

Small Area Plan – Citizen Advisory Group Meeting #1
Meeting Minutes
August 30, 2023 – 7:00 P.M.
Chamblee City Hall
3518 Broad Street, Chamblee, GA 30341

Meeting start time (7:10 pm)

Attendees:

Bethany Anderson, Presencia

Blaise Wannermacher, St. Pius X

Cristina Bolanos, Dresden ES Education
Foundation

Gabrielle Cazeau, City of Chamblee

Garrett Shan, City of Chamblee

Guadalupe Sotelo, Keep Chamblee
Beautiful

Kate Henry, Design Review Board, Housing
Committee

Jessica Bamaca, Fundacion Adelante
Guatemala

John Maximuk, City of Chamblee

Lina Garcia, City of Chamblee

Nikki VanDerGrinten, Keep Chamblee
Beautiful

Ruth Ann North, Presencia

Stephanie Coreas, Los Vecinos de Buford
Highway

Tiffany Moo-Young, City of Chamblee

Dee Lieu, Representative for Valley Oaks

I. Introductions

John Maximuk welcomed attendees.

Gabrielle Cazeau introduced the purpose and intent of the Citizen Advisory Group and the small area plan.

Tiffany Moo-Young outlined the project schedule and important dates.

II. Mapping Activity

Garrett Shan presented the proposed boundary of the study area. Attendees used stickers and markers to identify areas of opportunity, and improvement. Attendees were encouraged to redraw the boundary of the study area and add notes and comments.

III. Discussion Groups

Attendees were divided into two groups with representatives from different organizations to discuss the study area.

History

Attendees provided historical context of the area. Staff learned of previous land ownership and similar studies of the area conducted by DeKalb County.

Infrastructural Needs

Attendees emphasized the crucial need for sidewalks, specifically along Plaster Road, Dresden Drive, and Johnson Road. This area has the highest multifamily density in the City with the most residents who do not own automobiles. Expansion of sidewalks would alleviate issues with safety and connectivity in the area.

Streetlights were also identified as a necessity to increase visibility and safety at night. Speeding is an issue along Dresden Drive. There are visibility issues along Dresden Drive, especially in front of Dresden Elementary and at the intersection on Dresden Court. Attendees suggested the implementation of traffic calming measures including raised crosswalks, speed bumps, etc.

Traffic Improvement

Traffic is also an issue along Plaster Road and Johnson Road, it worsens during the school year. Participants noted the four-way stop at this intersection further slows vehicles and the intersection should be signalized to ease traffic congestion. Pick-up/drop-off at Dresden Elementary School is unsafe as there is no designated drop off area for buses. Loading often occurs on Dresden Drive with limited visibility for approaching cars.

Opportunities for Commercial Growth

Attendees noted the need for more residential and student friendly commercial uses along Johnson Road, along the access road, and adjacent to St. Pius X. Redevelopment of these shopping centers should prioritize grocery stores, restaurants, and urgent care facilities. Attendees note that the nearest pediatric facilities are along Buford Highway and Peachtree Blvd, limiting transportation options for residents in this area.

Placemaking

At the intersection of Shallowford Road and Interstate-85, attendees stated there is a natural gateway occurring that is not being utilized to its full potential. Attendees recommend placing a gateway sign along Shallowford Road, at the median between the Interstate-85 entrance and exit ramps, before the bridge crossing.

Other beautification and placemaking efforts can include the use of murals along the walls of the access roads, and on select buildings with street frontage. Attendees also identified a need to improve street appearance through streetscape plantings and landscaped medians. These landscaped areas could include bioretention swales that would improve the stormwater infrastructure in the area. These landscaped areas could also reduce trash and loitering in this area.

Housing

It was noted that most of the multifamily housing in the study area require exterior and interior maintenance. It is also important to maintain housing affordability in the area for existing residents to prevent displacement and to keep the area diverse.

Community Engagement

Attendees stated there is a disconnect between residents and the City, partially due to the language barrier and a general feeling that this is a forgotten area of the City. The City can build this relationship with consistent public outreach and interaction with the community.

IV. Stakeholder Information

Gabrielle Cazeau reiterated that the next step of the small area plan is to take the feedback from the meeting and existing condition data of the study area to present at the Community Outreach Workshop. Attendees were also asked to come up with a name to identify the study area.

V. Adjournment

The meeting was adjourned at 8:32 PM.

