



CITY OF CHAMBLEE, GEORGIA

City Council Regular Meeting

Agenda – March 16, 2021 – 7:30 PM

Register in advance for this webinar:

https://zoom.us/webinar/register/WN_fdNWAoh_QfyAwIKK_9Oh9A

1. Call to Order

Pledge of Allegiance

2. Announcements and Presentations

3. Staff Action Items

A. City Clerk

1. Approval of Minutes

- a. City Council - Public Hearing - Work Session - Feb 11, 2021 6:00 PM
- b. City Council - Regular Meeting - Feb 16, 2021 7:30 PM

2. Reschedule the November 2021 City Council Public Hearing and Work Session
3. Downtown Development Authority Appointments
4. Discover Chamblee Appointment

B. City Manager

1. Resolution to support Legislation and Map for Four Election Districts
2. URA 2020 Annual Report
3. City Hall GMP
4. Results of the URA Bond Sale
5. Sale of URA Revenue Bonds, Series 2021 and Execution of First Amendment to Intergovernmental Contract with the URA
6. Reimbursement Resolution

C. Development Department

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

Variances:

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.
6. Waiver from Sec. 350-6(b) to not install new granite curb, or retain and re-set existing granite curb, on Sexton Woods Dr.

2. PZ2021-713: 5511 Peachtree Blvd - MVP Chicken Variances and Waivers

Variances:

1. Variance from Ch. 2, Sec. 4D to not provide an 18 ft minimum ground floor floor-to-ceiling height on a Shopfront Building Type.
2. Variance from Ch. 2, Sec. 4D to not provide a 6 ft pedestrian access walkway.
3. Variance from Ch. 2, Sec. 12A.4 to allow off-street parking and driveways between the building and the street.
4. Variance from Ch. 4, signage Sec. D to maintain two existing pole signs.
5. Variance from Sec. 230-9 to not achieve at least 5 sustainability measure points.
6. Variance from Sec. 230-26(a) to not install the required streetscape.
7. Variance from Sec. 230-27(a)(10)(c) to not provide a building façade height of 24 ft on a Boulevard street.
8. Variance from Sec. 230-29(b)(4) to allow a drive-through facility on a storefront street.
9. Variance from Sec 230-30 to not meet open space requirements.
10. Variance from Sec 230-31 to not meet outdoor lighting requirements.
11. Variance from Sec. 240-13(b)(12) to not meet the supplemental use provisions for a sales or rental establishments with a drive-through.
12. Variance from Sec. 250-10 to not meet the stacking space requirements for a drive-through service window and facility.
13. Variance from Sec. 250-7(a)(11) to not provide wheel bumpers at the head of all parking spaces that do not abut a curb and any spaces that abut a sidewalk.

Waivers:

1. Waiver from Section 320-21 to exceed the maximum driveway width.
2. Waiver from Section 300-39 to not meet the tree density requirements.

3. PZ2021-724: 4000 Forrestal Drive Setback Variance

4. PZ2021-725: 2099 Ellwyn Drive - Stream Buffer Variance

5. PZ2021-728: 3504 Sexton Woods Drive - Stream Buffer Variance

6. PZ2021-730: 3229 Stratford Arms Drive - Clairbrooke Townhomes DCI

7. TA2021-01: Residential Recycling Ordinance Amendment

8. Resolution to Amend the Future Land Use Map

9. Resolution for Fire Marshal Services

D. Police Department

1. Resolution to Modify the 2021 Fee Schedule

E. Parks & Recreation

F. Finance

G. Public Works

H. Economic Development

4. Boards, Authorities, and Committees

5. City Attorney

A. 1st Reading of Ordinances

1. Amendment of Soliciting Ordinance

B. 2nd 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

6. Mayor and Council Items

A. Mayor Clarkson

1. Amendment to Chamblee Sign Ordinance

B. Councilman Mesa

C. Councilwoman Robson

D. Councilwoman Lupton

E. Councilman Mock

1. Amendment to adjust Architectural Lighting Exemptions
2. Storm Water Ordinance Amendment
3. Non-Profit Grant Program
4. Additional LPR Cameras

7. Citizen Comments

Citizen Comment will only be accepted via email. To submit a comment via email, please email PublicComment@chambleega.gov the following:

- In the subject of the email state "Public Comment"
- Your first and last name;
- Your address; and
- Add your comment.

Please note, citizen comment will be received via email by the City Clerk until 7:00 pm on Tuesday, March 16, 2021. Each citizen comment will be limited to three minutes.

8. Executive Session

9. Adjournment