

Z-26-1248094 (2026-0709)
Recommended Conditions July 2026
3040 Briarcliff Road, Atlanta 30329

1. The rezoning shall be limited to the operation of a personal services establishment, barber shop, beauty salon, salon suites, or substantially similar appointment-based personal services use within Unit C of the existing building. Existing and future O-I office, medical office, institutional, and professional office uses otherwise permitted by the Zoning Ordinance may remain on the property.
2. The following C-1 uses shall be prohibited on the subject property: automobile or truck rental or leasing facilities; automobile sales or truck sales; boat sales; trailer or RV salesroom and lot; automobile repair or maintenance; automobile service stations; automobile wash or wax service; retail automobile parts or tire store; fuel pumps; drive-through facilities; convenience stores; grocery stores; alcohol outlet, package store, beer/wine store, liquor store, or accessory alcohol outlet; brewpub; restaurant with or without drive-through service; nightclub or late-night establishment; coliseum, stadium, indoor recreation, special events facility, theater, concert hall, or similar assembly/entertainment use; commercial parking lot or garage; bus or rail terminal; heliport; check cashing establishment; coin laundry; kennel, dog day care, dog grooming, animal hospital, or veterinary clinic; landscape business; mini-warehouse or self-storage facility; plumbing, HVAC, equipment, trade, or contractor establishment; furniture upholstery, home appliance repair, or similar repair use; light malt beverage manufacturer; retail warehouse/wholesale use; small-box discount retail store; shopping center; commercial greenhouse, plant nursery, farm supply store, garden supply store, hardware store, or building materials store.
3. The use shall operate within the existing building only. No building expansion, new principal structure, or exterior site expansion shall be permitted without compliance with all applicable zoning, land development, stormwater, transportation, and building permit requirements.