

# Chamblee

# Development 101

**UDO Organization and Administration**  
**August 9, 2016**



# Agenda

- *Purpose and scope of the series*
- *Where to find information and what the UDO covers*
- *Recent Development Activity*
- *Overview of what is new in the code*



# Purpose and Scope

- *Opportunity to learn more about the Development Process*
  - *What is written in the Codes*
  - *How they are administered*
  - *How they are enforced*
- *Opportunity to make the process better*



# Development 101 Series

Date, Time	Subject	Description
08/9/16, 6:30 PM	UDO Organization and Administration	What it covers, How to find information. Who to contact. Overview of what is new
09/13/15, 6:30 PM	Zoning	Zoning Districts, Use Table and Provision, Parking, Signs, Rezoning Process
10/11/15, 6:30 PM	Building Construction Permitting	Types of permits needed, Permitting process, Building Codes
11/8/16, 6:30 PM*	Land Disturbance Permitting	Types of permits needed, Permitting process, Site Codes (Buffers, Trees, Soil Erosion, Floodplain, Stormwater)
12/13/16, 6:30 PM	Code Enforcement	Violations and Non-conforming Uses, who to contact, Penalties and actions

**\* Note: This is also the election night, so vote early**



# Who will be teaching

- Development Department Staff, as well as representatives from the County Fire Marshall's Office, and City Police - Code Enforcement
- Development Department has 6 full time staff, and 7+ part-time or on-call employees who work as needed
- Duties include:
  - Zoning
  - Plan Review
  - Permits
  - Inspections
  - Comprehensive Planning and special studies
  - Federal, State, Local Gov. Coordination



# What is the UDO?

- *The City of Chamblee **Unified Development Ordinance***
- *A part of the City Code of Ordinances that consolidates multiple development regulations into a coordinated format*
- *Includes among other things:*
  - Zoning Ordinance Uses and District Standards
  - Subdivision Development Standards
  - Public Improvements Standards and Drawings
  - Landscaping, Tree Preservation and Buffers



# What the UDO is not

- *International Building Codes*
- *State Environmental Regulations*
- *LEED certification*
- *Business licenses*
- *Comprehensive Plan*
- *Alcohol beverage regulations*
- *Property Maintenance Code*



# Document Organization

- Title > Chapter > Article > Section
- Three Titles, plus Addenda
  - Title 1: Administration
  - Title 2: Land Use and Zoning
  - Title 3: Development and Permitting
- Living Document - Adopted last year and amended several times since
- Latest version can be found on Municode:
  - [https://www.municode.com/library/ga/chamblee/codes/code\\_of\\_ordinances](https://www.municode.com/library/ga/chamblee/codes/code_of_ordinances)



# Title 1: Administration

- Chapter 100: General Provisions
  - Section 100-3: Authority come from the state “Zoning Procedures Law”
  - Section 100-6: Relationship to existing ordinances
  - Section 100-8: Severability Clause
  - Section 100-11: Fees
  - Section 100-12: Application to Certain Codes
- Chapter 110: Definitions
  - Large dictionary of terms used throughout the UDO
- Chapter 120: Enforcement and Penalties
  - Will be covered in detail at the December class
  - Section 120-10: Pre-Application Conference





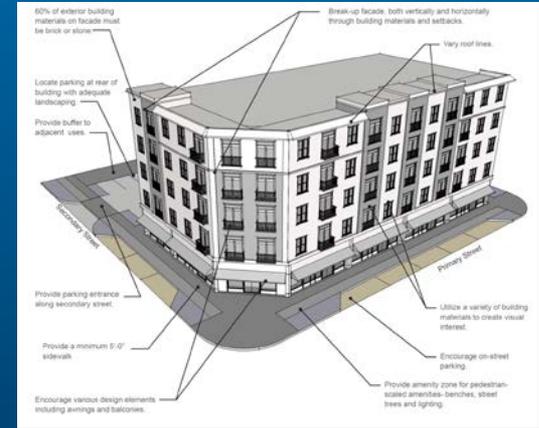
# Title 3: Development and Permitting

- Development Regulations
  - Chapter 300: Subdivision and Development Stds and Procedures
  - Chapter 310: Environmental Standards
  - Chapter 320: Buffers, Landscaping and Tree Protection
  - Chapter 330: Floodplain Management
  - Chapter 340: Stormwater Management
  - Chapter 350: Infrastructure
- Will be covered in detail at the November 8 class



# Addenda

- Addendum 1: Design Guidelines
- Addendum 2: Buffer, Landscaping and Tree Preservation Administrative Guidelines
- Addendum 3: Streetscape Guidelines



# How to find Information

- Website: [www.chambleega.gov](http://www.chambleega.gov)
- Latest version of the UDO can be found on Municode:  
[https://www.municode.com/library/ga/chamblee/codes/code\\_of\\_ordinances](https://www.municode.com/library/ga/chamblee/codes/code_of_ordinances)
- Office visit: Chamblee Development Department, 3506 Broad Street
- Call: 770-986-5024



# Group Discussion

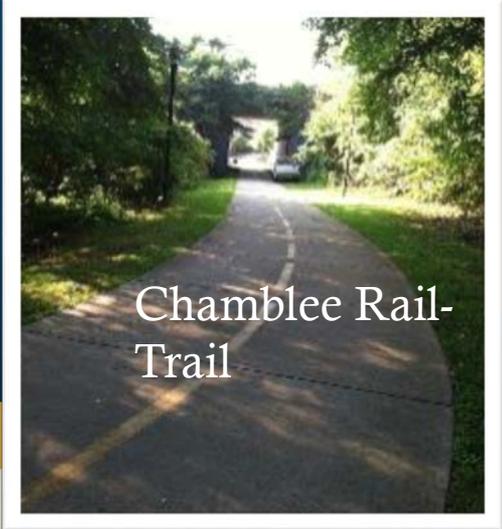
- *What questions do you have about the code?*
- *Given the dynamic nature of the code, what can the City do better to keep interested parties informed of the changes?*