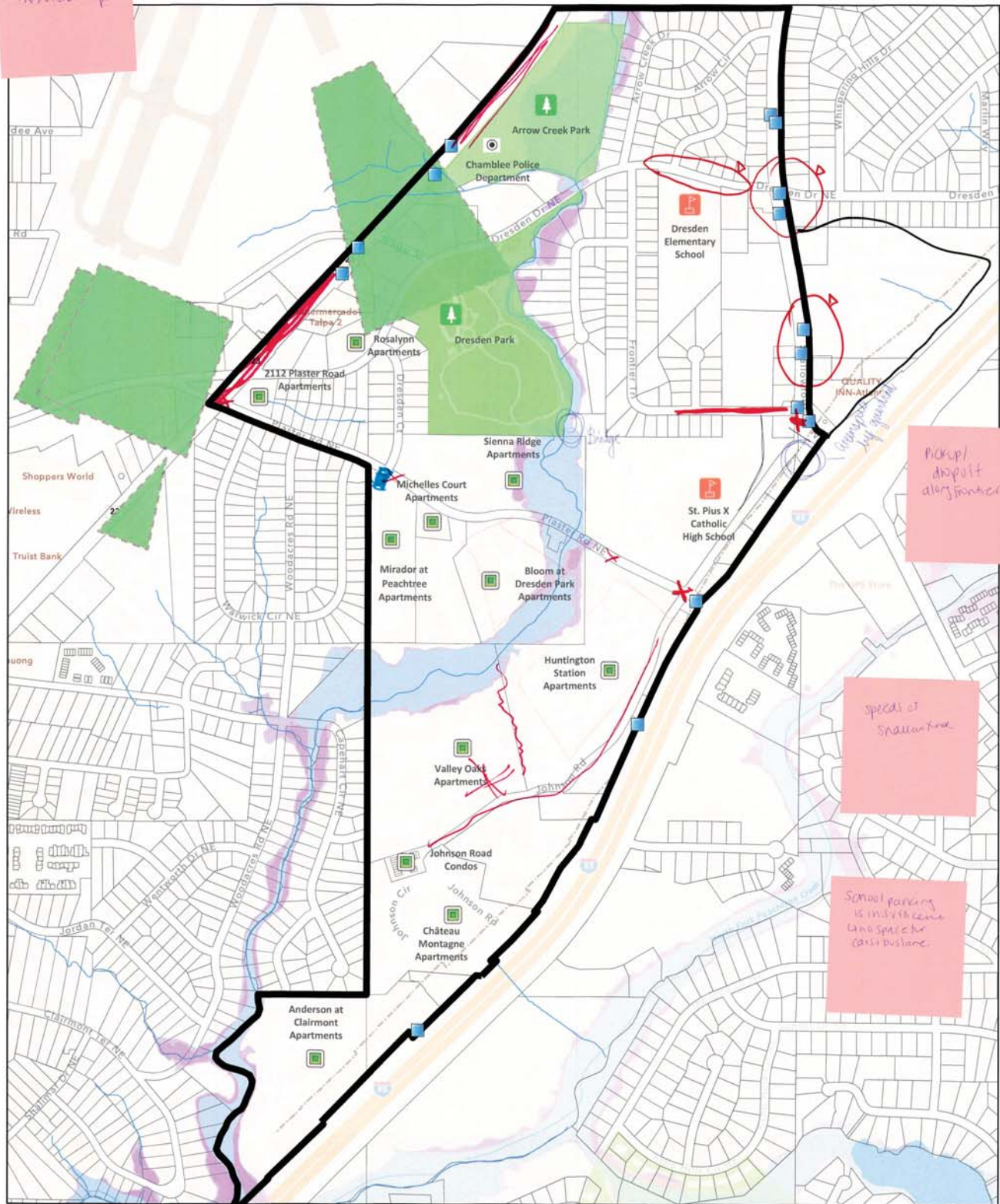
Exhibits

- a. Activity Maps
- b. Proposed Area Names
- c. Sign in Sheet

Small Area Plan – Boundary Map

Walkways & Crossing

entrance of schools - missing



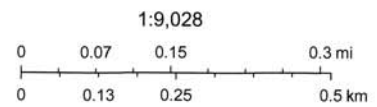
pickup/dropoff along frontage

speeds of small area

School parking is insufficient and no space for car-pooling.

