



CITY OF CHAMBLEE

PLANNING AND DEVELOPMENT DEPARTMENT

5576 PEACHTREE RD, STE 102 CHAMBLEE, GA 30341

December 22, 2021

Suping Feng
Yellow River Holdings, LLC
3275 Chamblee Dunwoody Road
Chamblee, GA 30341

RE: PZ2021-914: 3127 & 3137 Chamblee Dunwoody Rd

Dear Ms. Feng,

This letter serves to confirm that at its regularly scheduled meeting on December 21, 2021, the following action was taken on your zoning case, PZ2021-914.

City Council **Approved the Withdrawal** of the following variance request:

1. Variance from Sec. 230-1(b)(1)(b) to reduce the 30-foot zoning buffer between commercial uses and single-family residential uses to 20-feet.

City Council **Approved** the following waiver requests:

- 1a. Waiver from Sec. 350-2(c) to not provide inter-parcel access to the commercial lot to the west.
- 1b. Waiver from Sec. 350-2(c) to not provide inter-parcel access to the commercial lot to the north.

City Council approved the requests with the following conditions:

1. The development shall be constructed in substantial conformity with Exhibit A, the Rezoning and DCI Application and plans received December 1, 2021, and with Exhibit B, architectural elevations titled "12-21-2021 Chamblee Crossing ELEVATIONS", with changes necessary to meet UDO regulations for building architecture and with revisions required by conditions of approval, as reviewed and approved by the Planning & Development Director.
2. If grease traps are not proposed to be installed for all buildings at the time of initial permitting, then the applicant shall be required to install grease trap connections within all buildings, vents shall be required for any multi-level buildings, and the applicant shall identify on the site plan the location for future grease traps.



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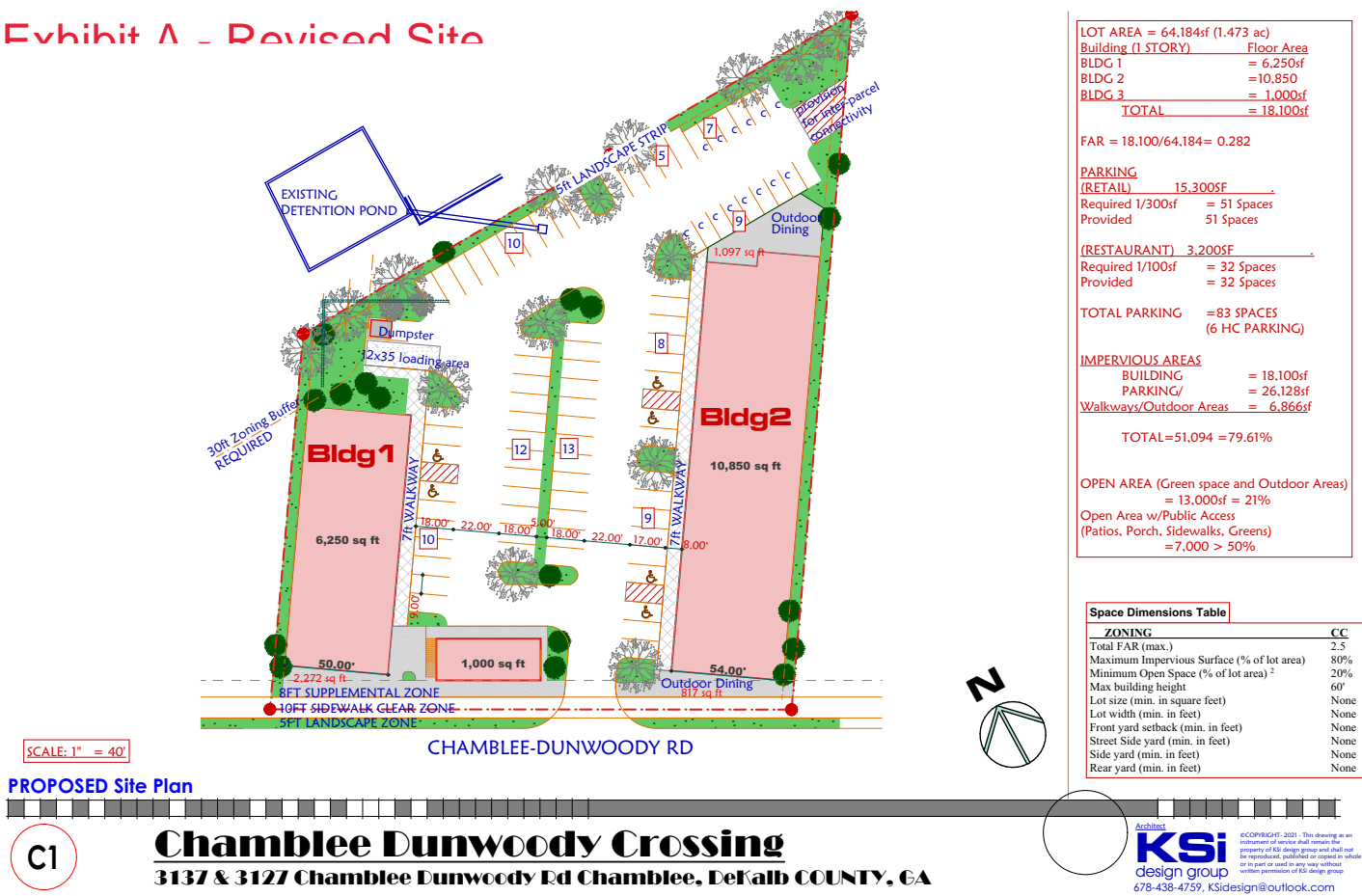
5576 PEACHTREE RD, STE 102 CHAMBLEE, GA 30341

