

*City Council Agenda Item*

**Action Item**



Department: Mayor & Council  
Prepared By: Gabrielle Peters, Deputy  
Director of Planning and Development  
Initiator: Gabrielle Peters, Deputy Director  
of Planning and Development

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**SUBJECT:** PZ2025-1438: 3127 CHAMBLEE DUNWOODY ROAD - CHAMBLEE DUNWOODY CROSSING

**Meeting Date:** June 12, 2025, 6:00 PM

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**REQUESTED ACTION:**

Staff recommends **APPROVAL WITH CONDITIONS** of the following waiver requests:

1. Waiver from Section 350-2(c), to not provide interparcel access to the commercial lot to the west.
2. Waiver from Section 350-2(c), to not provide interparcel access to the commercial lot to the north.

**BACKGROUND SUMMARY:**

The applicant proposes to construct three single-story commercial structures for retail and restaurant uses totaling 18,000 square feet with 83 surface parking spaces.

The development was originally approved in 2021, pursuant to PZ2021-914. The applicant submitted building permits on October 2024. Upon review of the building permit, staff found that the proposed elevations were not in substantial conformity with the elevations that were approved by City Council under PZ2021-914. As a result, the applicant must submit a new variance and waiver application. No changes to the use or layout are proposed.

**ISSUE:** Two (2) waiver requests:

1. Waiver from Section 350-2(c), to not provide interparcel access to the commercial lot to the west.
2. Waiver from Section 350-2(c), to not provide interparcel access to the commercial lot to the north.

**FINANCIAL IMPACT:**

**Attachment List:**

PZ2025-1438 - 3127 Chamblee Dunwoody Rd (PDF)

1 - App + LOI (PDF)

2 - SP + Elev (PDF)

3 - PZ2021-914 Action Letter, SP, Elev (PDF)

4 - Maps (PDF)