



MEMORANDUM

DATE: November 13, 2022
TO: Mayor and City Council
CC: Jon Walker, City Manager
FROM: Mercy Montgomery, Interim Planning and Development Director
SUBJECT: PZ2019-508 – DCI, Variances, and Waivers Extension

On October 15, 2019, City Council approved PZ2019-508 for a DCI with 23 concurrent variances and 8 concurrent waivers, and conditions, at 5466 New Peachtree Road, the site of the Manna Pro building. The previously-approved DCI project calls for renovating an existing structure to provide a food hall (19,745 SF), office (7,425 SF), entertainment (21,982 SF), and restaurant space (5,525), and installing parking areas, landscaping, and streetscape. Pursuant to Sec. 280-26(a), “a plan approved for a DCI, any modifications of conditions of approval, or any related variances and waivers shall expire in two years from date of approval by Mayor and City Council, unless a land disturbance permit or building permit for the principle structure has been granted by the Planning and Development Director.”

The applicant, Julie Sellers of Dillard Sellers, LLC, has formally requested a one-year extension of the DCI, 23 concurrent variances, and 8 waivers, as approved on October 15, 2019. Pursuant to Sec. 280-26(a), “a one-year extension may be granted by action of the City Council in a regular business meeting.”

On November 16, 2021, City Council approved a one-year DCI extension for the project. The applicant has now applied for a second one-year extension to the approved DCI.

The applicant has not submitted any applications for the redevelopment. The applicant cites the unprecedented times the pandemic created and disruption in the real estate industry as reasoning behind the request, and states that the ownership team has continued to work on the redevelopment and tenant mix.

Recommendation:

Staff recommends approval of a second one-year extension for PZ2019-508 and the associated DCI, 23 concurrent variances, 8 concurrent waivers, and conditions of approval, as approved on October 15, 2019, and as previously extended on November 16, 2021.

Attachments:

1. Applicant’s Letter of Intent
2. Action Letter for PZ2019-508
3. Site Plan and Architectural Elevations Approved in PZ2019-508
4. Section 280-26
5. Maps