



DEVELOPMENT OF COMMUNITY IMPACT (DCI)

APPLICATION PACKET

A development or building project with an aggregate of twenty-thousand (20,000) square feet or more of new buildings or a site consisting of two acres or more is required to proceed through the Development of Community Impact (DCI) process. This application packet contains instructions to apply for a DCI per the regulations contained in the City of Chamblee's Unified Development Ordinance (UDO).

Application Requirements Checklist:

The following information and documentation must be received in order for a DCI submittal to be deemed a complete application:

- Completed Application Requirements Checklist
- DCI Application Form
- Owner Permission Affidavit(s)
- Campaign Contribution Disclosure Statement(s)
- Pre-Application Form Signed by the Planning and Development Department
- Redevelopment Assessment Form
- Legal description of the property
- Traffic Impact Study, if required by Sec. 280-52 of the UDO
- A DCI booklet, prepared by the applicant, that contains the following documentation:
 - Table of Contents;
 - Narrative description of the nature and intent of the application, characteristics of the site, and a quantitative and qualitative description of the uses, buildings, and structures included in the proposed development;
 - Location Map;
 - The following development plans, as described in Section 280-21(b), drawn, stamped, and sealed by a state-registered professional surveyor, civil engineer, landscape architect or land planner:
 - a. *Analysis of existing site conditions.* An analysis of existing site conditions including a boundary survey and topographic map of the site at a minimum 1 inch = 40 feet scale shall include information on all existing manmade and natural features, utilities, all streams and easements, and features to be retained, moved or altered. The existing shape and dimensions of the existing lot to be built upon including the size, measurement and location of any existing buildings or structures on the lot shall be included.
 - b. *Master plan.* A master plan at a minimum 1 inch = 40 feet scale showing compliance with all regulations and calculations required by the zoning ordinance which shall include, but not be limited to, information on all proposed improvements including proposed building footprints, doors, densities, parking ratios, open space, height, sidewalks, yards, under and over-head utilities, internal circulation and parking, landscaping, grading, lighting, drainage, amenities, and similar details including their respective measurements.
 - c. *Landscape plan.* A site plan at a minimum 1 inch = 40 feet scale showing compliance with all regulations and calculations required by the zoning ordinance which shall include, but not be limited to, information on landscaping, tree species and the number of all plantings and open space including the landscaping that is being preserved, removed and that which is replacing the landscaping that is removed.

- d. *Architectural design.* Preliminary architectural plans and all elevations with sufficient detail to demonstrate compliance with all design criteria of this Chapter as well as the regulations and calculations required by the zoning ordinance shall include, but not be limited to, scaled floor plans and elevation drawings of proposed buildings and structures and information on building materials, features, exterior finish legend, windows, doors, colors, and items affecting exterior appearance, such as signs, air conditioning, grills, compressors, and similar details including their respective measurements.
- e. *Phasing plan.* Should a DCI be expected to require five years or longer to complete, a phasing plan shall be provided by the applicant that indicates the timeframe for construction and development of each phase of the DCI.

The plans must also address the following development standards:

- (1) *Site planning.* Site planning in the proposed DCI shall consider the topography, the location of structures, buffers, screening, stream buffers, floodplains, wetlands, setbacks, transit, pedestrian and bike access, and street design that demonstrates multi-modal access and connectivity of the development with its surrounding areas.
 - (2) *Service and emergency access.* Access and circulation shall adequately provide for firefighting and other emergency equipment, service deliveries and refuse collection.
 - (3) *Utilities.* Provision shall be made for acceptable design and construction of electric and natural gas utilities, water supply, wastewater collection, and stormwater management facilities, as required by Chapter 340 of the UDO
- A Letter of Intent, that provides a project description and justification of how the project complies with the Review and Approval Criteria in Section 280-24.

Each of the following Criteria must be addressed by the applicant:

- a. Design shall be in harmony with the general character of the neighborhood and surrounding area, considering factors such as mass, placement, height, changing land use patterns, and consistency of exterior architectural treatment, especially in areas of historic and special design interest.
- b. Design components shall be planned such that they are physically and aesthetically related and coordinated with other elements of the project and surrounding environment to ensure visual continuity of design.
- c. Design shall protect scenic views, particularly those of open space, and utilize natural features of the site.
- d. Design shall protect adjacent properties from negative visual and functional impacts.
- e. Design shall respect the historical character of the immediate area as integral parts of community life in the city and shall protect and preserve structures and spaces which provide a significant link within these areas.
- f. All exterior forms, attached to buildings or not, shall be in conformity with, and secondary to, the building.
- g. The proposed development is suitable in view of the use and development of adjacent and nearby property.
- h. The proposed development does not adversely affect the existing use or usability of adjacent or nearby property.
- i. The proposed development does not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- j. The proposed development is in conformance with the applicable zoning district.
- k. The proposed development is in conformance with the provisions of the future development plan articulated in the City's Comprehensive Plan.