The action taken on your application will become final upon approval of the meeting minutes at the January 18, 2022 regularly scheduled City Council meeting. If you have any questions, please contact me at 470-395-2336 or arussell@chambleega.gov.

Sincerely,

Andrew Russell, AICP
Deputy Planning and Development Director

Exhibit A - Revised Site





BLDG 2 STREE VIEW

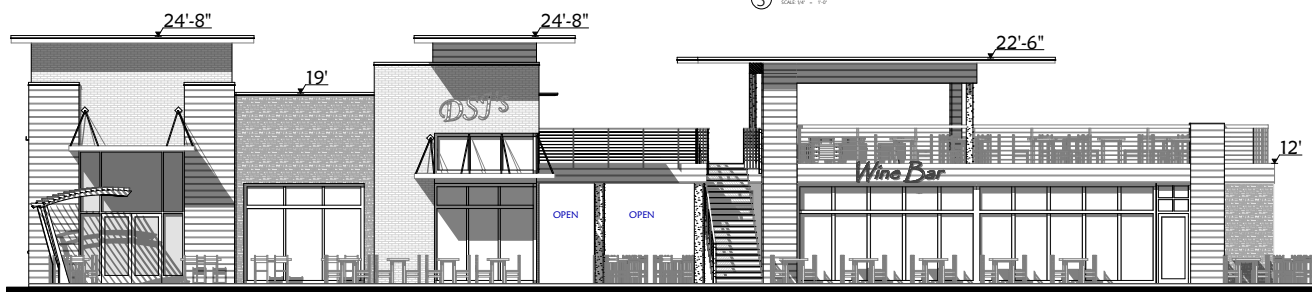
Bldg 2

Chamblee Dunwoody Crossing- #Project Description
3137 & 3127 Chamblee Dunwoody Rd Chamblee, DeKalb COUNTY, GA

Architect
KSi
design group
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- EXTERIOR BUILDING FINISHES
- Red Brick & Stone Veneer
 - White/line wash Brick w/ painted brick accents
 - Composite wood panels- Nichiha Vintage Wood
 - Black parapet coping
 - Black window frames
 - Blackmetal canopy



2 BUILDING 1 & 3 STREET ELVATION ELEVATION

ELEVATIONS- RETAIL



Bldg 1 STREE VIEW



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Bldg 3- STREE VIEW



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