



Legislation Details (With Text)

**File #:** 2022-2263    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 9/27/2022    **In control:** Board of Commissioners  
**On agenda:** 2/28/2023    **Final action:** 5/23/2023  
**Title:** COMMISSION DISTRICT(S): Commission District 1 Super District 7  
Application of Paul Cables, Alpha Residential and Parker Poe to rezone properties from O-I (Office Institutional) zoning district to HR-3 (High Density Residential-3) zoning district to allow apartments, at 3375 Northeast Expressway.

**Indexes:**

**Attachments:** 1. Z-22-1246093 Jan 2023 BOC Staff Report 3375 NE Expressway, 2. Z-22-1246093 Recommended Conditions, 3. Z-22-1246093 Jan PC 2023 Staff Report 3375 NE Expressway, 4. Z-22-1246093 Nov 2022 Staff Report 3375 NE Expressway

Date	Ver.	Action By	Action	Result
5/23/2023	1	Board of Commissioners	withdrawn without prejudice	Pass
2/28/2023	1	Board of Commissioners	deferred	Pass
1/26/2023	1	Board of Commissioners - Zoning Meeting	deferred for 30 days	Pass
1/5/2023	1	Planning Commission		
11/17/2022	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
11/1/2022	1	Planning Commission	deferred for two full cycles	Pass

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 1 Super District 7  
Application of Paul Cables, Alpha Residential and Parker Poe to rezone properties from O-I (Office Institutional) zoning district to HR-3 (High Density Residential-3) zoning district to allow apartments, at 3375 Northeast Expressway.

**PETITION NO:** D9-2022-2263 Z-22-1246093

**PROPOSED USE:** Redevelopment of the site into a 775-unit multi-family residential community.

**LOCATION:** 3375 Northeast Expressway, Chamblee, Georgia 30341

**PARCEL NO. :** 18-267-01-004; 18-267-01-007; 18-267-01-008

**INFO. CONTACT:** Brandon White, Planning Manager

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Paul Cables, Alpha Residential and Parker Poe to rezone properties from O-I (Office Institutional) zoning district to HR-3 (High Density Residential-3) zoning district to allow apartments. The

property is located on the east side of Interstate 85/Northeast Expressway and the south side of Woodcock Boulevard, at 3355, 3375, and 3395 Northeast Expressway in Chamblee, Georgia. The property has approximately 1,042 feet of frontage along Interstate 85/Northeast Expressway, 290 feet of frontage along Woodcock Boulevard and contains 7.02 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (Dec. 14, 2022) Denial. (Oct. 19, 2022) Deferral.

**PLANNING COMMISSION:** (January 5, 2023) Withdrawal without Prejudice. (November 1, 2022) Two-Cycle Deferral.

**PLANNING STAFF:** Withdrawal without Prejudice.

**STAFF ANALYSIS:** The applicant has requested withdrawal and Staff supports this request for “Withdrawal without Prejudice”. See attached Staff report for details.

**PLANNING COMMISSION VOTE:** (January 5, 2023) **Withdrawal without Prejudice 9-0-0.** Jon West moved, Vivian Moore seconded for Withdrawal without Prejudice, per the Applicant's request. (November 1, 2022) **Two-Cycle Deferral 6-2-0.** Jon West moved, LaSonya Osler seconded for a 2-cycle deferral to the March 2023 zoning agenda, per Staff recommendation. Vivian Moore and Jana Johnson opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** (Dec. 14, 2022) **Denial 8-0-1.** (Oct. 19, 2022) **Deferral 6-0-0.** Board members present voted for deferral and that the project shall not exceed 500 units, if meeting all other criteria.