



**City Council Regular Meeting
Minutes – July 16, 2024 – 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
Paul Stovall, Councilmember, District 3
Elmer Veith, Councilmember, District 4
Jimmy Furst, Councilmember, At-Large (Remote)

Councilmembers Absent:

Staff Present: Chuck Button, Interim City Manager
Cherron Bouie, City Clerk
Kristen Gorham, Deputy City Manager
Todd Hill, Public Works Director
Brittney Lindsay, Community Engagement Director
Julie Pero, Finance Director
Julie Owens, Assistant Public Works Director
John Maximuk, Planning Development Director
Blake Dodd, Management Analyst
Erin Barnes, Deputy Finance Director
Jodie Gilfillan, Parks & Recreation Director
Gabrielle Peters, Assistant Planning & Development Director
Brian Quinlan, IT Director
Natalie Black, Executive Assistant
Bob Wilson, City Attorney
Irene Vander Els, City Attorney

b. Pledge of Allegiance

c. Approval of Agenda

Motion to approve the agenda as presented.

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| RESULT: | Pass [5 TO 0] |
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| MOVER: | Elmer Veith, Councilmember, District 4 |
| SECONDER: | Leslie Robson, Councilmember, District 2 |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

2. Announcements and Presentations

- a. LifeLine Animal Showcase

Presented.

- b. 2023 Audit Results Presentation

Presented.

3. Staff Reports

4. Old Business

1. Approval of Minutes

- a. City Council Public Hearing – June 13, 2024 11:30 AM

Motion to approve the June 13, 2024 City Council Public Hearing minutes as submitted.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Leslie Robson, |
| SECONDER: | John Mesa, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

- b. City Council Public Hearing – Work Session – June 13, 2024 6:00 PM

Motion to approve the June 13, 2024 City Council Public Hearing – Work Session minutes as submitted.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Leslie Robson, |
| SECONDER: | John Mesa, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

- c. City Council Regular Meeting – June 18, 2024 6:00 PM

Motion to approve the June 18, 2024 City Council Regular Meeting minutes as submitted.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Leslie Robson, |
| SECONDER: | John Mesa, |

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

d. City Council Special Called Meeting – June 26, 2024 6:00 PM

Motion to approve the June 26, 2024 City Council Special Called Meeting minutes as submitted.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Leslie Robson, |
| SECONDER: | John Mesa, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

2. Ordinances - 2nd Read

a. Alcohol Ordinance Amendments

Motion to allow the City Attorney to read headings only.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | John Mesa, |
| SECONDER: | Leslie Robson, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

Motion to approve the alcohol ordinance amendments as presented by city attorney.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | John Mesa, |
| SECONDER: | Leslie Robson, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

5. New Business

1. Ordinances - 1st Read

2. Staff Action Items

a. URA Bond Resolution and IGA

Motion to adopt the resolution authorizing the execution of various documents related to the issuance of the Urban Redevelopment Agency of the City of Chamblee, Georgia's revenue bond, including an intergovernmental contract with the Agency.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Elmer Veith, |
| SECONDER: | Leslie Robson, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |

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| NAYS: | None |
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- b. Resolution Appointing Public Facilities Authority Members and Establishing Initial Terms of Office

Motion to adopt the resolution to establish the PFA, appointing PFA members, and appointing the city attorney as the attorney for the PFA.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Elmer Veith, |
| SECONDER: | John Mesa, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

- c. Approval of Funds for Babe Walls Mural Festival

Motion to approve the allocation of funds for the Babe Walls Mural Festival as presented by staff.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Elmer Veith, |
| SECONDER: | John Mesa, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

- d. City Manager Appointment

Motion to appoint Kristen Gorham as the new city manager for the City of Chamblee.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Elmer Veith, |
| SECONDER: | John Mesa, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

- e. PZ2024-1278: Dresden Elementary Development of Community Impact

Motion to approve the Development of Community Impact with the following 13 conditions of approval:

1. The development shall be constructed in substantial conformity with the Site Plan and Elevations received by the Planning and Development Department on April 3, 2024, and June 28, 2024, with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director.
2. The retaining walls shall be faced with brick to match building façade and shall not be constructed of modular concrete block.
3. The brick color for brick used throughout the site shall be integrated into the substrate of the brick and shall not be painted. No color coating shall be applied.
4. Metal panel shall be made of aluminum composite or of sufficient thickness or gauge to mitigate potential oil canning.

