



DeKalb County Department of Planning & Sustainability

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Decatur, GA 30030

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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-18-22039/ 2018-1592 **Agenda #:** N.4

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: To rezone property from C-2 (General Commercial) and C-1 (Local Commercial) to C-1 (Local Commercial) to redevelop the site to allow a convenience store with automobile gas pumps and accessory alcohol sales, and a drive-through restaurant in accordance with Section 27-4.1 Use Table of the DeKalb County Code.

Property Owners: JMAR Investors, LP

Applicant/Agent: Jay Gipson

Acreage: 3.85 Acres

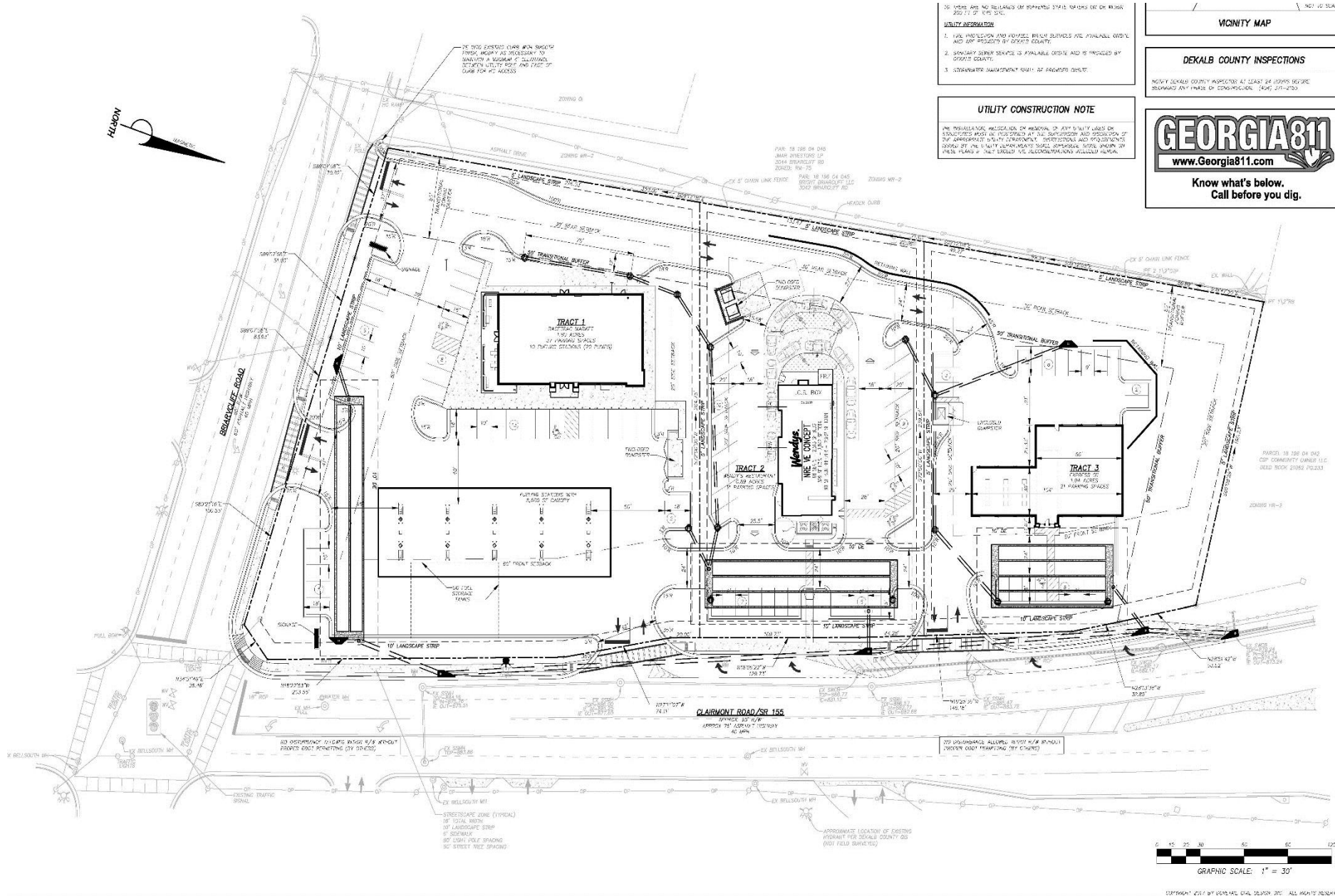
Existing Land Use: Various Auto repair related Uses

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

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



NO UTILITIES ARE SHOWN ON ANY STATE RECORDS OR ON MAPS OF THE CITY OF ATLANTA.

