

CITY OF CHAMBLEE CASE PZ2021-712

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF CHAMBLEE AS PROVIDED IN THE CODE OF ORDINANCES OF THE CITY OF CHAMBLEE, GEORGIA, APPENDIX A, "UNIFIED DEVELOPMENT ORDINANCE", TITLE 2, "LAND USE AND ZONING", ARTICLE 2, "AMENDMENTS" TO PROVIDE FOR REZONING OF PARCELS FROM ONE ZONING CLASSIFICATION TO ANOTHER, PORTRAYAL OF SUCH ZONING DESIGNATION ON THE OFFICIAL ZONING MAP AND ENTRY IN THE MINUTES OF THE AMENDMENT TO THE OFFICIAL ZONING MAP AND FOR ALL OTHER LAWFUL PURPOSES**

**PART I**

BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHAMBLEE, GEORGIA that the Official Zoning Map of the City of Chamblee shall be amended to change the zoning classification of the following parcels from Village Commercial (VC) to Industrial Transitional (IT):

**DeKalb County Parcel ID: 18-298-04-018, also known as 3361 Catalina Drive, Chamblee, GA,  
18-298-04-023, also known as 3333 Catalina Drive, Chamblee, GA,  
18-298-04-024, also known as 3327 Catalina Drive, Chamblee, GA,  
18-298-04-026, also known as 3317 Catalina Drive, Chamblee, GA,  
18-298-04-027, also known as 3311 Catalina Drive, Chamblee, GA,  
18-298-04-045, also known as 2237 Coronado Place, Chamblee, GA,  
18-298-040-46, also known as 2231 Coronado Place, Chamblee, GA,  
18-298-04-047, also known as 2225 Coronado Place, Chamblee, GA,  
18-298-04-100, also known as 3351 Catalina Drive, Chamblee, GA,  
18-298-04-101, also known as 3345 Catalina Drive, Chamblee, GA,  
18-298-04-102, also known as 3339 Catalina Drive, Chamblee, GA,  
18-298-04-103, also known as 0 Catalina Drive, Chamblee, GA,  
18-298-04-104, also known as 0 Catalina Drive, Chamblee, GA,  
18-298-04-105, also known as 0 Catalina Drive, Chamblee, GA,  
18-298-04-106, also known as 0 Catalina Drive, Chamblee, GA,  
18-298-04-107, also known as 0 Catalina Drive, Chamblee, GA,  
18-298-04-108, also known as 0 Catalina Drive, Chamblee, GA,  
18-298-04-109, also known as 0 Catalina Drive, Chamblee, GA,  
18-298-04-110, also known as 2233 Coronado Place, Chamblee, GA,  
18-298-08-001, also known as 0 Chamblee Tucker Road, Chamblee, GA,  
18-298-08-004, also known as 3294 Catalina Drive, Chamblee, GA,  
18-298-08-005, also known as 3298 Catalina Drive, Chamblee, GA,  
18-298-08-006, also known as 3304 Catalina Drive, Chamblee, GA,  
18-298-08-007, also known as 3310 Catalina Drive, Chamblee, GA,  
18-298-08-008, also known as 3316 Catalina Drive, Chamblee, GA,  
18-298-08-009, also known as 3322 Catalina Drive, Chamblee, GA,  
18-298-08-010, also known as 3326 Catalina Drive, Chamblee, GA,  
18-298-08-011, also known as 3332 Catalina Drive, Chamblee, GA,  
18-298-08-012, also known as 3338 Catalina Drive, Chamblee, GA,  
18-298-08-013, also known as 3344 Catalina Drive, Chamblee, GA,  
18-298-08-014, also known as 3350 Catalina Drive, Chamblee, GA,**