- Variances and waivers shall be submitted in accordance with the concurrent variance process outlined in Section 280-36. If the project requires variances or waivers, the applicant must address each of the variance or waiver criteria in the letter of intent. The criteria for variances and waivers can be found in Section 280-32 and Section 300-8, respectively, and on the Variance and Waiver applications. For stream buffer variances, See Sec. 310-19(b).
- Other materials reasonably required by the City necessary to the analysis of the application as determined at the pre-application meeting or upon application submittal.
- Application Fee (See [Fee Schedule](#) on City website)

Please submit the entirety of your application submittal electronically, saved in .pdf format with a maximum 50 MB file size, to Chambleedevelopment@chambleega.gov. No hard copies are required to be submitted. Fees can be paid electronically via the link found at www.chambleega.gov/152/applications-and-forms.

Application Processing:

An application shall be considered complete and ready for processing only if it is submitted in the required format, includes all required information and supporting documentation, and is accompanied by the application filing fee. The Planning and Development Director shall make a determination of application completeness in accordance with the schedule established pursuant to Section 280-5. Applications deemed complete by the Planning and Development Director will be considered to be in the processing cycle and will be reviewed by City Staff, affected agencies, and other review and decision-making bodies in accordance with applicable review and approval procedures of the UDO.

Prior to a hearing by Mayor and City Council, DCI applications shall be reviewed by the Design Review Board (DRB) in a public meeting. The DRB shall make a recommendation to the Mayor and City Council in accordance with Section 280-23. The DRB typically meets the last Wednesday of the month, at 6:00 pm at Chamblee City Hall, located at 5468 Peachtree Road, Chamblee, GA 30341.

The Mayor and City Council shall, upon receipt of recommendations from Staff and DRB, hold a public hearing on proposed DCIs. This takes place at the Mayor and City Council Work Session the Thursday prior to the regular monthly Mayor and City Council meeting, at 6:00 pm at the Chamblee Civic Center, located at 3540 Broad Street, Chamblee, GA 30341.

A meeting of the Mayor and City Council for the purposes of reviewing and making final decisions on DCIs shall be conducted either no more than five days after the date of the public hearing, or at the next scheduled meeting of the Mayor and City Council, where the Mayor and City Council shall act by simple majority vote to approve the proposed DCI, approve the DCI with conditions, or deny the DCI based on the applicable review and approval criteria of Section 280-24. The Mayor and City Council is also authorized to defer action or continue a hearing in order to receive additional information or further deliberate, or to refer matters back to the DRB for further deliberations or to obtain additional information. The regular meeting of the Mayor and City Council typically occurs the third Tuesday of every month at 7:30 pm at the Chamblee Civic Center, located at 3540 Broad Street, Chamblee, GA 30341.

If a DCI application is denied, a successive application for a DCI affecting all or a portion of the same property may not be submitted within six (6) months measured from the date of final action by Mayor and City Council.

See Zoning Application Schedule for submittal deadlines and public meeting dates.

The current UDO and Zoning Application Schedule can be found at www.chambleega.gov/160/zoning.



APPLICATION FOR DEVELOPMENT OF COMMUNITY IMPACT (DCI)

PROJECT:

Name of Project

Property Address

Brief Description of Project

Zoning District

Character Area (Future Development Map)

Total # of Properties Involved

Total Project Acreage

Total Number of Buildings

Total area of buildings

OWNER:

Name and Company

Mailing Address

City, State

Zip Code

Phone #

E-mail

APPLICANT: Check here if Applicant is also the Property Owner

Name and Company

Mailing Address

City, State

Zip Code

Phone #

E-mail

Applicant Signature

Date

I hereby certify that all information provided herein is true and correct.

NOTARY:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:



Owner Permission Affidavit

Subject Property Street Address: _____

Subject Property Tax ID number: 18 - _____ - _____ - _____

Owner:

Name (Person, Firm, Corporation, or Agency): _____

Mailing Address: _____

Phone: _____

Email: _____

Property Owner's Agent (If applicable)

Name (Person, Firm, Corporation, or Agency): _____

Mailing Address: _____

Phone: _____

Email: _____

I am applying for, or I hereby give authority to the applicant to file an application for: _____

Owner/Agent signature

Owner/Agent printed name

This instrument was signed before me on this date _____

County _____ Georgia Notary Signature: _____

Affix seal/stamp as close to signature as possible



Disclosure of Campaign Contributions

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Variance, Amendment, or Development of Community Impact.

GA Citation/Title

GA Code 36-67A-3, Disclosure of Campaign Contributions

*38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS (Current through 2016 General Assembly)

36-67A-3 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 – 2016 State of Georgia.



