

Spring
2020

CHAMBLEE PLANNING AND DEVELOPMENT

We've Moved!

The Planning and Development Department opened its new office at 5576 Peachtree Rd, Suite 102 at the end of February. The former office at 3506 Broad Street is permanently closed. The building, previously Biggar's Antiques, was once home to Prospect Methodist Church. Come check it out!

COVID-19 Emergency Continuity of Operations Plan

The Planning and Development Department is operational. Building inspectors, land development inspectors and code enforcement officers are working as before. All other staff members are working remotely. We can accept all applications and inspection requests electronically. At this time, the Planning and Development Department is unable to accept phone calls. Instead, we ask individuals to communicate via email by contacting chambleedevelopment@chambleega.gov. If a call is necessary, staff will create a teleconference upon request.



2019 Department Totals

- 4,058 plan reviews completed
- 1,335 permits issued totaling \$204 million in project value
- 11,380 inspections completed
- 2,100 Code Enforcement cases opened

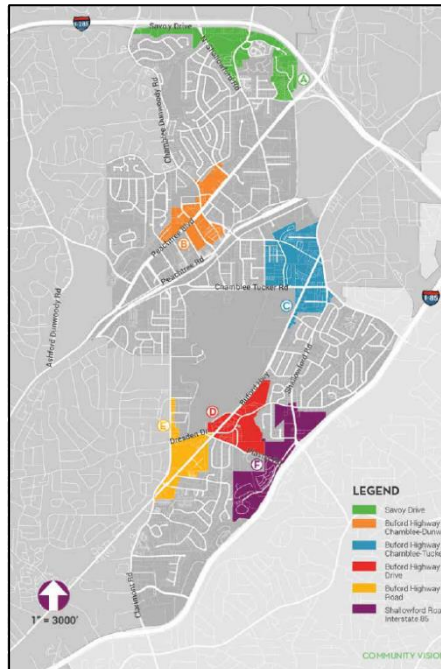


Updates Made to City of Chamblee Comprehensive Plan

On December 17, 2019, Mayor and City council adopted a major update to the City's Comprehensive Plan, called the One Chamblee Comprehensive Plan. The plan envisions the long-term future of the City and outlines the steps to fulfill it. It serves as a guide for cooperation and coordination between municipalities, other service providers, and current and future property owners. The goals, policies, and strategies contained in the plan have been carefully crafted to support new development and redevelopment that is beneficial to the community and maintains the community vision. In practice, the plan will be used to support decisions regarding growth management, transportation, housing, economic development, sustainability, and the community's quality of life over the next few decades. Furthermore, it fulfills Georgia Department of Community Affairs (DCA)'s requirements for local comprehensive planning and the requirements to maintain the City of Chamblee's status as a Qualified Local Government.

Small Area Plans

Six areas determined to be sites in need of detailed direction were selected to undergo Small Area Plan studies, that involved hands-on planning workshops with the public that were open to the entire Chamblee community. The Plans make detailed recommendations at the parcel level. Individually, these Small Area Plans act as stand-alone plans that satisfy the vision and goals of the Comp Plan. The map below shows the locations of the Small Area Plans.



Public Engagement

Meaningful community involvement is a crucial part of any planning process. The City engaged the public to gather thoughts and ideas about Chamblee's future. Techniques implemented to collect public input include, the www.onechamblee.com project website, an online community input survey, one-on-one stakeholder interviews, an Advisory Committee which met regularly, pop-up events, and public meetings. Public input opportunities were advertised via flyers, e-mail blasts, social media postings, updates to the project and City websites, and by word of mouth through the Advisory Committee members, City Staff and officials and neighborhood associations. All marketing materials were translated into Spanish.

Resources

The Comp Plan can be viewed and downloaded on the City's website at: <https://www.chambleega.com/525/Adopted-Plans>.

Department Employee Spotlight Joe Hayes – Chief Building Official



Joe joined the Planning and Development Department in January 2020 as the Chief Building Official. We asked him some questions to get to know him a little better. Check out his answers below!

What do you like most about your job?

Meeting new people and making sure people are living and working in a safe environment.

What was your childhood dream job?

I wanted to join the Navy and work on submarines.

What is your motto or personal mantra?

Treat everyone the same.

What was the last book you read?

Killing Kennedy by Bill O'Reilly

What is your favorite quote?

How 'bout them dawgs!

What is something on your bucket list?

Taking my wife to Hawaii.

Tell us about your family.

My wife and I have been together 24 years. We have two children; one is 19 and one is 15.

What do you enjoy doing when you are not at work?

UGA Football, hunting, fishing, camping, and taking the family out on our pontoon.

Sustainability Tip:

Did you know hand washing your dishes could waste 5 times as much water as a modern, efficient dishwasher, even for the most efficient hand washer? A study from the University of Bonn, Germany estimates that hand washing a load of dishes could use up to 40 gallons of water! Compare that to the current Department of Energy standard that limits the water usage for new machines to 3.1 gallons per cycle.

