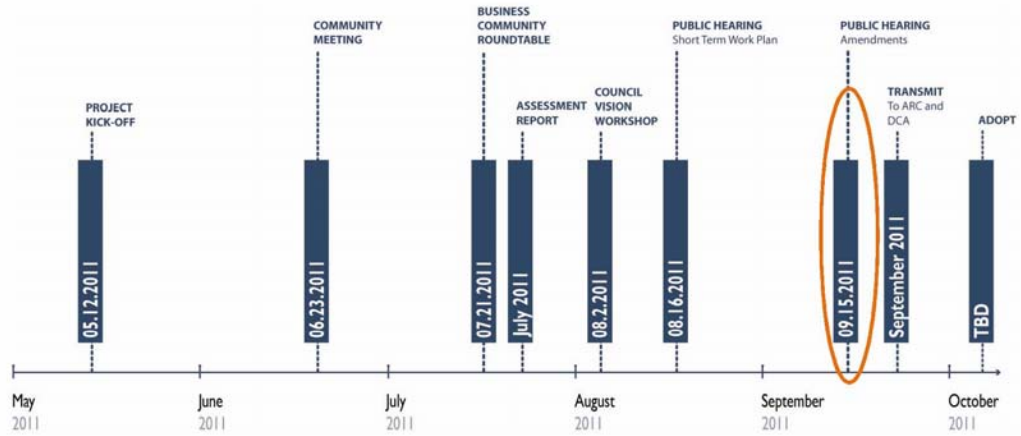
CITY of CHAMBLEE

COMPREHENSIVE PLAN AMENDMENT

Public Hearing
September 15, 2011



Timeline of Activities



CITY of CHAMBLEE : Comprehensive Plan Amendment



Key Amendments

- 1. Issues and Opportunities**
- 2. Future Development Map**
- 3. Character Areas**

Issues

- Lack of park space in the newly annexed area
- Conversion of single family to multi-family or home occupation in single family neighborhoods southeast side of Peachtree Industrial
- Conversion of single family to commercial or primarily home occupation – tree removal services, construction companies, etc.
- Insufficient sidewalks in residential neighborhoods
- Regional commercial centers dominate the gateway corridors but there is a lack of neighborhood commercial
- Aging existing industrial and office warehouse space
- Businesses permitted under County with differing and/or lower design standards
- Vacancies in industrial key retail sites (Chamblee Plaza) remain a challenge
- Stormwater and sidewalk improvements remain a budget challenge

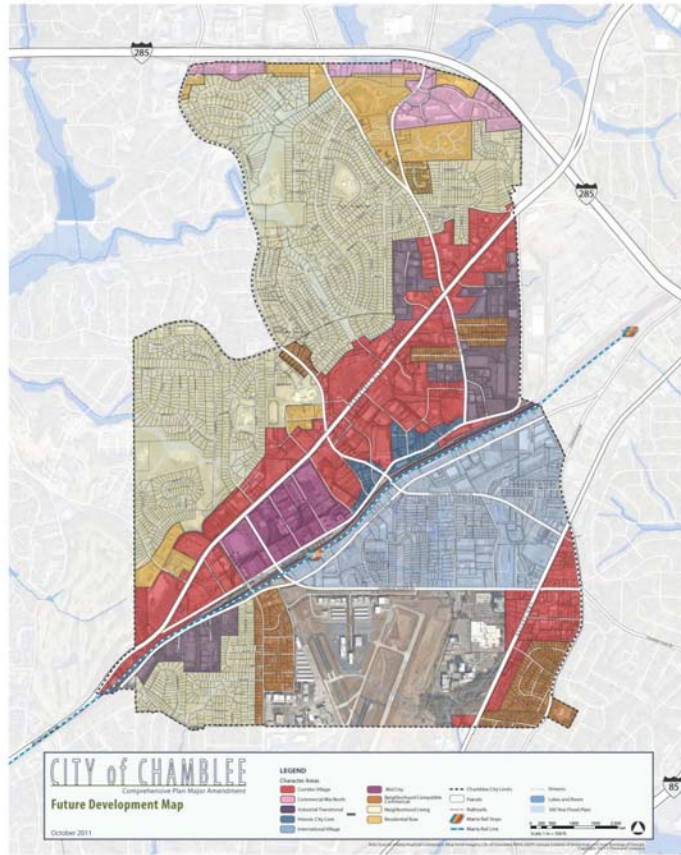
Opportunities

- Active, stable neighborhoods in newly annexed area; additional occupied commercial
- Aging existing industrial and office warehouse space provide conversion opportunities
- New Senior Center; Expansion of Senior Connections; temporary shuttle service (2011-2012)
- City demonstrated improvements in built environment; successful private investment demonstrates potential for collaboration
- Pursuing marketing strategy will help identify priority areas and message for Chamblee
- Growing parks and recreation programs
- Growing awareness and success of Chamblee annual events
- Addition to high school and expansion that involved purchase of aging apartments

