

# Chamblee Development 101

## Land Disturbance Permit Process

November 8, 2016



# Agenda

- *Development Department News*
  - Development Activity
  - Upcoming actions before Council
- *Site Code Overview*
- *Panel presentation and discussion*
  - Permitting Process
  - Engineering
  - Soil Erosion Control
- Questions and Answers



# Development Department News



# Site Codes

- Regulate the external built environment
- Covered in Title 3 of the UDO
  - Subdivision and Development Standards, Chapter 300
  - Soil Erosion, Sedimentation and Pollution Control, Chapter 310
  - Buffers, Landscaping and Tree Protection, Chapter 320
  - Floodplain Management, Chapter 330
  - Stormwater Management, Chapter 340
  - Streets and Sidewalks, Chapter 350



# Goals

- Tree canopy preservation
- Mitigation of runoff from neighboring sites
- Protection of state waters
- Community aesthetics
- Safety



# Permits in the Development Process

**Step 1**

PUD, DCI approval (if necessary)

Conditions of Approval

**Step 2**

Land Disturbance Permit (LDP)

Certificate of Completion

**Step 3**

**Building Permit**

Certificate of Occupancy



# Land Disturbance Permitting Process



\* Not required for Single-Family Residential Permits



# What is considered Land Disturbance?

## Typical Disturbance

- Removing or clearing vegetation
- Filling or stockpiling soil material
- **Excavating for utilities or footings\***
- **Building retaining walls or privacy walls\***
- Paving driveways, decks, or patios
- Adding to existing impervious area

## Some Exceptions

- Gardening or landscape maintenance
- Burying cable or communication lines
- Replacing existing driveway or patio within the same footprint
- **Installing posts for fence or sign\***

\* Note: some projects may require multiple permits



# Site Code Terminology

Are you familiar with these terms?

- Type 1, 2, and 3 Tree Removal Permits
- Open Space
- BMPs
- Streetscape
- Specimen Tree
- Impervious Surface
- DBH
- Landscape Strip
- Buffer
- BLT
- LDP
- Overstory Tree
- Understory Tree
- CRZ



# Types of Permits

- Tree Removal
- Land Disturbance
  - Single family lot
  - Nonresidential lots
  - Demolition and site clearing
- Structural – stormwater detention or retaining walls
- Permits are valid for 6 months, without breaking ground
- Encroachment Permit – Public Works



# Fees

- Fee schedule is on the Chamblee website
- Tree Removal
  - Type 1 - \$300
  - Type 2 or 3 - \$150
  - Specimen - \$125 per DBH inch to be replaced
- Original Submittal Fees of a LDP
  - Demo and Site Clearing < 5 Acres - \$773
  - Demo and Site Clearing > 5 Acres - \$1,288
  - Residential - \$1,288
  - Commercial <50,000 sf Bldg - \$2,318
  - Commercial >50,000 sf Bldg - \$3,348
- Resubmittal and fees required if original submittal is found not to meet requirements

