



**City Council Regular Meeting
Minutes – May 20, 2025 – 6:00 PM**

1. Call to Order

a Roll Call

.

Councilmembers Present: Brian Mock, Mayor
John Mesa, Councilmember, District 1
Leslie Robson, Councilmember, District 2
Elmer Veith, Councilmember, District 4
Jimmy Furst, Councilmember, At-Large

Councilmembers Absent: Paul Stovall, Councilmember, District 3

Staff Present: Cherron Bouie, City Clerk
Kristen Gorham, City Manager
Vivian Vikali, Assistant City Manager
Todd Hill, Public Works Director
Brittney Lindsay, Community Engagement Director
Ashley Youmans, Economic Development Director
Blake Dodd, Management Analyst
Erin Barnes, Deputy Finance Director
Jodie Gilfillan, Parks & Recreation Director
Gabrielle Peters, Deputy Planning & Development Director
William Robbins, Deputy Director Permitting & Code Enforcement
Shannon Wiggins, Communications Director
Natalie Black, Executive Assistant
Irene Vander Els, City Attorney
Keri Ware, City Attorney

b. Pledge of Allegiance

c. Approval of Agenda

Motion to approve the agenda as presented.

RESULT:	Pass [4 TO 0]
MOVER:	Leslie Robson, Councilmember, District 2
SECONDER:	John Mesa, Councilmember, District 1

AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

2. Announcements and Presentations

- a. LifeLine Animal Showcase

Presented.

3. Staff Reports

4. Old Business

1. Approval of Minutes

- a. City Council Public Hearing – Work Session – April 10, 2025 6:00 PM

Motion to approve the minutes of the April 10, 2025 City Council Public Hearing – Work Session as submitted.

RESULT:	Pass [4 TO 0]
MOVER:	Leslie Robson, Councilmember, District 2
SECONDER:	John Mesa, Councilmember, District 1
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

- b. City Council Regular Meeting – April 15, 2025 6:00 PM

Motion to approve the minutes of the April 15, 2025 City Council Regular Meeting as submitted.

RESULT:	Pass [4 TO 0]
MOVER:	Leslie Robson, Councilmember, District 2
SECONDER:	John Mesa, Councilmember, District 1
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

5. New Business

1. Ordinances - 1st Read

2. Staff Action Items

- a. Set Qualifying Period and Fees for 2025 Municipal Election

Motion to approve the qualifying period and fees for the 2025 Municipal Election.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2

AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

b. Fee Schedule Amendment

Motion to approve the fee schedule amendment resolution that creates a fee to be applied when there is failure to meet notification requirements of the ordinance.

RESULT:	Pass [4 TO 0]
MOVER:	Jimmy Furst, Councilmember, At-Large
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

c. PZ2025-1297: 3473 Clairmont Road – Taqueria Los Rayos Inc.

Motion to defer this item to the June 12, 2025 City Council Public Hearing – Work Session.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

d. PZ2025-1427: 2772 Northeast Expressway

Motion to approve with three conditions two variance requests: 1. Variance from Section 240-7(b)(8)(e), to install a commercial dumpster enclosure in the front yard.

2. Variance from Section 250-2(a)(4), to reduce the required number of parking spaces from 10 to 8.

1. The development shall be constructed in substantial conformity with the Site Plan and Elevations received by the Planning and Development Department dated February 28, 2025, with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director.

2. Evergreen landscaping shall be added around the enclosure to fully screen it from view from the public right of way. Final landscaping design shall be reviewed and approved by the Planning and Development Department.

3. Brick veneer complementary to the primary building façade shall be added onto the sides of the enclosure. Gate framing and cladding shall be metal, and approved by the planning and development director.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

e. PZ2025-1437: 4789 Buford Hwy – NAPA Auto

Motion to approve with conditions one variance request: 1. Variance from Section 240-7(b)(8)(e), to install a commercial dumpster enclosure in the side yard.

1. The development shall be constructed in substantial conformity with the Site Plan and Elevations received by the Planning and Development Department dated February 18, 2025, with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director.
2. The enclosure shall be constructed from brick or textured masonry materials with the gate framing and cladding constructed from metal, as approved by the planning & development director.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

f. PZ2025-1439: 5880 Peachtree Blvd – Jim Ellis Cadillac

Motion to approve 9 variances and two waiver requests with the following conditions: 1. The development shall be constructed in substantial conformity with the Site Plan and Elevations received by the Planning and Development Department dated April 3, 2025, with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director.

2. The applicant shall work with a landscape architect and the City Arborist to specify trees suitable for heavy shade areas specifically on the north and west sides of the building.
3. Lighting for the parking deck shall be dark sky compliant and shall not be included towards the rear of the property. Lights on the structured levels of the parking deck shall not be visible from neighboring properties between 7 PM to 7AM.
4. The applicant shall provide an access easement to the northern parking deck entrance between Tract 1 and the combined Tracts 2 and 4.
5. The applicant shall provide at least one pedestrian pathway from the proposed garage to the primary structure. These pedestrian pathways do not need to be raised per the Unified Development Ordinance.
6. The parking structure shall achieve five points of sustainability measures listed under Section 230-9(f).
7. The external openings of the parking structure shall be screened with decorative elements or similar screening fixtures. These screening elements shall minimize the view of stored automobiles from all public rights-of-ways without blocking necessary crossflow ventilation through the deck.

8. A minimum of 41% of the surface of the parking structure shall be seal coated with a coating that meets or exceeds an SRI value of 90. Ownership shall maintain the coating.

9. The development shall provide publicly accessible open space, on or within close proximity to the subject development, with final design reviewed and approved by the Planning and Development Director.