UTILITY INFORMATION

1. THE LOCATION AND DEPTH OF ALL UTILITIES ARE AVAILABLE ON THE CITY OF ATLANTA'S UTILITY RECORDS AND ARE PROVIDED BY THE CITY OF ATLANTA.
2. ANY OTHER UTILITIES ARE AVAILABLE ON THE CITY OF ATLANTA'S UTILITY RECORDS AND ARE PROVIDED BY THE CITY OF ATLANTA.
3. ANY OTHER UTILITIES ARE AVAILABLE ON THE CITY OF ATLANTA'S UTILITY RECORDS AND ARE PROVIDED BY THE CITY OF ATLANTA.

UTILITY CONSTRUCTION NOTE

THE PROVIDER'S RESPONSIBILITY FOR THE LOCATION AND DEPTH OF ALL UTILITIES IS LIMITED TO THE INFORMATION PROVIDED ON THE CITY OF ATLANTA'S UTILITY RECORDS. THE PROVIDER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ATLANTA AND ANY OTHER AGENCIES.

VICINITY MAP

DEKALB COUNTY INSPECTIONS

NOTICE: DEKALB COUNTY INSPECTIONS AT LEAST 24 HOURS BEFORE STARTING ANY PHASE OF CONSTRUCTION. (24) (2) (2) (2)