## CITY OF CHAMBLEE: Approved City Fee Schedule PLANNING / ZONING / SITE ENGINEERING

GENERAL CONSULTATION FEES		FEE	
INFORMATIONAL SESSION BY PHONE OR E-MAIL			NC
SINGLE FAMILY RESIDENTIAL ZONING VERIFICATION LETTER			\$25
ALL OTHER USES FOR ZONING VERIFICATION LETTER			\$50
ZONING OR ENGINEERING CONSULTATION (per 1/2 hour)			\$87
BOTH ZONING AND ENGINEERING CONSULTATION (per 1/2 hour)			\$139
DEVELOPMENT PLAN REVIEW		FEE	
ZONING COMPLIANCE REVIEW **		Original Submittal	Re-Submittal
Single Family Detached Residential Application (1 Lot)		\$515	\$515
Planned Unit Development (After Council Approval)		\$773	\$515
Development of Community Impact (After Council Approval)		\$515	\$515
Preliminary Subdivision Plat Review		\$2,060	\$1,030
All other uses - 50,000 SF of Building		\$1,030	\$515
SPECIAL CASE ZONING REVIEWS		FEE	
REZONING (Zoning Map Amendment)		\$2,060	
Corrections to applications/revisions submitted prior to Public Hearing		\$773	
New Application		original fee	
VARIANCE (to vary the terms of the Zoning Ordinance)			
Single Family Detached Residential Application (1 Lot)		\$464	
Corrections to applications/revisions submitted prior to Public Hearing			
All other uses		\$1,288	
Corrections to applications/revisions submitted prior to Public Hearing		\$309	
Each Additional Variance Submitted Under One Application		\$103	
New Application		original fee	
PLANNED UNIT DEVELOPMENT		\$2,060	
Corrections to applications/revisions submitted prior to Public Hearing		\$773	
New Application		original fee	
DEVELOPMENT OF COMMUNITY IMPACT (for 50,000 SF and over)		\$1,545	
Corrections to applications/revisions submitted prior to Public Hearing		\$515	
New Application		original fee	
FUTURE DEVELOPMENT MAP AMENDMENT			
Concurrent with Rezoning Application		\$258	
Corrections to applications/revisions submitted prior to Public Hearing			
Not Concurrent with Zoning Application		\$1,030	
Corrections to applications/revisions submitted prior to Public Hearing		\$515	
New Application		original fee	
COUNCIL DIRECTED REVIEW - NON VOLUNTARY			
DOCUMENTATION REVIEW		Original Submittal	Re-Submittal
Stormwater Record Documentation		\$644	\$412
Landscape Bond Review		\$258	\$258
Final Plat Survey Review			
Single Family Detached Residential (1 Lot)		\$258	\$258
Subdivision		\$1,288	\$773
All Other		\$644	\$412
LAND DISTURBANCE PLAN (LDP) REVIEW		Original Submittal	Re-Submittal
Single Family Detached Residential (1 Lot)		\$1,288	\$309
All Other Uses			
< 50,000 SF of Building		\$3,318	\$1,545
= or equal to 50,000 SF of Building		\$3,348	\$2,575
Only Demolition at Site Clearing			
Site under 3 acres		\$773	\$515
Site 3 acres and over		\$1,288	\$773
Structural Site Plan Review			
Detention Pond Walls/Vaults		\$335	\$258
Retaining Walls		\$335	\$258
SITE PROJECT CLOSE OUT		FEE	
FIELD REVIEW		per Field Visit	
Stormwater Management - Field Verification of Installation		\$515	
Retaining Wall and Detention Pond Vault Installation		\$515	
Final Planting On-Site Verification		\$515	

\*\* The original fee will be applied for re-submittals with significant plan revisions such as: changes in building envelope, size, or location; and/or changes in parking or landscaping calculations. The reduced re-submittal fee only applies to projects with similar layout plans as previously submitted with revisions that clearly identify how City Planner's comments were addressed.

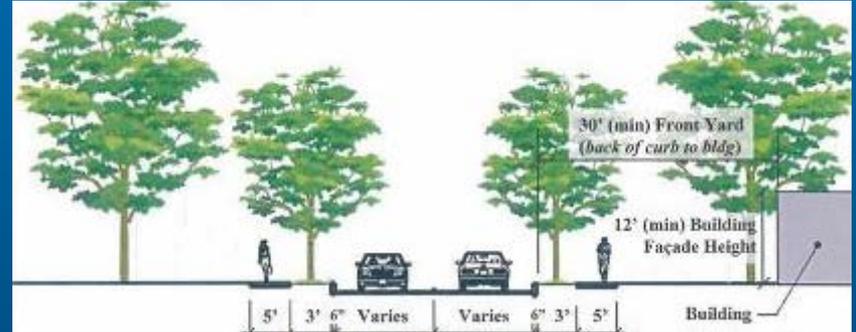
# Engineering Review

- Stormwater detention facilities
- Hydrology Study review
- Transportation facilities (Public Works and GDOT)