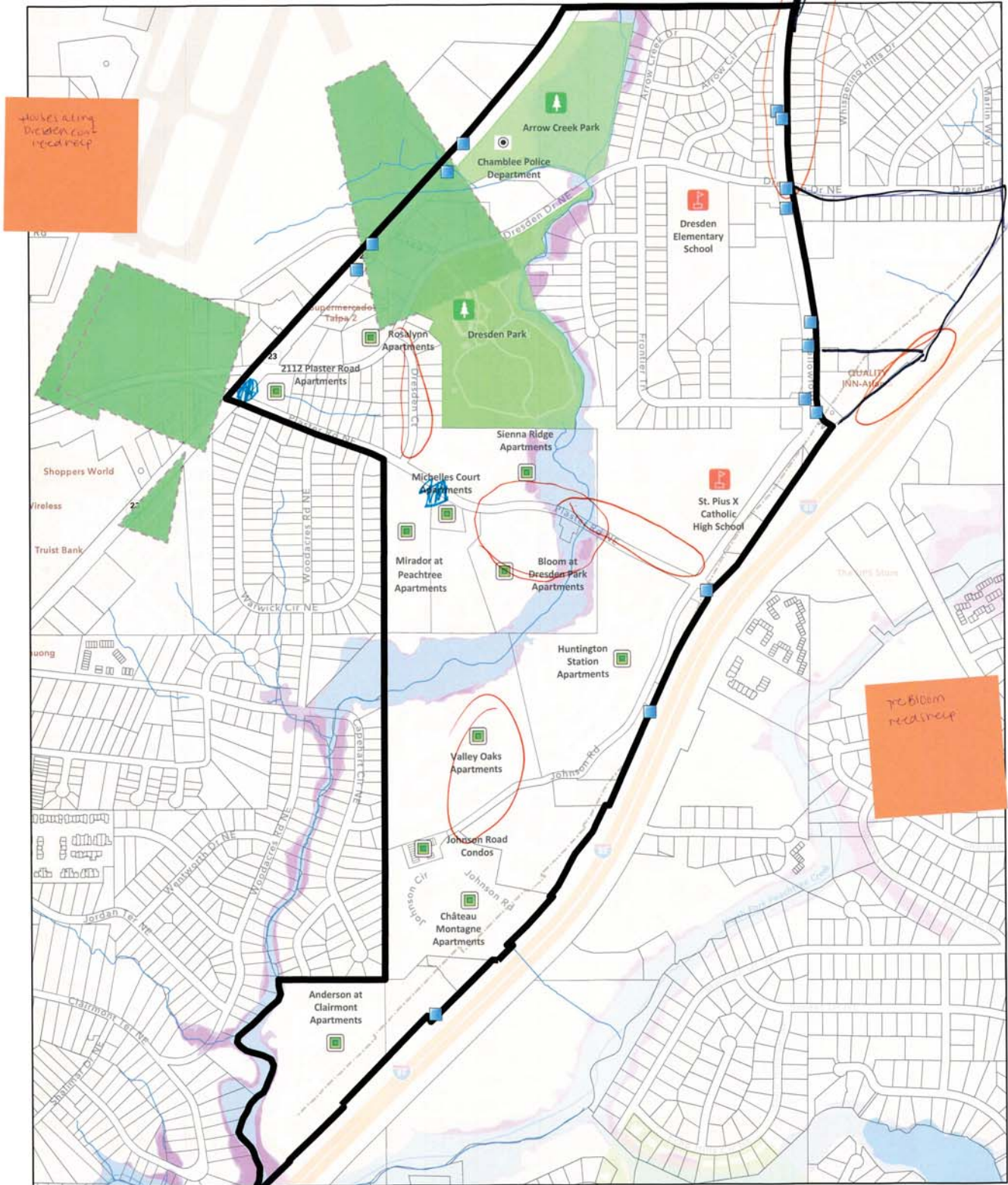
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- FEMA - National Flood Hazard Layer
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Schools
- Parks
- Park Areas
- Streams
- Runway Protection Zones
- DeKalb County Tax Parcels
- City Boundary
- MARTA Bus Stops
- Multifamily Residences
- Chamblee Police Department



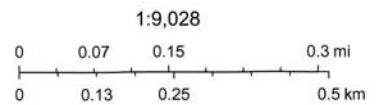
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Small Area Plan – Boundary Map



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|------------------------------------|---------------------------|----------------------------|
| FEMA - National Flood Hazard Layer | Park Areas | Multifamily Residences |
| 1% Annual Chance Flood Hazard | Streams | Chamblee Police Department |
| 0.2% Annual Chance Flood Hazard | Runway Protection Zones | |
| Regulatory Floodway | DeKalb County Tax Parcels | |
| Schools | City Boundary | |
| Parks | MARTA Bus Stops | |



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Little east
Chamblee

East Dresden
Community development

DRESDEN

FOREST

The new
South.

Dresden ^(East?)
Community
SAP

The Buford Hwy
Community

South Dresden

* Dresden & Friends *



PLASTER

COMMONS

Make happy
Chamblee to the
future

Buford Hwy
make-over/project

PLEASE SIGN IN

Name	Organization and Title	Email
Kate Henry	Aulick Eng., VP	kHenry@aulickengineering.com
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