# New Development in Chamblee

- 1- Olmsted
- 2- Parkview on Peachtree
- 3- Keswick Village
- 4- Broward PB Self-Storage
- 5- The Malone on Peachtree
- 6- Chamblee Residences
- 7- Peachtree Station (Whole Foods)
- 8- Mercy Park
- 9- Trackside Bank
- 10- Chase Bank



Chamblee Rail-Trail

1 - The Olmstead



## 2 - Parkview on Peachtree



### 3 – Keswick Village, Phase II



## 4 – Broward PB Self-Storage



# 4 – The Malone on Peachtree



PEACHTREE BOULEVARD



MALONE DRIVE

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 

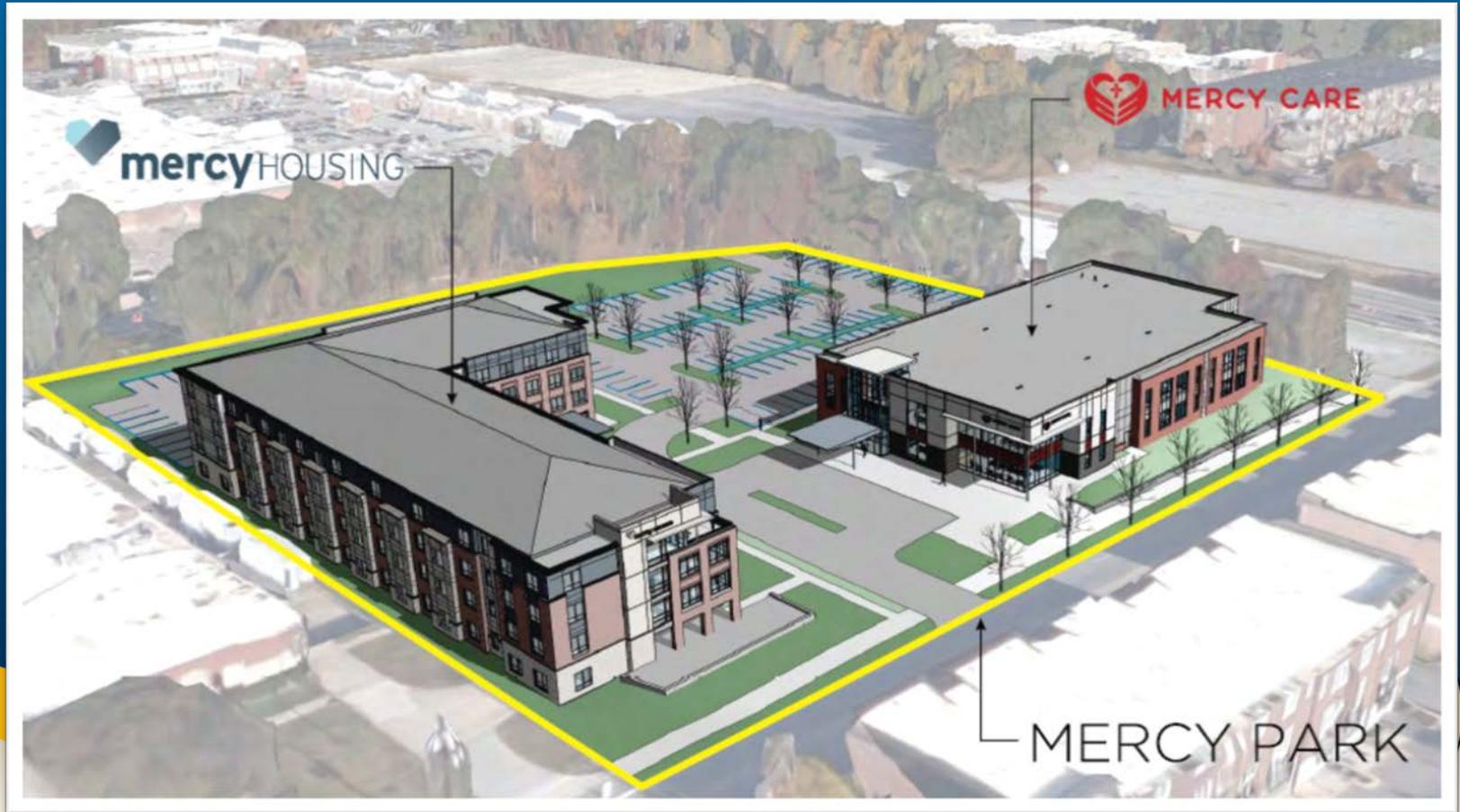
## 5 – Chamblee Residences



## 7 - Peachtree Station



## 8 - Mercy Park Clinic and Sr. Housing



## 9 - Trackside Development



# 10 - Chase Bank



# What is New in the UDO

- Council has initiated amendments which have been or are scheduled to be adopted on June 21, July 19 and August 16
- Will be covering the contents of these amendments in the coming classes



# Homework

- Next month we will discuss Title 2: Land Use and Zoning
  - Scan over the Title
  - Look up the Zoning District your or business is in?