# Buffer, Landscape and Tree (BLT) Provisions

- Banned invasive plants
- Encourages species diversity in buffer zones
- Landscaping Standards
- Payment in lieu of streetscape improvements
- Tree removal on single family lots vs tree removal on commercial property
- Maximum 30% impact to critical root zone
- Boundary Tree Protection
- Requirements for owner affidavits



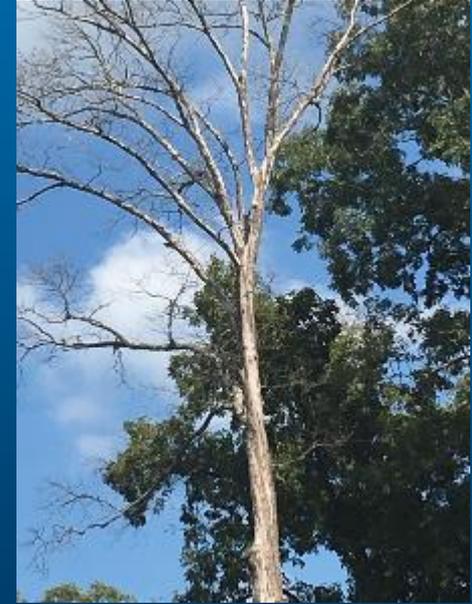
*Local Residential Streetscape Standard*



*Banned Invasive plants*

# When is a Tree Removal Permit Required?

- Almost always
- Tree removal in the building or development process is subject to a land disturbance permit
- Removal of a tree on city property requires an encroachment permit
- Any tree removed on a commercial site
- The removal of 6 or more non-specimen trees or a specimen tree will require a permit
- Exceptions:
  - Limit of five non specimen trees on single-family residential property
  - Emergency work from storm damage



# Tree preservation and replacement standards

- All applicable sites shall maintain a minimum tree density of 100 inches DBH per acre
- Exemption for existing residential sites –which shall maintain a minimum of 50 inches DBH per acre
- Trees replanted to achieve density requirements should be:
  - Selected from the Tree Species Selection List found in Addendum 2.0
  - A minimum of 10% and a maximum of 30% of trees shall be of a single species
  - Replanting should be at the ratio of not less than one overstory tree for every three understory tree.
  - Density credit may be met by planting all overstory trees, but not by planting only understory trees.



# Tree Removal Violations

- Each tree cut, damaged or poisoned shall constitute a separate offense and shall be subject to a fine of \$1,000 per specimen tree and \$500 per non-specimen tree
- Any tree, specimen or non-specimen, which is removed without the appropriate review and approval must be replaced by trees with a total density equal to **eight times** the unit value of the tree(s) removed with a minimum four-inch tree caliper.



# When a permit is not required

- Pruning Trees
- Removal of 5 or less non-specimen trees on a residential lot
- Land disturbance activity associated with individual home gardening and landscaping



# ESPC Plan Review and Inspection Fees



- Land disturbance on an individual single-family residential lot and other small projects of minor soil disturbance - \$125
- LDP for Demolition of one single-family residence and/or accessory structures on a single lot - \$125
- Major Land Disturbance Fees do not include ESPC Plan Review and Inspection
- Land disturbance for residential subdivisions (2 lots or more), multifamily, commercial, office, industrial, institutional, mixed-use and all other non-residential development - \$150 plus \$200/per Acre
- In most cases there is a Resubmission Fee



# Environmental Standards

- Best Management Practices required for all land disturbance activities
  - Pursuant to the *Georgia Water Quality Control Act*, and
  - Specifications contained in the “Manual for Erosion and Sediment Control in Georgia”
- 50-foot buffer maintained along all state waters
- 25-foot additional setback in which all impervious cover shall be prohibited
- Penalties for violation (UDO Section 310-6) include:
  - Stop Work Order
  - Revocation of Business License
  - Bond Forfeiture
  - Monetary penalties, not to exceed \$2500 per day per violation



# Site Code Violations



# Next and Final Class

- Code Enforcement
- December 13, 6:30 PM
- Here in the same location



# Where to find more information

- Website: [www.chambleega.gov](http://www.chambleega.gov)
- Office visit: 3506 Broad Street
- Call us at 770-986-5024

