



## CITY OF CHAMBLEE, GEORGIA

### City Council Regular Meeting

Minutes – July 18, 2017 – 7:30 PM

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## 1. Call to Order

### *Roll Call*

Mayor R. Eric Clarkson: Present, Council District 2 Leslie C. Robson: Present, Council District 3 Thomas S. Hogan II: Present, Council District 1 John Mesa: Present, Council At-Large Seat Brian Mock: Present, Council At-Large Seat Darron Kusman: Present, City Manager Jon Walker: Present, City Attorney Joe Fowler: Present, City Clerk Emmie Niethammer: Present, Director of Development Matthew Dickison: Present, Chief of Police Donny Williams: Present, Finance Director Travis Sims: Present, Director of Public Works Reginald Anderson: Absent, Parks and Recreation Director Jodie Gilfillan: Present, Economic Development Manager Adam Causey: Present, Deputy City Manager Al Wiggins: Absent.

### *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 - Jun 15, 2017 6:00 PM

Motion to approve the minutes for the City Council Public Hearing and Work Session held on June 15, 2017 as submitted.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Thomas S. Hogan II, Council District 3
<b>SECONDER:</b>	Leslie C. Robson, Council District 2
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

- b. City Council - Public Hearing - Jun 29, 2017 6:00 PM

Motion to approve the minutes as submitted for the Public Hearing held on June 29, 2017.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Leslie C. Robson, Council District 2
<b>SECONDER:</b>	Thomas S. Hogan II, Council District 3
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

- c. City Council - Public Hearing - Jul 6, 2017 11:30 AM

Motion to approve the minutes as submitted for the Public Hearing held on July 6, 2017.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Leslie C. Robson, Council District 2
<b>SECONDER:</b>	Thomas S. Hogan II, Council District 3
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

- d. City Council - Called Meeting - Jul 6, 2017 6:00 PM

Motion to approve the City Council Called meeting minutes held on July 6, 2017.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Leslie C. Robson, Council District 2
<b>SECONDER:</b>	Thomas S. Hogan II, Council District 3
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

## ***B. City Manager***

1. Improvements to Peachtree Road and Clairmont Road Bridges

Motion to approve and allow the mayor to sign the contracts for the improvements to Peachtree Road and Clairmont Road bridges as submitted by staff.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Leslie C. Robson, Council District 2
<b>SECONDER:</b>	Thomas S. Hogan II, Council District 3
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

## ***C. Development Department***

1. PZ-2017-113: Variances and Waiver for 5480 Peachtree Road (Droptank Brewing Company)

Motion to approve the variances 1-10 and waiver 1 for 5480 Peachtree Road, also known as Droptank Brewing Company, with staff conditions.

Staff Conditions:

Based on the analysis of this application, using the standards and criteria found

in Chapter 280 of the UDO, staff recommends **APPROVAL with conditions** of the following variances and waiver requests in application PZ-2017-113, with the following exhibits and conditions:

Exhibit A: Proposed Site Plan dated May 25, 2017

Exhibit B: Building Elevations, dated June 1, 2017

1. The development of the property shall be in substantial conformance with the Proposed Site Plan (Exhibit A) with changes required per condition No. 3.
2. Building elevations shall be constructed in substantial conformance with the Building Elevations (Exhibit B).
3. The site plan shall be revised to include an 8' wide sidewalk for the portion of Broad Street between the northernmost driveway curb cut and the northern property line and to eliminate the 5 foot wide sidewalk portion proposed to be installed in the landscape island where the power pole and utility equipment is located between the southern property line and the connection to the internal sidewalk.
4. A variance from **Sec. 230-6(a)(2)** that prohibits automobile parking in the front yard to allow automobile parking in the front yard consistent with the parking lot configuration on the proposed site plan.
5. A Variance from **Sec. 230-27(c)(1)** that requires a 7 foot wide landscape zone to reduce the width of a portion of the landscape strip along Broad Street to 5 feet, and to allow the existing 4 foot wide landscape strip along Peachtree Road to remain.
6. A Variance from **Sec. 230-27(c)(2)** that requires an 8 foot wide sidewalk clear zone to allow the applicant to permit the existing 4 foot sidewalk along Peachtree Road to remain; and to eliminate the required sidewalk in the landscaped areas on the southeast corner of the lot along Broad Street.
7. A Variance from **Sec. 230-30(b)(1)** that requires that the first floor shall have a minimum floor-to-ceiling height of 18 feet to remodel the building to have a floor-to-floor height of 11 feet and 9 inches.
8. A Variance from **Sec. 250-7(a)(1)** that requires that off-street surface parking shall not be located between a building and the street without an intervening building to allow parking spaces on the subject lot to be located between the building and Peachtree Road, and between the building and Broad Street, and consistent with the parking lot configuration on the proposed site plan.
9. A Variance from **Sec. 250-22(b)** that requires that dumpsters shall be placed in the rear yard and may be located five feet from the property line to install a dumpster enclosure that is approximately 3 feet from the rear lot line.
10. A Variance from **Sec. 230-30(b)(3)** to allow the length of façade without intervening fenestration or entryway to exceed 20 feet consistent with the submitted elevations.
11. A Variance from **Sec. 230-30(b)(4)** from the requirement that fenestration shall be provided for a minimum of 65% of the length of the façade consistent with the submitted elevations;
12. A Variance from **Sec. 260-6(b)(2)(a)** to allow wall signage that does not face a curb cut consistent with the location of signage on the submitted elevations.
13. A Variance from **Sec. 250-2(a)(3)** requiring a minimum number of 28 off-street parking spaces to allow a minimum of 20 off-street parking spaces.
14. A Waiver from **Section 350-2(a)(1)(e)**, that states driveways are not permitted between the sidewalk and a building, and shall be perpendicular to any adjacent

