

**Community Meeting 1
MEETING RESULTS****June 23, 2011
6:30 PM – 8:30 PM****I. Meeting Summary**

On Thursday night, June 23rd Chamblee city officials, business leaders and community members met at the Chamblee Civic Center to discuss the future of the City. Building on the Chamblee Comprehensive Plan prepared in 2006, the meeting focused on current issues and opportunities facing Chamblee and positive means to reach the desired vision for the entire community. The 40 person crowd also contributed to an insightful conversation on the desired future character of the newly annexed neighborhoods. The input gathered will inform recommendations to an amendment of the Chamblee Comprehensive Plan. Another meeting is scheduled on July 21 to focus on economic development conditions and opportunities. The city anticipates a draft document in August.

II. Agenda Items

1. Introduction by Mayor Eric Clarkston
2. Presentation by Michelle Alexander
 - a. What is a Comprehensive Plan
 - b. Orientation to Chamblee's Comprehensive Plan
 - c. Future Development Direction and Zoning: How do they relate?
 - d. Chamblee Annexation Assessment
3. Participation Exercise
 - a. Issue and Opportunities
 - b. Desired Future

III. Participation Exercise Results**A. Issues and Opportunities**

- No park space
 - Lacks connectivity
 - Take advantage of stream corridors
- Flood plain for potential park/preserved green space
- Senior services are great and more needed – plan for lifelong communities
- Sustainable development – LEED, green buildings
- Safe pedestrian and bike crossings across Peachtree Boulevard
- Zoning – Industrial use parcels were zoned to Village Residential
 - Promote and protect existing businesses

- Consider potential for “Village Industrial” zoning district
- Allow properties to be maintained as currently used: industrial and heavy commercial
- Needs to be a balance of design and aesthetics with economic vitality
- Allow for interim use between now and future vision
- Vacancy problems – disincentivizes/does not allow for vacancies or continued leasing once property has been vacant for determined length of time
- Business/industry leaving Chamblee for other metro areas. City needs ability to compete.
- Commuter shoppers – Chamblee must capture the money “driving through”.
- “Flexibility” does not translate all the way down
- Needs to be a balance of auto and pedestrian, not solely pedestrian
- Pay attention to borders - What’s going on in Doraville?
- Tourism? Where do our visitors stay?
- CDC – build on relationship and employment base
- Create Chamblee “Auto-Row”
 - More special than other auto markets – elevates Chamblee as the automotive destination
 - Create new character area to address auto row
- PDK (Peachtree Dekalb Airport) – Needs adjacent services for people flying in and out of airport as well residents of Chamblee
- “Home Town/Small Town” feel for city – accessible to diverse population
 - Connectivity to Historic and Mid-City District from newly annexed area that does not rely on cars – trolley , ped, bike, etc...
 - Peachtree Road stores great! Local and unique

B. Desired Futures Exercise

Table 1

Map Comments

- Create park in open/wooded land along Chamblee-Dunwoody Rd, including church campus
- Find locations for community gardens throughout Huntley Hills
- Turn stream corridors into green space parks and/or trail corridors
- Connect Chamblee trail to Blackburn Park/Murphy Candler Trail
- Need bike friendly route across Peachtree Boulevard
- Green Industrial Way – should remain industrial or, worse case, light-industrial. Transitional category is needed between industrial and non-industrial
- Pedestrian transversability of Peachtree Road

General Commercial/Office

- Savoy Drive – make sure can redevelop restaurants. Not against Wendy's but allow for alternatives
- Need family oriented activities
- Need safety, reduce crime
- Get a sports complex, some destination, skating rinks
- Parks: well scattered around the city; keep up with park enhancements

Neighborhoods

- Preserve and create small town feeling, "the other Mayberry"
Heavy Commercial/Industrial
- We were zoned corridor commercial when we were industrial sites
- Light manufacturing currently – want to improve site but triggers required improvements
- Build a parking deck between Broad and American Industrial or Chamblee Dunwoody and American Industrial
- Allow to re-lease into the future
- Allow flexibility if use changes
- Consider ways to reduced non-conformity when change desired on non-conforming
- Allow the specific use to stay and re-lease
- Address the need for longer vacancies

Transitional

- Need meeting facilities – corporate events volunteer/civic spaces, maybe Chamblee Plaza Conference Center (medium scale for small events too)
- Let it transition more formally to heavier business
- Investors: If a tenant moves out, couldn't split the internal space (need more flexibility)
- Industrial mix with other uses
- 2005-2006 couldn't get permit to do anything
- Awning and signage improvements
- N. Peachtree industrial so do we need that size?
- 6 month – 1 year → non-conforming use
- Build to bridge, keep the use
- Employees at CDC, what do they need and use here?

Table 2**Overall**

- Better mass transit and connectivity throughout
 - More frequent, expanded bus service
 - Affordable
- Nothing to distinguish Chamblee, need to create an identity for the city
- Add color to the existing Chamblee signs by seasonal landscaping or other means
- Toss the current City of Chamblee light pole banners
- City marketing and signage that get people to stop in Chamblee/turn off of Peachtree Boulevard

General Commercial/Office

- Stricter parking standards – do not allow expansive parking lots with little to no trees
- Enhance non-automotive connectivity between residential, office and commercial uses.

Neighborhood

- Connect the neighborhoods – use stream corridors
- Capitalize on natural amenities like waterfall in front of Chamblee United Methodist Church
- Park space – turn large open space at church and large wooded lot south of United Methodist Church into park space
- Sidewalks are needed throughout
- Locate neighborhood/community garden opportunity sites – city owns two triangular parcels within Huntley Hills
- Connect Huntley Hills with rest of Chamblee
- Designate a Chamblee path that is accented with distinct graphics so people know and use the trail
- Neighborhood signage like intown Atlanta neighborhoods
- Neighborhoods are affected by development plans along Peachtree Boulevard, especially at Chamblee Plaza

Heavy Commercial/Industrial

- Peachtree Boulevard
 - Safe pedestrian and bike crossing along Peachtree Boulevard
 - Potential for bridges or tunnels
 - Ped Bridges could double as signage/market opportunity for the City
 - Better sidewalks
 - Signage
 - Invite people to explore the rest of City not just drive through
 - Need more amenities to service auto consumers that are within walking distance of dealerships and service centers

- “Auto Row” Requirements
 - Trees
 - Friendly
 - Slow people down
 - Visual stipulations
 - Signage – design standards like Hilton Head or Dunwoody
- Connectivity across Peachtree Boulevard and railroad tracks
 - Need more crossing and trails like the Rail Trail
 - People need direct ways to cross tracks without car

Transitional

- How to get everyone involved?

PDK

- Identify service need of airport employees, pilots and passengers
- Provide services around airport for Chamblee residents, airport users and employees
- More transit opportunities needed around airport that connect people to Chamblee.