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18-298-08-015, also known as 3356 Catalina Drive, Chamblee, GA,  
18-298-08-016, also known as 3360 Catalina Drive, Chamblee, GA,  
18-298-08-017, also known as 3370 Catalina Drive, Chamblee, GA,  
18-298-08-018, also known as 3380 Catalina Drive, Chamblee, GA,  
18-298-08-019, also known as 3384 Catalina Drive, Chamblee, GA,  
18-298-08-020, also known as 3390 Catalina Drive, Chamblee, GA,  
18-298-08-021, also known as 3396 Catalina Drive, Chamblee, GA,  
18-298-08-022, also known as 3402 Catalina Drive, Chamblee, GA,  
18-298-08-023, also known as 3408 Catalina Drive, Chamblee, GA,  
18-298-08-024, also known as 3412 Catalina Drive, Chamblee, GA,  
18-298-08-025, also known as 3418 Catalina Drive, Chamblee, GA,  
18-298-08-026, also known as 3424 Catalina Drive, Chamblee, GA,  
18-298-08-027, also known as 3430 Catalina Drive, Chamblee, GA,  
18-298-08-028, also known as 3436 Catalina Drive, Chamblee, GA,  
18-298-08-029, also known as 3446 Catalina Drive, Chamblee, GA,  
18-298-11-002, also known as 3382 Chamblee Dunwoody, Chamblee, GA,  
18-298-11-003, also known as 3388 Chamblee Dunwoody, Chamblee, GA,  
18-298-11-004, also known as 3394 Chamblee Dunwoody, Chamblee, GA,  
18-298-11-006, also known as 3443 Catalina Drive, Chamblee, GA,  
18-298-11-007, also known as 3437 Catalina Drive, Chamblee, GA,  
18-298-11-008, also known as 3431 Catalina Drive, Chamblee, GA,  
18-298-11-009, also known as 3425 Catalina Drive, Chamblee, GA,  
18-298-11-010, also known as 3419 Catalina Drive, Chamblee, GA,  
18-298-11-011, also known as 3413 Catalina Drive, Chamblee, GA,  
18-298-11-012, also known as 3407 Catalina Drive, Chamblee, GA,  
18-298-11-013, also known as 3401 Catalina Drive, Chamblee, GA,  
18-298-11-014, also known as 2214 Coronado Place, Chamblee, GA,  
18-298-11-015, also known as 2220 Coronado Place, Chamblee, GA,  
18-298-11-016, also known as 2226 Coronado Place, Chamblee, GA,  
18-298-11-017, also known as 2232 Coronado Place, Chamblee, GA,  
18-298-11-018, also known as 2240 Coronado Place, Chamblee, GA,  
18-298-11-019, also known as 3400 Blackburn Way, Chamblee, GA,  
18-298-11-024, also known as 3428 Blackburn Way, Chamblee, GA,  
18-298-11-025, also known as 3434 Blackburn Way, Chamblee, GA,  
18-298-11-027, also known as 0 Coronado Place, Chamblee, GA,  
18-298-11-028, also known as 0 Coronado Place, Chamblee, GA,  
18-298-11-029, also known as 0 Coronado Place, Chamblee, GA,  
18-298-11-030, also known as 0 Coronado Place, Chamblee, GA,  
18-298-11-031, also known as 0 Coronado Place, Chamblee, GA,  
18-298-11-032, also known as 3424 Catalina Drive, Chamblee, GA,  
18-299-07-001, also known as 3361 Burk Drive, Chamblee, GA,  
18-299-07-002, also known as 3355 Burk Drive, Chamblee, GA,  
18-299-07-003, also known as 3351 Burk Drive, Chamblee, GA,  
18-299-07-004, also known as 3345 Burk Drive, Chamblee, GA,  
18-299-07-005, also known as 3341 Burk Drive, Chamblee, GA,  
18-299-07-010, also known as 3315 Burk Drive, Chamblee, GA,  
18-299-07-011, also known as 3309 Burk Drive, Chamblee, GA,  
18-299-07-012, also known as 3305 Burk Drive, Chamblee, GA,  
18-299-07-013, also known as 3299 Burk Drive, Chamblee, GA,

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and that such changes be entered on the Official Zoning Map within 30 days after this amendment is approved and adopted by the Mayor and City Council.

