



CITY OF CHAMBLEE, GEORGIA

City Council Regular Meeting

Agenda – February 16, 2021 – 7:30 PM

Register in advance for this webinar:

https://zoom.us/webinar/register/WN_Fo_7AZ9NT3GnIjxGKeimXQ

1. Call to Order

Pledge of Allegiance

2. Announcements and Presentations

1. Chamblee Doraville CID
2. 2021 Discover DeKalb Presentation

3. Staff Action Items

A. City Clerk

1. Approval of Minutes

- a. City Council - Public Hearing - Work Session - Jan 14, 2021 6:00 PM
- b. City Council - Regular Meeting - Jan 19, 2021 7:30 PM

2. Downtown Development Authority Appointments
3. Public Arts Commission Appointment

B. City Manager

1. Strategic Planning Software

C. Development Department

1. PZ2020-705: 5180 Peachtree Boulevard, et. al. - Chamblee Manor DCI

Variations:

1. Variance from Sec. 230-27(a)(6) to reduce the minimum fenestration from 65% to 56%;
2. Variance from Sec. 230-28(a)(1) to construct a building of three or more stories in height using materials other than concrete and steel framing materials;

3. Variance from Sec. 230-29(b)(1) to reduce the required first floor minimum floor-to-ceiling height on a storefront street from 18 ft to 11 ft;
4. Variance from Sec. 240-13(b)(3)(a) to not construct multi-family residences with four-sided architecture such that architectural features and materials shall be used in a consistent manner on all sides of the residential units;
5. Variance from Sec. 240-13(b)(3)(b) to reduce the minimum size of the residential units from 575 SF for studio, 675 SF for one bedroom, and 950 sq ft for two-bedroom units;
6. Variance from Sec. 240-13(b)(3)(c) to allow multi-family residential uses on the ground floor within 100 feet of a street;
7. Variance from Sec. 240-13(b)(3)(g)(1) to reduce the required minimum percentage of brick and stone on the building's exterior façade from 60% to 25%;
8. Variance from Sec. 230-1(b) to reduce the zoning district buffer from 40 ft to varying widths with a minimum width of 0 ft;
9. Variance from Sec. 230-30(a)(2) to increase the maximum percentage of hardscape in the open space from 25% to 35%;
10. Variance from Sec. 230-27(g) to allow accessory mechanical systems to be located between the building and the street;
11. Variance from Sec. 230-6(d)(1) to exceed the maximum retaining wall height within 10 ft of the sidewalk from 2 ft to 6 ft, to exceed the maximum height of a retaining wall from 4 feet to 6 ft in the front and street side yard, and to exceed the maximum retaining wall height in a side or rear yard from 8 ft to 12 ft.
12. Variance from Sec. 230-26(g)(1)(a)(6) to increase the maximum retaining wall height in the supplemental zone from 3 ft to 6 ft.
13. Variance from Sec. 250-4(c) to not provide the required amount of bicycle parking in the supplemental zone;
14. Variance from Sec. 250-7(a)(8) to not provide inter-parcel connectivity to the non-residential property to the west;
15. Variance from Sec. 240-13(b)(40)(g) to not provide minimum 40% shade cover on the parking garage level open to the sky;
16. Variance from Sec. 240-13(b)(40)(h) to not construct the parking garage with a level base and flat floor plates on every above ground level;
17. Variance from Sec. 240-13(b)(40)(i) to reduce the required minimum floor-to-ceiling height in the parking garage from 15 ft to 8.5 ft;
18. Variance from Sec. 240-13(b)(40)(c) to not screen external openings of a parking garage with decorative elements;
19. Variance from Sec. 240-13(b)(40)(d) to not conceal automobiles from visibility from any street open to the public in the parking garage;
20. Variance from Sec. 240-13(b)(40)(e) to not construct the parking garage with the appearance of a horizontal-storied building.

Waivers:

1. Waiver from Sec. 350-25(a) to not bury overhead utilities.
2. Waiver from Sec. 350-2(a)(1)(d) to allow a driveway curb cut on the street classified as a boulevard when access is provided on a local street.
3. Waiver from Sec. 350-2(a)(1)(c) to increase the maximum required driveway width for two-way entrances from 24 ft to 26 ft.
4. Waiver from Sec. 320-12(a) to disturb the existing vegetation in the 40-ft-wide planted zoning buffer.
5. Waiver from Sec. 320-12(b) to not meet the planting ratio required for the 40-ft wide planted zoning buffer.

2. PZ2021-710: 3482 Hildon Circle - Fence and Wall Variances
Variances:
 1. Variance from Sec. 230-6(c)(1)(a) to allow a fence located in a front yard to extend into the public right-of-way.
 2. Variance from Sec. 230-6(e)(3) to allow retaining wall to be constructed of materials that are not decorative concrete modular block or faced with stone or brick or textured cement masonry.
3. PZ2021-711: 3723 and 3731 Chamblee Dunwoody Rd - Medical Office Building
Variances:
 1. Variance from Sec. 230-1(b) to reduce the 40-ft zoning buffer to 25 ft in width.
 2. Variance from Sec. 230-26(a) to reduce the supplemental zone from 10 ft to 5 ft.
 3. Variance from Sec. 230-26 to allow the existing streetscape to remain.
 4. Variance from Sec. 250-2 to reduce the number of parking spaces provided from 36 spaces to 33 spaces.
4. Resolution of Support for the Community Development Assistance Program (CDAP) Application
5. Resolution of Support for the Regional Connected Vehicle Program Application

D. Police Department

E. Parks & Recreation

F. Finance

G. Public Works

1. 2021 Resolution to Update Schedule of Traffic Regulations

H. Economic Development

4. Boards, Authorities, and Committees

5. City Attorney

A. 1st Reading of Ordinances

1. HB879 and Proposed Amendments to Chapter 6, Alcoholic Beverages
2. PZ2021-712: 3311 Catalina Dr, et. al. - Chamblee LMI Future Development Map Amendment, Rezoning and DCI

B. 2nd Reading of Ordinances

1. Amendment to the Charter related to Quorum
2. Ordinance to update Sec. 2-46 Regular meetings, rescheduling of meetings
3. Non-Driver Participation in Street Racing and Reckless Driving Exhibitions

6. Mayor and Council Items

A. Mayor Clarkson

B. Councilman Mesa

C. Councilwoman Robson

D. Councilwoman Lupton

E. Councilman Mock

1. Door to Door Solicitation Amendments

7. Citizen Comments

8. Executive Session

9. Adjournment