Campaign Contributions Disclosure Form

Have you as applicant, agent for applicant, property owner, or person associated with the application for property, located at _____, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to an elected official of the City of Chamblee? YES NO

Applicant/ Owner	Name:
	Address:
	Signature:
	Date:

If the answer above is YES, then please complete the following section:

Date	Government Official	Official Position	Description	Amount



INSTRUCTIONS FOR REQUESTING A PRE-APPLICATION MEETING

Projects That Require a Pre-Application Meeting:

1. Amend the zoning map
2. Variance and/or Waiver
3. Development of Community Impact (DCI)
4. Subdivide land
5. Any other application deemed necessary by staff

Application Submittal and Review Process:

- A. **Complete a Pre-Application Information Form** that contains a detailed description of the request. Attach a separate sheet if necessary.
- B. **Prepare Concept Plans and a Submit a PDF digital version** that conveys the proposed project. These plans may be conceptual in nature and do not need to be developed by a design professional. (Note: Individual PDF files may not exceed 25 MB. Large files should be separated into individual PDF files not exceeding 25 MB.)
- C. **Submit the Pre-Application Instruction Form and Concept Plans** to the Planning and Development Department via email to chambleedevelopment@chambleega.gov. The application and forms will be reviewed within (2) two business days. Staff will contact the applicant to schedule the Pre-Application Meeting.
- D. **Attend the Pre-Application Meeting** with the Planning and Development Department. Feedback about the proposal, along with an overview of the application and review processes will be provided during this meeting.
- E. **Submit a Signed Copy of the Pre-Application Information Form** with the formal application. When the applicant is prepared to submit the full, complete application for the development activity or zoning process, a copy of the Pre-Application form is required to be included in the submittal.

PRE-APPLICATION INFORMATION FORM SUBMITTAL CHECKLIST:

- Complete Pre-Application Information Form
- One PDF digital version of Concept Plans (Note: Individual PDF files may not exceed 25 MB. Large files should be separated into individual PDF files not exceeding 25 MB.)



PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Name

Company

Mailing Address

Suite/Apt. #

City, State

Zip Code

Primary Phone #

Alternate Phone #

E-mail

PROJECT SUMMARY

Address of Project

Name of Project

Application Type (Amend Zoning Map, Development of Community Impact (DCI), Variance/Waiver, Subdivide Land, Other)

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

Applicant Signature

Date: ____ / ____ / ____

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____



Redevelopment Assessment Form

(Applies to all existing structures except for Single-Family Detached Residential structures, per Chamblee UDO Section 270-9)

PROPERTY ADDRESS: _____

APPLICANT NAME: _____ DATE: _____

PROJECT TYPE: (*Check all that apply*)

- Renovation
- Alteration
- Addition
- Repair
- Other _____

THRESHOLD ASSESSMENT:

Total construction cost post renovation/improvement, cumulative: **TCC** = _____

(Attach documentation for all improvements made over the last 3 years. See UDO [Section 270-9](#). Interior-only renovations are 50% of the cost valuation based on the ICC Building Valuation Data Construction Cost Table)

Fair Market Value of existing structure(s): **FMV** = _____

(Attach DeKalb County Tax Assessor documentation for all buildings on the site. The information can be obtained from the following website: <https://propertyappraisal.dekalbcountyga.gov/search/>)

Percent calculation: **TCC/FMV** = _____

ASSESSMENT: (*Check one*)

- Improvements not required because less than 30% improvement
- $\geq 30\%$ $\geq 60\%$ $\geq 70\%$

See Page 2 of this form for *Redevelopment Thresholds Summary Table*.

Mandatory compliance is not intended to result in total improvement costs greater than or equal to 125% of FMV value but applicant shall meet items in order of priority listed in Section 270-9 of the UDO until the 125% cap is met.

Redevelopment Thresholds Summary Table

Code to be applied	Redevelopment costs as a percentage of the fair market value of the structure			
	Less than 30%	30% or more	60% or more	70% or more
Section 230-26 (Streetscape design)	Not mandatory	Mandatory	Mandatory	Mandatory
Section 250-7 (Parking)	Not mandatory	Not mandatory	Not mandatory	Mandatory
Section 230-27 Building architecture)	Not mandatory	Not mandatory	Mandatory	Mandatory
Section 230-29 (Storefront Streets)	Not mandatory	Not mandatory	Mandatory	Mandatory
Remaining provisions of Chapter 230, Article 2 (Civic Design) not listed above	Not mandatory	Not mandatory	Not mandatory	Mandatory
Section 250-21 (Dumpsters)	Not mandatory	Not mandatory	Mandatory	Mandatory
Remaining provisions of Chapter 250 (Off-Street Parking and Loading Standards) not listed above	Not mandatory	Not mandatory	Not mandatory	Mandatory
Section 320-21 (Off-street surface parking lot planting requirements)	Not mandatory	Not mandatory	Mandatory	Mandatory
Remaining provisions of Chapter 320, Article 2 (Buffers) not listed above	Not mandatory	Not mandatory	Not mandatory	Mandatory
Subsection 350-2(a)(1)(b) (Sidewalks crossing driveways)	Not mandatory	Not mandatory	Mandatory	Mandatory
Remainder of UDO	Not mandatory	Not mandatory	Not mandatory	Mandatory