



## **DeKalb County Department of Planning & Sustainability**

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**Planning Commission Hearing Date: March 06, 2018, 6:30 P.M.**

**Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** SLUP-18-22038/ 2018-1591 **Agenda #:** N.3

**Location/Address:** The northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810, 2814 Clairmont Road and 3068, 3070, 3080 Briarcliff Road, Atlanta, Georgia. **Commission District:** 2 **Super District:** 6

**Parcel ID:** 18-196-04-029, 18-196-04-033, 18-196-04-034, 18-196-04-035, 18-196-04-037, 18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041

**Request:** Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine) accessory to a RaceTrac convenience store in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.8 - Supplemental Regulations of the DeKalb County Code.

**Property Owners:** JMAR Investors, LP

**Applicant/Agent:** Jay Gipson

**Acreage:** 3.85 Acres

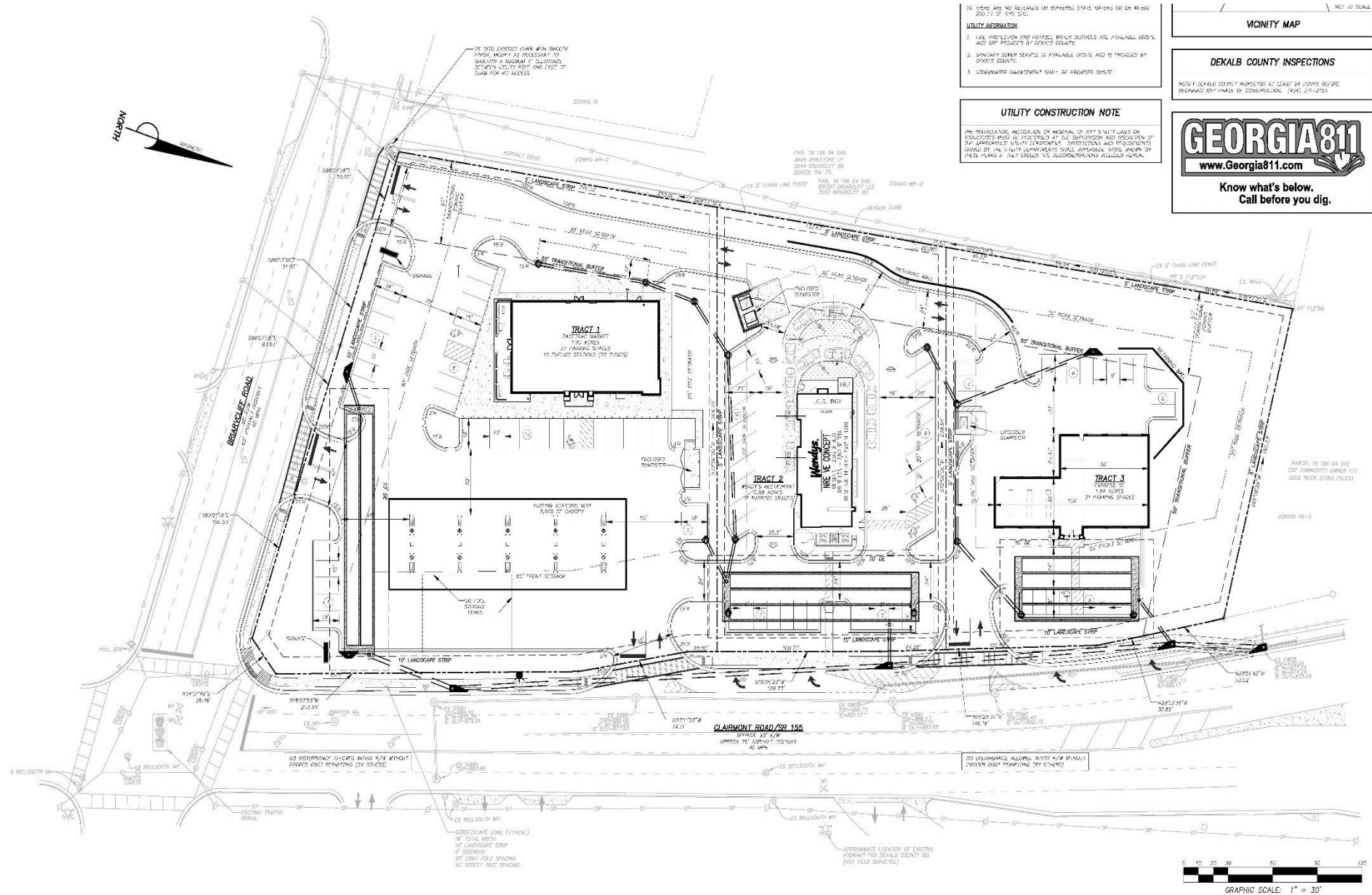
**Existing Land Use:** Various Auto repair related Uses