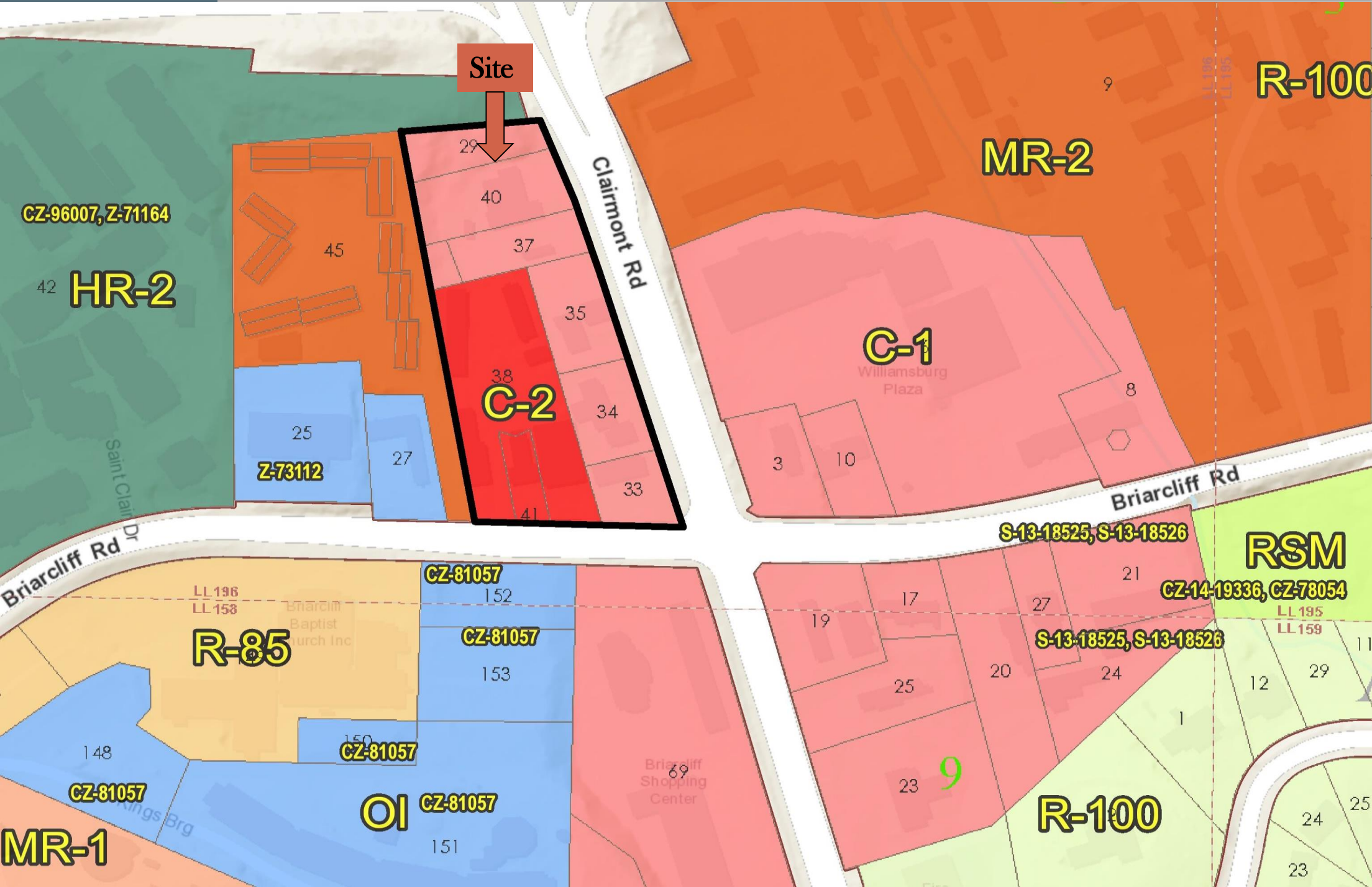
GEORGIA811
www.Georgia811.com

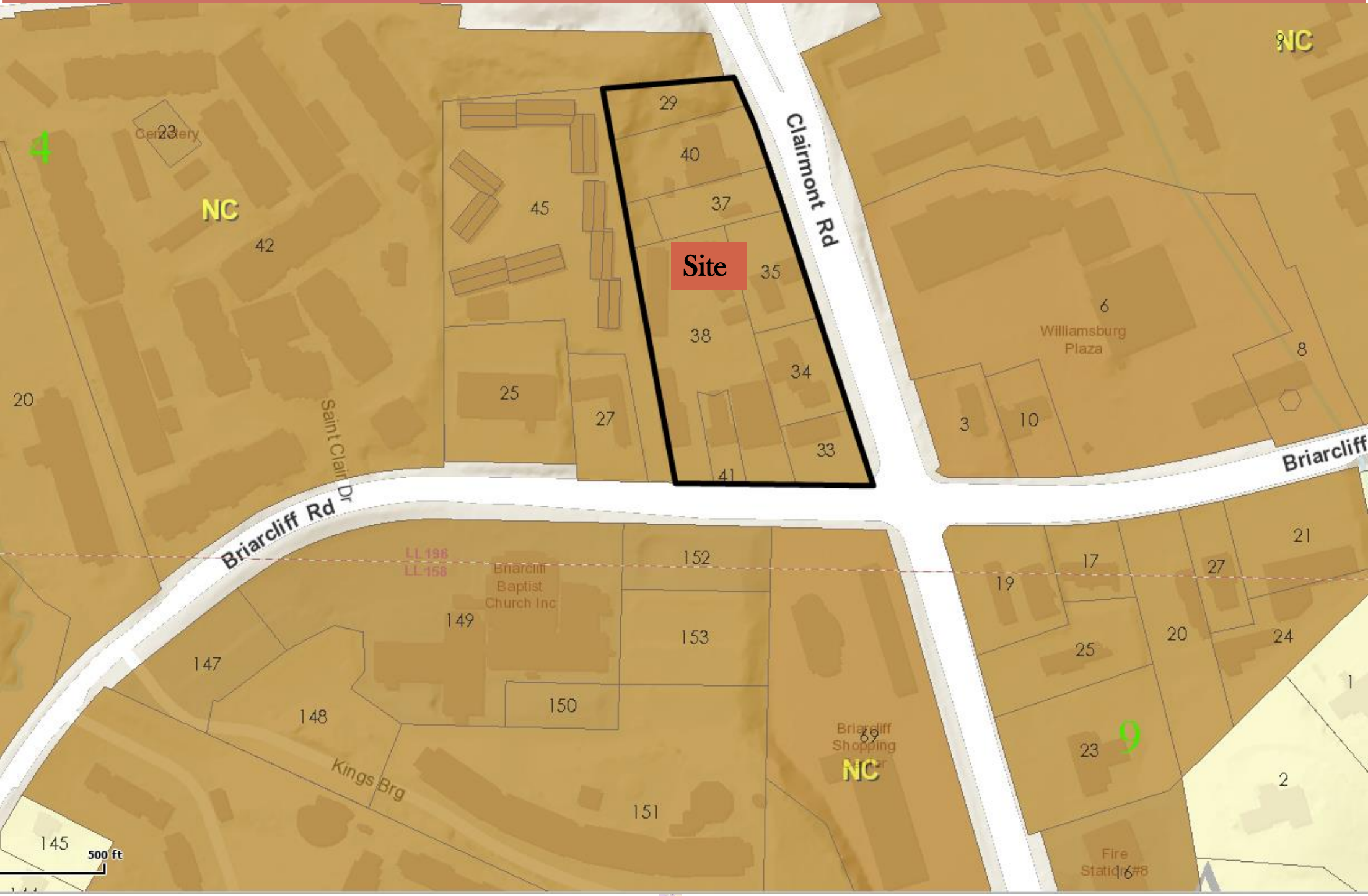
Know what's below.
Call before you dig.



EXHIBIT 201 BY CIVIL ENGINEER JOHN W. ALL RIGHTS RESERVED.









Site

Briarcliff Road

Charmont Road

500 ft

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