Opportunities, Cont'd

- Economic Development:
 - Continued expansion of CDC will create more employment opportunities and creates economic development opportunities for new businesses – both to serve daytime population and potentially in related industries supporting CDC office and research needs
 - Rail access not fully capitalized upon – both commuter and heavy rail
 - Regional attention to GM redevelopment site may lead to new investment
 - Chamblee potential retail demand is dramatic - both convenience retail and village centered retail; however there is a lot of competition for retail demand-- Chamblee's retail needs to be unique
 - Professional and business office space demand projected for both mixed-use and stand alone
 - Existing office space needs to be repositioned for affluent consumers
 - Business community and city mobilized to create an "Auto-Row" along Peachtree Boulevard as marketing promotion
 - Too urbanized for traditional industrial uses; retrofit for green/clean industry-high tech (requires targeted strategy)

Future Development Map



New Character Area: Industrial Transitional

Intent:

Promote continued success, encouraging and facilitating growth and expansion and allowing for flexibility as uses transition.

Location:

Three main pockets: the southern terminus of New Peachtree Road, Green Industrial Way and between Parsons Drive and North Peachtree Road.

Goals:

- Promote vision for Chamblee to become aesthetically more attractive and urban
- Establish phasing of design improvements appropriate for light industrial uses
- Adjust zoning classification where identified as likely not meeting Future Development Map (Green Industrial Way, southern most parcels along New Peachtree Road)

Design:

- Zoning and development standards should make conversion of these sites easy – flexibility emphasizes a by-right approach to achieving mixed-use and adaptive re-use.
- Launch collaborative effort to define design standards that meet the City vision for a more inviting look and feel

Primary Land Use:

- Light industrial, manufacturing and warehouse space
- Heavy Commercial
- Mixed-Use conversion such as: loft and live-work spaces

New Character Area: Commercial Mix North

Intent:

Recognize and allow single use commercial businesses typically found along this corridor to continue while also encouraging the area to transition to more intensive mixed uses such as commercial-office or commercial-multi-family developments.

Location:

Northern boundary of Chamblee along Savoy Drive

Goals:

- Provide flexibility and encourage quality mix of uses that are accessible by surrounding multi-family and single-family neighborhoods.
- Develop this northern boundary as a cohesive employment center with amenities for surrounding residential development.
- Increase connectivity.
- Allow well-designed big box and single use retail establishments with focus on streetscape and buffers.
- Integrate into Chamblee with wayfinding and signage, promote vision of Chamblee with high design.

New Character Area: Commercial Mix North

Design:

- Maintain and expand tree canopy in character area, primarily along Perimeter Park Office Park.
- Streetscape improvements must address accessibility from surrounding neighborhoods by expanding sidewalks, planting streets trees and improving crosswalks and overall public safety for non-motorized transportation options while maintaining motorized traffic flow.
- Buffers must adequately separate commercial and mixed-use developments from neighboring residential neighborhoods while also allowing access between development types.
- Any big-box design must locate most of the parking in the rear or sides, have variation in façade and roofline, accommodate pedestrian and bicycle access, and include ways to accommodate long-range potential of vacancy with potential mix of tenants (multiple entrance opportunities, appropriate fenestration for potential conversion).
- Adjustments to zoning code to respond to the needs of this Character Area.

New Character Area: Commercial Mix North

Primary Land Use:

- General commercial (including indoor commercial recreation and auto-services if well designed and screened and no outdoor display; excluding pawn or title shops and excluding mini-warehouses and similar heavy commercial).
- Regional office, institutional and retail opportunities that must be developed with pedestrian circulation and interconnections and/or within a master-planned setting.
- Small office complexes such as “office condominiums,” financial institutions and other service providers.
- Community gathering spaces and institutional uses.
- Entertainment and cultural arts.
- Mixed-use developments:
 - Corridors are suitable for office buildings, research and development activities.
 - Mixed use projects that feature vertical integration (such as ground floor retail with office or living units above), with an emphasis on greater street presence.
 - High-density residential development as a part of commercial developments.

Existing Character Area: Corridor Village

Intent:

Add design discussion for the "Auto-Row" area along Peachtree Boulevard in the newly annexed area. *Applies only to auto dealerships and auto service businesses*

Design Considerations:

- Showrooms should be treated differently than mixed-use developments
- Consider modifying parking requirement associated with outdoor storage area
- Consider dropping requirement of parking area striping within designated display/storage
- Screen and buffer along adjacent residential or mixed-use developments
- Signage for interior circulation and building/service area information needs should be appropriate for the large dealerships. Address temporary signage and balloons (tighter controls)
- Balance pedestrian-friendlier boulevard with the need for display pads close to right-of-way to capture through-traffic customers and also to demonstrate to manufacturers visibility.
- Building materials for existing service buildings (typically on the interior of the site) that are not located along a street frontage: consider exempting from building material requirements
- Consider landscape plantings refinements: shrub requirements of two feet; review tree requirements
- In addition to design, specify the following accessory type uses (provide for these and control): Service bays, minor repair, car wash, car rental, parking as primary use on a parcel

Questions?