10. The applicant shall install the streetscape along North Shallowford Road, as shown on the site plan dated received April 3, 2025.

11. The applicant shall dedicate land owned by JBE Realty Holdings, LLLP to the City/GDOT for the proposed future intersection improvements at Peachtree Boulevard and North Shallowford Road, as shown on the site plan dated received April 3, 2025.

12. The surface of the deck shall be finished with a broom-finish or equivalent to eliminate tire screeching.

13. The facility shall be used exclusively for vehicular dealership storage with no mechanical or body work performed within the parking deck.

Originally approved variances and waivers and conditions of approvals from PZ2020-638 shall continue to be in place.

Friendly amendment added by Councilmember Mesa to include public input for condition #9 and accepted by Councilmember Veith.

Friendly amendment added by Councilmember Robson to require emphasis on installation of green roof as one of the required sustainability measures, accepted by Councilmember Veith as reflected in restated motion.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

g. PZ2025-1446: 3477 Chamblee Dunwoody Way – Railway 3477

Motion to defer this item to the June 15, 2025 City Council Public Hearing – Work Session.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	John Mesa, Councilmember, District 1
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

6. Mayor and Council Items

a. Mayor Brian Mock

b. Councilmember John Mesa, District 1

- c. Councilmember Leslie Robson, District 2
- d. Councilmember Paul Stovall, District 3
- e. Councilmember Elmer Veith, District 4
- f. Councilmember Jimmy Furst, At-Large

7. Public Comments

The Mayor is the presiding officer. All remarks shall be addressed to the City Council as a body, not to individual members. Anyone wishing to speak shall:

- Come to the microphone;
- Give their name and address to the City Clerk;
- Limit remarks to three minutes unless further time is granted by the Council;
- Not speak a second time until everyone wishing to speak has spoken once – no one can speak more than twice.

Please do not speak unless you have the microphone and have been recognized.

Cinthya Lazo, Business owner representative, addressed Council with comments regarding staff conditions & recommendations of item PZ2025-1297:3473 Clairmont Road – Taqueria Los Rayos Inc. Donna Wolfe, Chamblee resident, addressed Council regarding their approval of the requested variances and waivers of item PZ2025-1439: 5880 Peachtree Blvd – Jim Ellis Cadillac.

8. Executive Session

Motion to enter Executive Session to discuss real estate matters, legal matters, and personnel matters.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	John Mesa, Councilmember, District 1
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

Motion to exit Executive Session.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Jimmy Furst, Councilmember, At-Large
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

Motion to reconsider item.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst

NAYS:	None
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Motion to approve 9 variance and two waiver requests with the following conditions: 1. The development shall be constructed in substantial conformity with the Site Plan and Elevations received by the Planning and Development Department April 3, 2025, with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director.

2. The applicant shall work with a landscape architect and the City Arborist to specify trees suitable for heavy shade areas specifically on the north and west sides of the building.

3. Lighting for the parking deck shall be dark sky compliant and shall not be included towards the rear of the property. Lights on the structured levels of the parking deck shall not be visible from neighboring properties between 7 PM to 7AM.

4. The applicant shall provide an access easement to the northern parking deck entrance between Tract 1 and the combined Tracts 2 and 4.

5. The applicant shall provide at least one pedestrian pathway from the proposed garage to the primary structure. These pedestrian pathways do not need to be raised per the Unified Development Ordinance.

6. The parking structure shall achieve five points of sustainability measures listed under Section 230-9(f) with an emphasis on the addition of green roof elements if possible.

7. The external openings of the parking structure shall be screened with decorative elements or similar screening fixtures. These screening elements shall minimize the view of stored automobiles from all public rights-of-ways without blocking necessary crossflow ventilation through the deck.

8. A minimum of 41% of the surface of the parking structure shall be seal coated with a coating that meets or exceeds an SRI value of 90. Ownership shall maintain the coating.

9. The development shall provide publicly accessible open space, on or within close proximity to the subject development, with final design reviewed and approved by the Planning and Development Director. The applicant will obtain input from nearby residents on this space.

10. The applicant shall install the streetscape along North Shallowford Road, as shown on the site plan dated received April 3, 2025.

11. The applicant shall dedicate land owned by JBE Realty Holdings, LLLP to the City/GDOT for the proposed future intersection improvements at Peachtree Boulevard and North Shallowford Road, as shown on the site plan dated received April 3, 2025.

12. The surface of the deck shall be finished with a broom-finish or equivalent to eliminate tire screeching.

13. The facility shall be used exclusively for vehicular dealership storage with no mechanical or body work performed within the parking deck.

Originally approved variances and waivers and conditions of approvals from PZ2020-638 shall continue to be in place.

RESULT:	Pass [4 TO 0]
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MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

Motion to amend the agenda and add two items.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Jimmy Furst, Councilmember, At-Large
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

Motion to add the item personnel agreement to the agenda.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

Motion to authorize the City Manager to sign a personnel agreement.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

Motion to add the item consulting agreement to the agenda.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

Motion to authorize the City Manager to sign a consulting agreement with Sumter Consulting.

RESULT:	Pass [4 TO 0]
MOVER:	Elmer Veith, Councilmember, District 4
SECONDER:	Leslie Robson, Councilmember, District 2
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None

9. Adjournment

Motion to adjourn.

RESULT:	Pass [4 TO 0]
MOVER:	Leslie Robson, Councilmember, District 2
SECONDER:	Jimmy Furst, Councilmember, At-Large
AYES:	Mesa, Robson, Veith, Furst
NAYS:	None