So, scrape your plates clean, and let your dishwasher do the rest. Use your dishwasher's rinse cycle if it takes a while to have enough for a full load. The rinse cycle tends to use very little water and can keep things from smelling or sticking between wash cycles. Next time you start your wash cycle, you can be confident this is one modern comfort that does improve our impact on the environment.



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Recent Zoning Agenda Items

Variances and Waivers

Case Number	Address	Development	Supporting Documents	City Council Decision Date	Decision
PZ2020-581	5978 Buford Hwy	Multiple Variances for the Renovation of a Commercial Space	Application Staff Memo	2/18/2020	Approved with conditions
PZ2020-596	5368 Peachtree Rd	Multiple Variances for the Installation of an Accessory Structure	Application Staff Memo	3/17/2020	Approved with conditions
PZ2020-601	3742 Summer Rose Dr, et al.	Multiple Variances for the Installation of a Fence	Application Staff Report	3/17/2020	Approved with conditions

Developments of Community Impact (DCIs)

Case Number	Address	Development	Supporting Documents	City Council Decision Date	Decision
PZ2019-558	2729 Shallowford Rd	Bedford Park Apartments DCI	Application Staff Memo	12/17/2019	Approved with conditions
PZ2019-549	5295 New Peachtree Rd	Iglesia de Dios Pentecostal Church DCI	Application Staff Memo	1/21/2020	Approved with conditions
PZ2019-560	4011 & 4147 Chamblee Dunwoody Rd	Brighton Park Townhomes DCI	Application Staff Memo	1/21/2020	Withdrawn without prejudice
PZ2020-582	3051 Clairmont Rd	Hilton Garden Inn Mixed-Use DCI	Application Staff Memo	1/21/2020	Approved with conditions
PZ2019-561	5520 Peachtree Rd, et al.	Chamblee Town Center DCI Phase 1	Application Staff Memo	3/17/2020	Approved with conditions

Rezoning

Case Number	Address	Development	Supporting Documents	City Council Decision Date	Decision
PZ2019-559	3216 & 3218 Caldwell Rd	Single-Family Residential Rezoning to NR-1	Application Staff Memo	12/17/2019	Approved
PZ2019-567	4011 & 4147 Chamblee Dunwoody Rd	Rezoning from NR-1 & NR-2 to NR-3	Application Staff Memo	1/21/2020	Withdrawn without prejudice

Visit <https://www.chambleega.com/160/Zoning> to stay updated on all recent and upcoming zoning agenda items.

Recent Zoning Agenda Items, Cont.

Text Amendments

Case Number	Project Description	Supporting Documents	City Council Decision Date	Decision
TA2019-005	UDO Annual Text Amendment Update	Article IV - Property Maintenance Title 1 Amendments Title 2 Amendments Title 3 Amendments Staff Memo	12/17/2019	Approved

Comprehensive Plan

Case Number	Project Description	Supporting Documents	City Council Decision Date	Decision
N/A	Comprehensive Plan Update	Comprehensive Plan Staff Memo	12/17/2019	Approved

Upcoming Zoning Agenda Items

Variations and Waivers

Case Number	Address	Project Description	Supporting Documents	City Council Work Session (Public Hearing)	City Council Meeting
PZ2019-580	5450 Peachtree Blvd	Multiple Variances for the Construction of Chick-fil-A	Application Staff Memo	05/14/2020 (Deferred from 01/16/2020)	06/16/2020 (Deferred from 02/18/2020)
PZ2020-585	2135 Clairmont Ter	Contextual Front Yard Setback Variance for Single-Family Residential	Application	4/16/2020	4/21/2020



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Upcoming Zoning Agenda Items, Cont.

Rezoning

Case Number	Address	Project Description	Supporting Documents	City Council Work Session (Public Hearing)	City Council Meeting (1st Read)	City Council Meeting (2nd Read)
PZ2019-579	5450 Peachtree Blvd	Rezoning from VC to CC	Application Staff Memo	05/14/2020 (Deferred from 01/16/2020)	05/19/2020 (Deferred from 01/21/2020)	06/16/2020 (Deferred from 02/18/2020)

Developments of Community Impact (DCIs)

Case Number	Address	Project Description	Supporting Documents	DRB Meeting*	City Council Work Session (Public Hearing)	City Council Meeting
PZ2020-605	3229 Stratford Arms Dr	Avalon Townhomes DCI	Application	4/1/2020	4/16/2020	4/21/2020
PZ2020-610	2335 Woodacres Rd	Woodacres Home DCI	Application	4/1/2020	4/16/2020	4/21/2020
PZ2020-614	5520 Peachtree Rd, et al.	Chamblee Town Center DCI Phase 2	Application	On Administrative Hold	On Administrative Hold	On Administrative Hold



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