5. The applicant shall install adequate sound and light barriers to protect the adjacent neighborhood to the west from negative impacts from noise and light, as reviewed and approved by the Planning and Development Director.
6. The applicant shall add architectural detailing in lieu of additional fenestration along Dresden Drive façade.
7. The applicant shall install enhanced landscaping within the area between the building and the sidewalk clear zone along Dresden Drive. Additionally, the applicant shall install, at a minimum, one bench, one trash, and one recycling receptacle. These additional amenities shall be installed outside of but adjacent to the sidewalk.
8. In order to increase the sense of community, the applicant shall work with the Chamblee Public Arts Commission to install artwork or other features along the frontage of Dresden Drive.
9. The applicant shall prepare an alternative parking lot landscaping plan that will meet or exceed the number of plantings required by Section 320-21 for this area. The final design shall be reviewed and approved by the Planning and Development Department.
10. The applicant shall provide the Planning and Development Department with a traffic flow diagram that documents the details for the proposed flow of traffic.
11. The applicant shall provide the Planning and Development Department with a Traffic Impact Study that includes the analysis of all the trips generated by the site. This includes, but is not limited to, trips generated by students, teachers, and staff. The applicant shall install all improvements recommended by the Traffic Impact Study.
12. The applicant shall continue the streetscape east of the site, where the widened travel lane is proposed. The applicant shall acquire this right of way at no cost to the city.
13. The School District shall provide a bicycle and pedestrian connection to the future trail Segment 3d within the Chamblee Master Trail Plan 2023. Final location and design shall be approved by the Planning and Development Department.

In addition to the approval of the DCI, the following three variances and ten waivers from the Unified Development Ordinance are approved:

1. Variance from Section 240-13(b)(47)(a)(3) to not setback the parking lot 20 feet from the property line.
 2. Variance from Section 240-13(b)(47)(a)(4) to not provide a continuous landscaped buffer at least 30 feet wide along all side or rear property lines adjacent to NR-1 zoned property.
 3. Variance from Section 240-13(b)(47)(a)(5) to exceed the maximum building height from 50 feet to 60 feet.
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2. Waiver from Section 230-26 (e)(3) to install the street trees within the supplemental zone instead of the landscape strip.
 4. Waiver from Section 230-26(g)(1) to allow the supplemental zone to not be hardscaped.
 5. Waiver from Section 230-26(g)(1)(a)(1) to not locate the façade immediately adjacent to the supplemental zone.
 6. Waiver from Section 230-27(a)(6) to not provide a minimum fenestration of 30 percent of the length of the building facades.
 7. Waiver from Section 230-30(a)(4) to reduce the publicly accessible open space from 50% of the overall open space on site to 0%.
 8. Waiver from Section 320-12(b)(2) to not install buffer landscaping.

9. Waiver from Section 320-21(a)(1) to not install landscape islands.
10. Waiver from Section 320-21(a)(4) to not install the five-foot-wide grass strip between head-to-head parking spaces.
11. Waiver from Section 350-2(a)(1)(c) to exceed the driveway entrance width from 24 feet wide to 38 feet wide.
12. Waiver from Section 350-2(a)(1)(e) to allow driveways and drive aisles between the sidewalk and the building.

Motion to deny the following variance and two waivers:

4. Variance from Section 250-8(a)(1) to not provide compact parking spaces.
1. Waiver from Section 230-26 (a) to reduce the landscape strip from 5 feet wide to 2 feet wide.
3. Waiver from Section 230-26 (e)(4) to not install the pedestrian lights within the landscape strip.

Councilmember John Mesa provided a friendly amendment to ensure the Design Review Board recommendations are included.

Councilmember Elmer Veith provided a friendly amendment to include staff recommendations.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Leslie Robson, |
| SECONDER: | John Mesa, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

- f. PZ2024-1305: 3300 Burk Drive

Motion to defer the item to the August 15, 2024 City Council Public Hearing – Work Session.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | John Mesa, |
| SECONDER: | Paul Stovall, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

- g. PZ2024-1307: 1888 Keswick Lane

Motion to defer the item to the August 15, 2024 City Council Public Hearing – Work Session.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | John Mesa, |
| SECONDER: | Leslie Robson, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

- h. PZ2024-1315: 2840 NE EXPWY

Motion to approve with conditions recommended by staff.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Leslie Robson, |
| SECONDER: | John Mesa, |
| AYES: | Mesa, Robson, Stovall, 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
 - a. Dresden Special Services District

Motion to direct staff to seek additional input from council members and to establish map options for a special services district in the Dresden Park area and to provide feedback with funding options with a 1.75 millage rate.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Elmer Veith, |
| SECONDER: | John Mesa, |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

7. Public Comments

8. Executive Session

Motion to enter Executive Session to discuss legal matters.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Elmer Veith, Councilmember, District 4 |
| SECONDER: | Leslie Robson, Councilmember, District 2 |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

Motion to exit Executive Session.

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| RESULT: | Pass [5 TO 0] |
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| MOVER: | Elmer Veith, Councilmember, District 4 |
| SECONDER: | Leslie Robson, Councilmember, District 2 |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

Motion to amend the agenda to add an item.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Leslie Robson, Councilmember, District 2 |
| SECONDER: | Elmer Veith, Councilmember, District 4 |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

Motion to approve the City of Chamblee participation in the Kroger settlement in the national prescription opioid litigation, and to release all claims against all entities, as those terms are defined in the settlement and authorize the Mayor to sign any documents necessary.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | Leslie Robson, Councilmember, District 2 |
| SECONDER: | Elmer Veith, Councilmember, District 4 |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |

9. Adjournment

Motion to adjourn.

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| RESULT: | Pass [5 TO 0] |
| MOVER: | John Mesa, Councilmember, District 1 |
| SECONDER: | Elmer Veith, Councilmember, District 4 |
| AYES: | Mesa, Robson, Stovall, Veith, Furst |
| NAYS: | None |