

CHAMBLEE PLANNING AND DEVELOPMENT

Winter
2020

Hours of Operation

In accordance with the City of Chamblee Reconstitution of Operations Plan related to the COVID-19 virus (Coronavirus), our office is currently open to the public Monday through Thursday from 8:30 AM to 5:30 PM, and is closed to the public on Friday.

We are continuing to receive, review and approve all building and zoning related applications and permits. For more information about submitting applications, please visit our [Applications and Forms](#) page.

Email chambleedevelopment@chambleega.gov with any questions or call 770-986-5010.

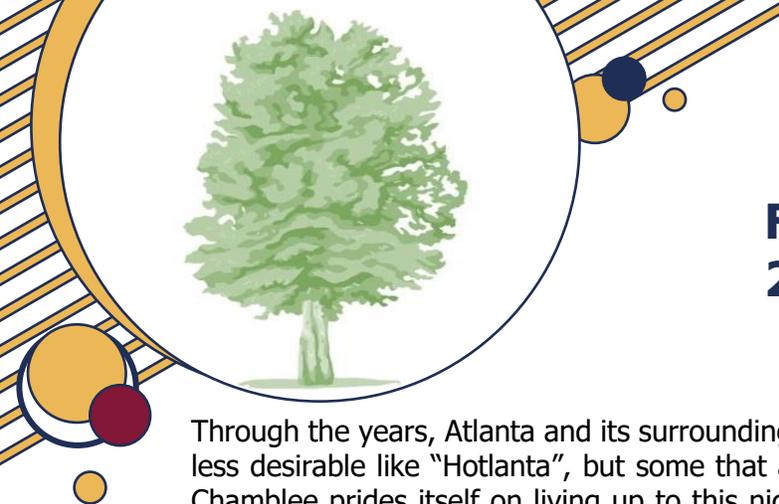
CDBG Grant Funding Announced

The City has received federal Community Development Block Grant Program (CDBG) funding to construct sidewalks along Hardee Avenue. Hardee Avenue runs from New Peachtree Road to Clairmont Road along PDK Airport property. The sidewalk will fill in existing gaps to create a continuous sidewalk connecting residents and existing commercial businesses and bus stops along Clairmont Road. The sidewalks will also accommodate pedestrians travelling to the airport from the Chamblee MARTA Rail Station. The total project is estimated to cost approximately \$200,000 of which \$41,000 will be funded by a local match from the City. The remaining \$159,000 will be funded by the federal CDBG grant. Design of the project is planned to begin in 2021.



Third Quarter Department Totals

- 739 plan reviews completed
- 177 permits issued totaling over \$12 million in project value



Front Yard Tree Program 2020-2021

Through the years, Atlanta and its surrounding areas have coined a number of nicknames. Some less desirable like “Hotlanta”, but some that are to be proud of, such as a “City in the Forest”. Chamblee prides itself on living up to this nickname, with a lush tree canopy that can be seen throughout most of its neighborhoods.

In 2019, to help maintain and enhance the existing canopy, Mayor Clarkson and the City Council approved a partnership with Keep Chamblee Beautiful to develop a program that would allow homeowners to have a tree installed in their front yard. The Front Yard Tree Program was started in collaboration with Trees Atlanta to provide residents with the opportunity to have a species of oak planted in the front yard for a one-time \$25 application fee.



Participants of the Front Yard Tree Program 2019

Applications are now being accepted for tree plantings to take place in early 2021. After an application to participate in the program has been submitted and reviewed, a professional from Trees Atlanta will visit the property to determine if it would be a good location for a successful tree planting. Once the site visit has been completed, a day will be chosen for a small group of professionals and volunteers from Trees Atlanta to visit the neighborhood, hold a small education session, and install the trees. Prior to installing installation of the tree, Trees Atlanta will provide homeowners with information on how to properly plant a tree

and how to keep the tree healthy. Trees Atlanta will also help service the tree for the first two years of its life to ensure viability. This includes one pest control treatment, one fertilizer treatment, and one pruning for each new tree planted as needed. Trees Atlanta will replace trees that are part of the program that die within the first two years, except for trees that die due to vandalism, vehicular accidents, or acts of God. At the time of application, the property owner may choose which type of tree they would like to have installed from a list of predetermined oak species.

Trees Atlanta currently has similar programs operating in partnership with the City of Atlanta, Brookhaven, Decatur, and Sandy Springs. The Front Yard Tree Program will be available to owners of all residentially zoned lots (Neighborhood Residential 1, 2 and 3) within the city limits. The first year of the Front Yard Tree program was implemented last year and has been approved for funding for up to 40 10-gallon trees to be planted in residential front yards throughout the city.