Further, the City Clerk is directed to enter upon the minutes of the Council Meeting at which this ordinance is adopted the following:

“On the 16<sup>th</sup> day of March, 2021, by official action of the Mayor and City Council, the following changes were made to the Official Zoning Map:

The zoning classification of DeKalb County Parcel ID # : 18-298-04-018, also known as 3361 Catalina Drive, Chamblee, GA, 18-298-04-023, also known as 3333 Catalina Drive, Chamblee, GA, 18-298-04-024, also known as 3327 Catalina Drive, Chamblee, GA, 18-298-04-026, also known as 3317 Catalina Drive, Chamblee, GA, 18-298-04-027, also known as 3311 Catalina Drive, Chamblee, GA, 18-298-04-045, also known as 2237 Coronado Place, Chamblee, GA, 18-298-04-046, also known as 2231 Coronado Place, Chamblee, GA, 18-298-04-047, also known as 2225 Coronado Place, Chamblee, GA, 18-298-04-100, also known as 3351 Catalina Drive, Chamblee, GA, 18-298-04-101, also known as 3345 Catalina Drive, Chamblee, GA, 18-298-04-102, also known as 3339 Catalina Drive, Chamblee, GA, 18-298-04-103, also known as 0 Catalina Drive, Chamblee, GA, 18-298-04-104, also known as 0 Catalina Drive, Chamblee, GA, 18-298-04-105, also known as 0 Catalina Drive, Chamblee, GA, 18-298-04-106, also known as 0 Catalina Drive, Chamblee, GA, 18-298-04-107, also known as 0 Catalina Drive, Chamblee, GA, 18-298-04-108, also known as 0 Catalina Drive, Chamblee, GA, 18-298-04-109, also known as 0 Catalina Drive, Chamblee, GA, 18-298-04-110, also known as 2233 Coronado Place, Chamblee, GA, 18-298-08-001, also known as 0 Chamblee Tucker Road, Chamblee, GA, 18-298-08-004, also known as 3294 Catalina Drive, Chamblee, GA, 18-298-08-005, also known as 3298 Catalina Drive, Chamblee, GA, 18-298-08-006, also known as 3304 Catalina Drive, Chamblee, GA, 18-298-08-007, also known as 3310 Catalina Drive, Chamblee, GA, 18-298-08-008, also known as 3316 Catalina Drive, Chamblee, GA, 18-298-08-009, also known as 3322 Catalina Drive, Chamblee, GA, 18-298-08-010, also known as 3326 Catalina Drive, Chamblee, GA, 18-298-08-011, also known as 3332 Catalina Drive, Chamblee, GA, 18-298-08-012, also known as 3338 Catalina Drive, Chamblee, GA, 18-298-08-013, also known as 3344 Catalina Drive, Chamblee, GA, 18-298-08-014, also known as 3350 Catalina Drive, Chamblee, GA, 18-298-08-015, also known as 3356 Catalina Drive, Chamblee, GA, 18-298-08-016, also known as 3360 Catalina Drive, Chamblee, GA, 18-298-08-017, also known as 3370 Catalina Drive, Chamblee, GA, 18-298-08-018, also known as 3380 Catalina Drive, Chamblee, GA, 18-298-08-019, also known as 3384 Catalina Drive, Chamblee, GA, 18-298-08-020, also known as 3390 Catalina Drive, Chamblee, GA, 18-298-08-021, also known as 3396 Catalina Drive, Chamblee, GA, 18-298-08-022, also known as 3402 Catalina Drive, Chamblee, GA, 18-298-08-023, also known as 3408 Catalina Drive, Chamblee, GA, 18-298-08-024, also known as 3412 Catalina Drive, Chamblee, GA, 18-298-08-025, also known as 3418 Catalina Drive, Chamblee, GA, 18-298-08-026, also known as 3424 Catalina Drive, Chamblee, GA, 18-298-08-027, also known as 3430 Catalina Drive, Chamblee, GA, 18-298-08-028, also known as 3436 Catalina Drive, Chamblee, GA, 18-298-08-029, also known as 3446 Catalina Drive, Chamblee, GA, 18-298-11-002, also known as 3382 Chamblee Dunwoody, Chamblee, GA, 18-298-11-003, also known as 3388 Chamblee Dunwoody, Chamblee, GA, 18-298-11-004, also known as 3394 Chamblee Dunwoody, Chamblee, GA, 18-298-11-006, also known as 3443 Catalina Drive, Chamblee, GA, 18-298-11-007, also known as 3437 Catalina Drive, Chamblee, GA, 18-298-11-008, also known as 3431 Catalina Drive, Chamblee, GA, 18-298-11-009, also known as 3425 Catalina Drive, Chamblee, GA, 18-298-11-010, also known as 3419 Catalina Drive, Chamblee, GA, 18-298-11-011, also known as 3413 Catalina Drive, Chamblee, GA, 18-298-11-012, also known as 3407 Catalina Drive, Chamblee, GA, 18-298-11-013, also known as 3401 Catalina Drive, Chamblee, GA, 18-298-11-014, also known as 2214 Coronado Place, Chamblee, GA, 18-298-11-015, also known as 2220 Coronado Place, Chamblee, GA, 18-298-11-016, also known as 2226