**Surrounding Properties:** Rivera Terrace Condominiums, State Farm Insurance, Popeyes', Quik Trip, Chevron Gas, Williamsburg Retail Plaza

**Adjacent & Surrounding Zoning:** North & West: HR-2 (High Density Residential-2) District  
West: MR-2 (Medium Density Residential-2) & O-I (Office-Institutional) Districts  
East: C-1 (Local Commercial) & MR-2 (Medium Density Residential-2) Districts  
South: C-1 (Local Commercial) & O-I (Office-Institutional) Districts

**Comprehensive Plan:** Neighborhood Center (NC) Consistent X

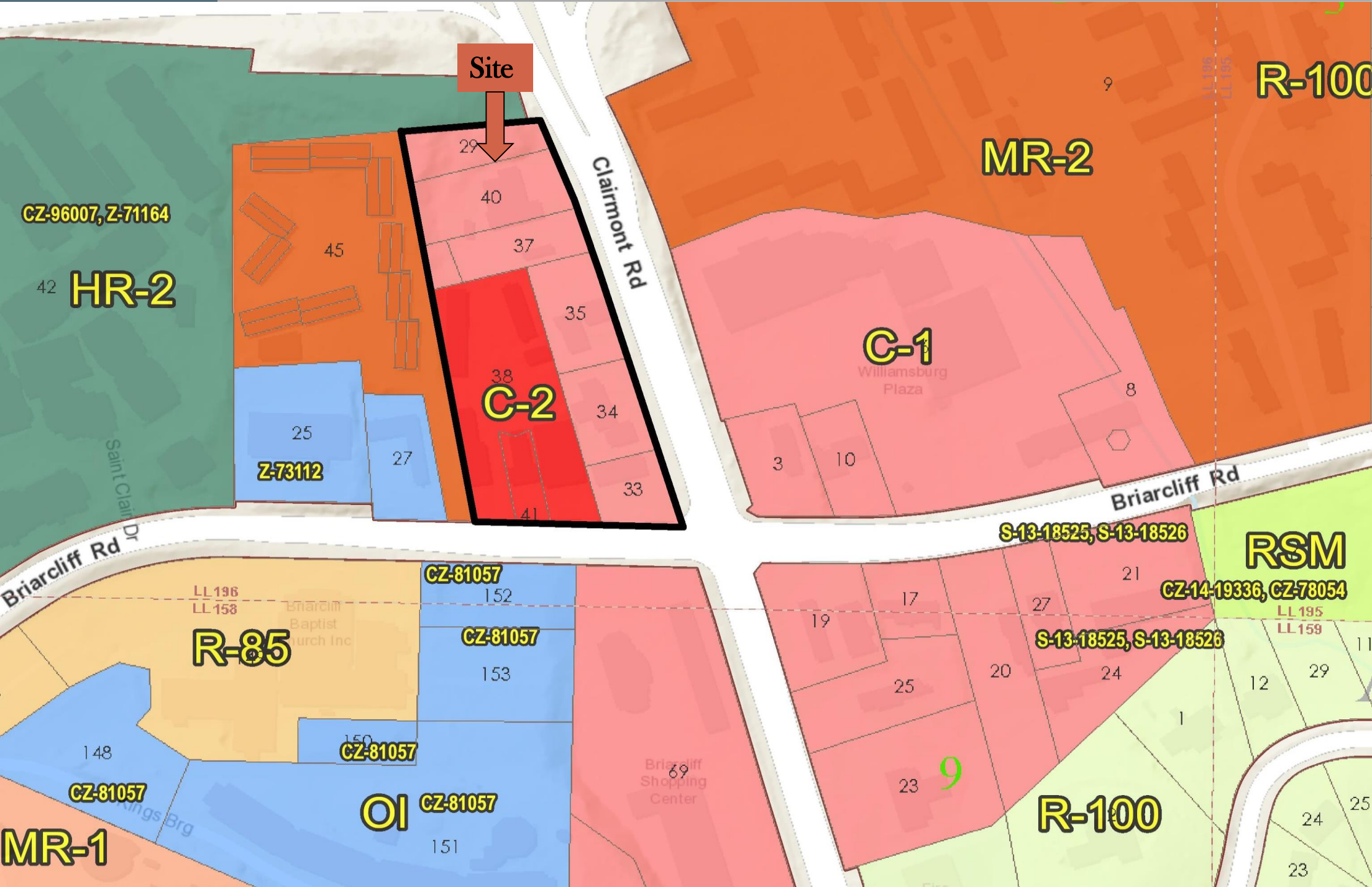
<b>Proposed Building Square Feet:</b> 13,089 square feet	<b>Existing Building Square Feet:</b> approximately 27,443 square feet
<b>Proposed Lot Coverage:</b> 70%	<b>Existing Lot Coverage:</b> 85%











N.1, N.2, N.3 & N.4

Z-18-22037, SLUP-18-22035,  
SLUP-18-22038, SLUP-18-22039

Future Land Use Map  
Neighborhood Center

