



## Legislation Text

---

File #: 2022-2263, Version: 1

---

**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.