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Coronado Place, Chamblee, GA, 18-298-11-017, also known as 2232 Coronado Place, Chamblee, GA, 18-298-11-018, also known as 2240 Coronado Place, Chamblee, GA, 18-298-11-019, also known as 3400 Blackburn Way, Chamblee, GA, 18-298-11-024, also known as 3428 Blackburn Way, Chamblee, GA, 18-298-11-025, also known as 3434 Blackburn Way, Chamblee, GA, 18-298-11-027, also known as 0 Coronado Place, Chamblee, GA, 18-298-11-028, also known as 0 Coronado Place, Chamblee, GA, 18-298-11-029, also known as 0 Coronado Place, Chamblee, GA, 18-298-11-030, also known as 0 Coronado Place, Chamblee, GA, 18-298-11-031, also known as 0 Coronado Place, Chamblee, GA, 18-298-11-032, also known as 3424 Catalina Drive, Chamblee, GA, 18-299-07-001, also known as 3361 Burk Drive, Chamblee, GA, 18-299-07-002, also known as 3355 Burk Drive, Chamblee, GA, 18-299-07-003, also known as 3351 Burk Drive, Chamblee, GA, 18-299-07-004, also known as 3345 Burk Drive, Chamblee, GA, 18-299-07-005, also known as 3341 Burk Drive, Chamblee, GA, 18-299-07-010, also known as 3315 Burk Drive, Chamblee, GA, 18-299-07-011, also known as 3309 Burk Drive, Chamblee, GA, 18-299-07-012, also known as 3305 Burk Drive, Chamblee, GA, 18-299-07-013, also known as 3299 Burk Drive, Chamblee, GA, was changed from Village Commercial (VC) to Industrial Transitional (IT).

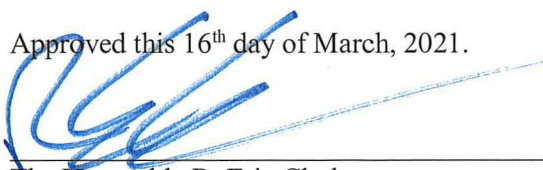
PART II

It is hereby declared to be the intention of the Mayor and City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance.

The foregoing was proposed by Council member John Mesa with a motion that the same be adopted. Said motion was seconded by Council member Leslie Kobson. Same was then put to a vote and 4 Council members voted in favor of the ordinance, and 0 Council members voted against the ordinance. Said motion was thereupon declared passed and duly adopted this 16<sup>th</sup> day of March, 2021.

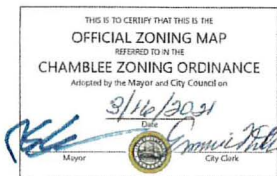
  
Emmie Niethammer  
City Clerk, City of Chamblee, Georgia

Approved this 16<sup>th</sup> day of March, 2021.

  
The Honorable R. Eric Clarkson  
Mayor, City of Chamblee, Georgia

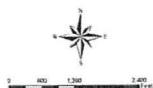
Approved as to form:   
Joe Fowler, City Attorney

First reading: February 16, 2021  
Second reading: March 16, 2021



#### Zoning Districts

-  A Airport
-  CC Corridor Commercial
-  CVC Corridor Village Commercial
-  I Light Industrial
-  IT Industrial Transitional
-  MU-BC Mixed Use - Business Center
-  NC-1 Low-Density Neighborhood Commercial
-  NC-2 Medium-Density Neighborhood Commercial
-  NR-1 Neighborhood Residential 1
-  NR-2 Neighborhood Residential 2
-  NR-3 Neighborhood Infill
-  PUD Planned Unit Development
-  TOD Transit-Oriented Development
-  VC Village Commercial
-  VR Village Residential
-  RPO Runway Protection Zones (Location approximate, based upon CAD data)
-  RT Rail Trail Overlay



This map has been created from the most current available data. The City does not warrant the accuracy of the information. The City is not responsible for any errors or omissions. Any use of this map for purposes other than those intended by the City is at the user's risk.