For more information, or if you have any questions, please contact the Planning & Development Department at 770-986-5010 or chambleedevelopment@chambleega.gov.



Updates to Fence Permits and Temporary Sign Permits

We have recently updated the procedure for obtaining fence permits and temporary sign permits. These types of permit applications no longer need to go through a review period. See additional details below. To submit an application, click [here](#).

New Fence Permit Submittal Requirements

In lieu of submitting a site plan and fence details, applicants are required to complete an affidavit verifying their understanding of the City's fence regulations. In addition to the general requirements found [here](#), fences must meet specific requirements based on where they are located on a lot.

A complete fence permit submittal will include a completed fence permit application, a completed fence permit affidavit, and payment of the fence permit fee (\$50 for Single-Family Residential/\$75 for all others).

All fences, regardless of location, must comply with the following:

- Fences shall be maintained in good repair.
- Fences may step down a slope, however, supports shall be vertical and plumb.
- Posts shall be anchored in concrete.
- Posts shall face inward to the subject property.
- Razor wire shall be prohibited on all fences. Barbed wire shall be prohibited in all zoning districts except for Airport.
- No chain link fence or similar elements shall be visible from any public plaza, ground-level or sidewalk-level dining area, or public right-of-way
- Electric fences shall be prohibited.

New Temporary Sign Permit Submittal Requirements

In lieu of submitting a sign drawing and site plan, applicants are required to complete an affidavit verifying their understanding of the City's temporary sign regulations. Temporary signs must meet specific requirements based on type of sign. The amount of time a sign may be posted varies. Click [here](#) for additional details. Upon completion of the application, a member of our team will review the submittal for compliance and provide the applicant with a sticker, demonstrating that the sign meets city code. The sticker will be delivered in person by a City Code Enforcement Officer who will verify that the sign meets city regulations.

A complete temporary sign permit submittal will include a completed temporary sign permit application, a completed temporary sign permit affidavit, and payment of the temporary sign permit fee (\$25.00).

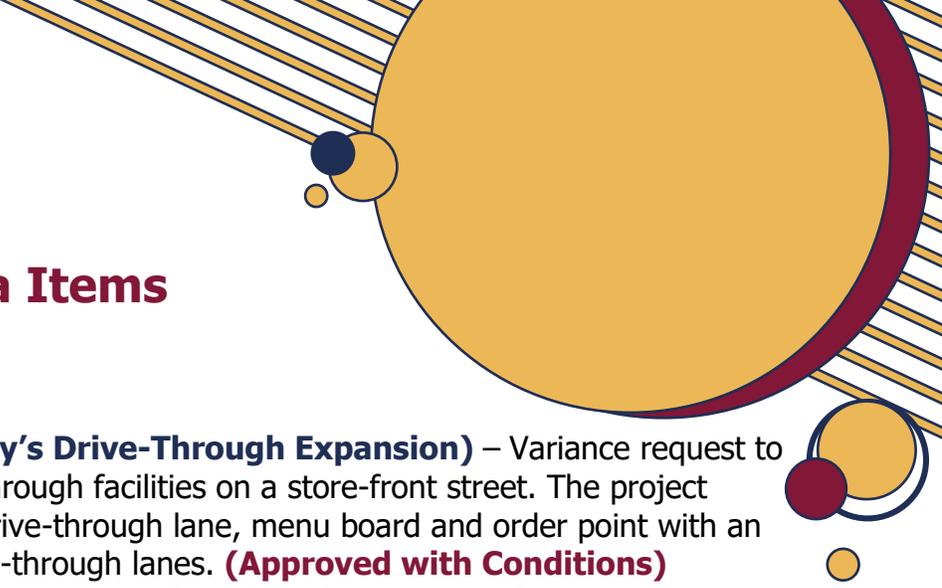
Code Enforcement Update



Even though this year's summer heat wave seems to be never-ending, the holiday season will soon be upon us. With that, residents and businesses throughout the City will begin stringing holiday lights. While the City regulates the installation of some lighting, temporary holiday lighting is exempt from permitting requirements. However, their long-term use is limited by state electrical codes which limits their usage to a maximum of 90 days to prevent electrical fires. Exceptions to the 90-day rule are not exempt from permitting and may require further permits and inspections from the City. Even though a permit is not required for temporary, holiday lighting, that doesn't mean safety precautions should not be followed. The Electrical Safety Foundation International (ESFI) publishes a list of safety precautions that might be helpful to residents and business owners related to outdoor holiday decorations. Some of these include:

