

ORDINANCE No. 768

Planning and Development Department Nos:

2019TA-03 –UDO Amendment, Design Review Board

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF CHAMBLEE, GEORGIA, APPENDIX A, “UNIFIED DEVELOPMENT ORDINANCE,” TITLE 1: “ADMINISTRATION” AND TITLE 2: “LAND USE AND ZONING” BY EDITING AND DELETING CERTAIN PROVISIONS, AND BY ADDING CERTAIN PROVISIONS, AND FOR ALL OTHER LAWFUL PURPOSES.

BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHAMBLEE, GEORGIA THAT THE PROVISIONS OF THE “UNIFIED DEVELOPMENT ORDINANCE” BE AMENDED AS FOLLOWS:

Section 100-1. – Definitions, *Development of Community Impact* shall be removed in its entirety and replaced with the following:

Development of Community Impact: Any development or building project with an aggregate of 20,000 square feet or more of new buildings or a site consisting of two acres or more and requires a greater amount of scrutiny based on its potential impacts.

Figure 270-9. – Redevelopment Thresholds Summary Table shall be removed in its entirety and replaced with the following:

Figure 270-9. 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

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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

Section 280-19. – Applicability shall be removed in its entirety and replaced with the following:

Development of Community Impact: Any development or building project with an aggregate of 20,000 square feet or more of new buildings or a site consisting of two acres or more shall proceed through the Development of Community Impact Process.

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 Hogan with a motion that the same be adopted. Said motion was seconded by Council member Robson. Same was then put to a vote and 5 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 20th day of August, 2019.

Emmie D. Niethammer

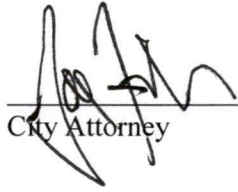
Emmie D. Niethammer
City Clerk, City of Chamblee, Georgia

Approved this 20th day of August, 2019

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

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Approved as to form:



City Attorney

First Reading: July 16, 2019

Second Reading: August 20, 2019