street.

<b>RESULT:</b>	<b>MOTION TO GRANT - APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Darron Kusman, Council At-Large Seat
<b>SECONDER:</b>	Leslie C. Robson, Council District 2
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

#### ***D. Police Department***

1. List of Roadways approved for use of Speed Detection Devices

Motion to approve the resolution updating the speed limits on roads as set out in Section 86-57, Speed Limits Exhibits A and B, which are approved for speed detection by GDOT (Georgia Department of Transportation) and authorize the mayor to sign the GDOT LOR (List of Roadways) dated June 7, 2017 document.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Brian Mock, Council At-Large Seat
<b>SECONDER:</b>	Darron Kusman, Council At-Large Seat
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

2. Resolution Adding Stop Signs on Sexton Woods Drive

Motion to adopt the resolution with an amendment to include a stop sign at Sexton Woods Drive and Vanet Road in addition to the proposed stop sign on Sexton Woods at Hamlin Drive and Sandalwood Lane.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John Mesa, Council District 1
<b>SECONDER:</b>	Leslie C. Robson, Council District 2
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

3. Budget Amendment Resolution to Purchase Cameras

Motion to approve the resolution to amend the 2017 Adopted Budget appropriating \$6,500.00 from the General Fund to increase line item 100-20-3223-542500 "Other Equipment" in the same amount of \$6,500.00.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Brian Mock, Council At-Large Seat
<b>SECONDER:</b>	Leslie C. Robson, Council District 2
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

***E. Parks & Recreation***

***F. Finance***

1. Hotel/Motel Budget Amendment for Rate Change

Motion to approve the resolution for the Hotel-Motel rate change as submitted by staff.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Leslie C. Robson, Council District 2
<b>SECONDER:</b>	Thomas S. Hogan II, Council District 3
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

***G. Public Works***

***H. Economic Development***

**4. Boards, Authorities, and Committees**

**5. City Attorney**

***A. 1st Reading of Ordinances***

1. Massage or Spa Ordinance amendment

<b>RESULT:</b>	<b>REVIEWED</b>	<b>Next: 8/10/2017 6:00 PM</b>
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2. Alcoholic Beverages Ordinance

<b>RESULT:</b>	<b>REVIEWED</b>	<b>Next: 8/10/2017 6:00 PM</b>
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***B. 2nd Reading of Ordinances***

1. Hotel-motel tax ordinance amendment

Motion to approve the Hotel-Motel Tax Ordinance Amendment as read by the city attorney.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Leslie C. Robson, Council District 2
<b>SECONDER:</b>	John Mesa, Council District 1
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman

## 6. Mayor and Council Items

- A. *Mayor Clarkson*
- B. *Councilman Mesa*
- C. *Councilwoman Robson*
- D. *Councilman Hogan*
- E. *Councilman Kusman*
- F. *Councilman Mock*

## 7. Citizen Comments

Jay Leslie thanked the council for the new comfortable chairs for citizens to sit in during meetings.

## 8. Executive Session

## 9. Adjournment

Motion to adjourn

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Thomas S. Hogan II, Council District 3
<b>SECONDER:</b>	John Mesa, Council District 1
<b>AYES:</b>	Robson, Hogan II, Mesa, Mock, Kusman