- Make sure all extension cords and electrical decorations used for outdoor decorating are marked for outdoor use;
- Inspect all lights, decorations, and extension cords for damage before using;
- Fasten outdoor lights securely to trees, the house, or other firm supports to protect them from wind damage, but take care not to attach the lights in a way that could damage the cord's insulation;
- Keep all extension cords and light strings clear of snow and standing water;
- Exercise caution when decorating near power lines. Keep yourself and your equipment at least 10 feet from power lines;
- Avoid overloading electrical outlets with too many decorations or electrical devices. They can overheat and cause a fire;
- Make sure that cords are not pinched in doors, windows, or under heavy furniture, which could damage the cord's insulation;
- Always unplug electrical decorations before replacing bulbs or fuses; and
- Turn off all indoor and outdoor electrical decorations before leaving home or going to sleep. (Source: EFSI, <https://www.esfi.org/resource/outdoor-decoration-safety-tips-352>)

The City's Code Enforcement Officers monitor all parts of the City for potential violations related to holiday lighting and other city regulations. For more information about City regulations, ways to report a potential violation and other questions please visit the Code Enforcement webpage at <https://www.chambleega.com/213/Code-Enforcement>.



Recent Zoning Agenda Items September 2020

- **4906 Peachtree Blvd (Zaxby's Drive-Through Expansion)** – Variance request to allow the expansion of drive-through facilities on a store-front street. The project proposes installing a second drive-through lane, menu board and order point with an island separating the two drive-through lanes. **(Approved with Conditions)**
- **3723 and 3731 Chamblee Dunwoody Rd (New Commercial Building)** – Variance from the zoning buffer and associated waivers to demo two existing single-family homes, combine the two NC-1 lots and construct a 9,000 square foot medical office building. The property is adjacent to the Townsend at Chamblee townhomes. **(Denied)**

Other Notable Recent Zoning Items

August 2020

- **5544 Peachtree Blvd (Chamblee Plaza Grocery)** – DCI and concurrent variances and waivers to demolish 57,512 SF of the existing shopping center for the construction of a 41,004 SF grocery store and 8,400 SF of retail shops/restaurant space. **(Approved with Conditions)**
- **1980 5th St (Centennial Aviation Academy)** – Variance and waiver requests for the construction of a parking lot in the front yard and installing a third curb cut, for a flight instruction school. **(Approved with Conditions)**

[CLICK HERE](#) for all recent and upcoming zoning agenda items.



Website:
www.chambleega.com



Contact:
770-986-5010



Email:
chambleedevelopment@chambleega.gov

Employee Spotlight

Gabrielle Cazeau

Planning Technician



Gabrielle has been with the Planning and Development Department since June 2019. She works as the Planning Technician for the department. She graduated from Florida State University in International Affairs. We asked her some questions to get to know her a little better. Check out her answers below!

What do you like most about your job?

I like that I get to help people and work on projects that can provide a long term, positive impact to the community.

What was your childhood dream job?

Growing up I dreamed of becoming a doctor, that was until I took high school chemistry!

What is your motto or personal mantra?

You are your biggest obstacle.

What is something on your bucket list?

I would love to backpack Europe some day!

What was the last book you read?

Becoming by Michelle Obama

What is your favorite quote?

"Be the change you wish to see in the world."

Where are you from?

I grew up in Miami, FL

Tell us about your family.

My parents are from the Dominican Republic and Haiti. Growing up we travelled a lot because my father was in the military. I have two sisters and a niece and nephew.

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

I like to cook and bake, travel and explore new things to do in Atlanta!

Sustainability Tip: Which type of food is more environmentally costly to produce – livestock, farmed seafood, or wild-caught fish? A recent study published in the *Frontiers for Ecology* found that, in general, industrial beef production and farmed catfish are the most taxing, while small, wild-caught fish and farmed mollusks like oysters, mussels, and scallops have the lowest environmental impact. On average, catfish aquaculture and beef produce about 20 minutes more greenhouse gases than farmed mollusks, small capture fisheries, farmed salmon, and chicken. Being sustainable is now as easy as picking up your fork. Trade beef for oysters, mussels, scallops, or wild whitefish like cod, hake, or pollock a few times per week.

Link: <https://esajournals.onlinelibrary.wiley.com/doi/abs/10.1002/fee.1822>