

Briarcliff Road-Clairmont Road Small Area Plan

Prepared for DeKalb County

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Briarcliff Road-Clairmont Road Small Area Plan

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Briarcliff Road-Clairmont Road Small Area Plan

Study Area and Purpose

In 2020, DeKalb County requested that a Small Area Plan (SAP) be developed for the Briarcliff Road and Clairmont Road Activity Center (Briarcliff-Clairmont Activity Center) to provide an updated needs assessment, to identify growth management and development strategies for the area, and to adequately evaluate proposed changes within the Activity Center. The study includes three main components:

- An updated needs assessment
- Local stakeholder input
- Recommendations for subareas and strategies within the Small Area Plan area

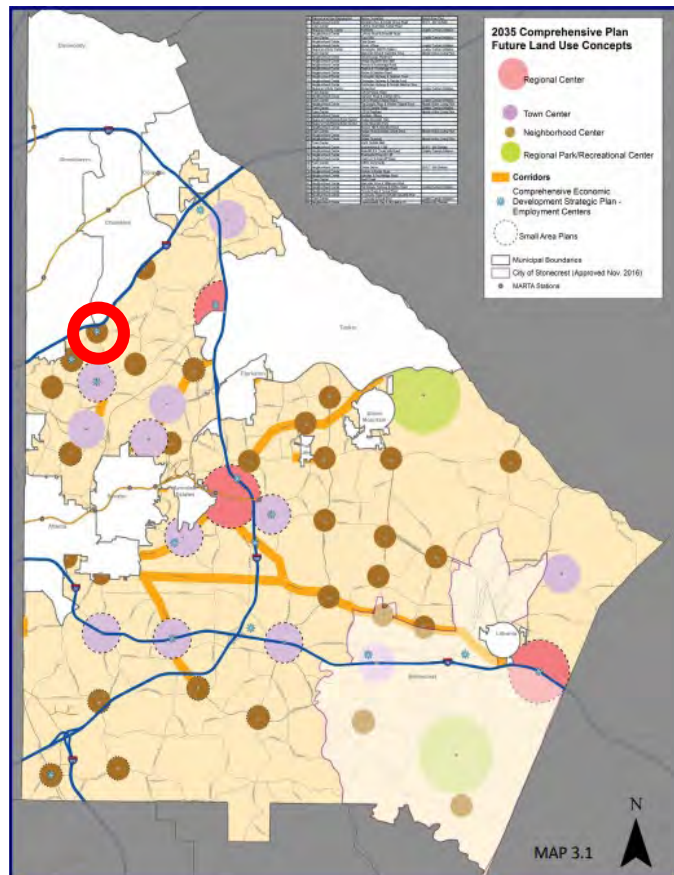
Regional Context

The Briarcliff-Clairmont Activity Center is a gateway to unincorporated DeKalb County at the intersection of I-85 and Clairmont Road – a major north-south corridor through DeKalb County. The Briarcliff-Clairmont Activity Center is surrounded by growing pockets of activity and redevelopment.

The North Druid Hills Activity Center, located to the south, has seen significant recent development activity, including the ongoing transformation of the Executive Park area into a \$1 billion “healthcare innovation district” with office, medical services, a hospital, commercial space, a hotel and multifamily residential. Nearby, Children’s Healthcare of Atlanta (CHOA) is developing a \$1.3 billion hospital campus with two new hospital towers, medical offices, and associated clinics.

Corporate Square, just north of I-85 from Executive Park, was recently annexed by the City of Brookhaven and is planned for a 10-building office campus with new structures fronting the new Peachtree Creek Greenway.

North of I-85 from the Briarcliff-Clairmont Activity Center, Century Center Office Park was recently annexed by the City of Chamblee. Century Center includes a variety of corporate offices and a multifamily development, with recent plans to add a second hotel. The vision for the Century Center Office Park character area is a high-density, mixed-use node that serves as a regional attraction and employment center. The property is zoned Mixed-Use Business Center (MU-BC), which has no restrictions on height or density. Brookhaven’s and Chamblee’s plans for the area are not fully known at the time of this study.



Needs Assessment and Existing Conditions

The Briarcliff-Clairmont Activity Center is located in Northern DeKalb County, just south of I-85 at the intersection of Briarcliff Road and Clairmont Road. The Activity Center is approximately 83 acres in land area and is designated as a Neighborhood Center in the DeKalb County Comprehensive Plan. The Neighborhood Center designation offers one vision for all four quadrants within the Activity Center and allows densities up to 24 units per acre and generally includes uses such as townhomes, condominiums, apartments, retail and commercial, office, parks and recreation, institutional, and civic.

The intent of the Neighborhood Center designation is to serve the local neighborhood's needs for goods and services. These areas consist of a neighborhood focal point with a concentration of general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses and are intended to complement the character of neighborhoods with centers of activity that reduce automobile travel, promote walkability, and increase transit usage. It is important to note that an approved small lot single-family development in the northwest quadrant was removed from the Activity Center at the beginning of this process and is therefore not included in the following analysis.

The Neighborhood Center designation applies a single set of standards to the Activity Center in terms of uses, building heights, and densities. While it is valuable to recognize and designate the area as a Neighborhood Center, recent redevelopment proposals in the Activity Center have fallen short of the community's aspirations and have generally included gas stations and fast food restaurants. One of the goals of this small area is to develop a more detailed, area-specific approach that allows the types of development necessary to realize the vision for a thriving, walkable activity center that serves the surrounding area while enhancing the character of the area, and protecting established single-family neighborhoods

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DeKalb County Future Land Use Map

Briarcliff Road-Clairmont Road Small Area Plan

Existing Land Use and Zoning



Existing Land Use Map

Existing land use in the Activity Center is characterized by a mix of uses, including commercial (21.7 acres), institutional (7.5 acres), multi-family residential (45.1 acres), office (1.4 acres), and senior living (7.7 acres). Commercial uses are heavily concentrated at the intersection of Briarcliff Road and Clairmont Road, with automobile-oriented businesses and uses fronting almost the entirety of Clairmont Road within the Activity Center. Moving away from the main intersection, uses transition from more intense to less intense with large pockets of multi-family residential and senior living near the outer east and west boundaries of the Activity Center.

Land Use Acreage Analysis

Land Use Category	Acres	Percent of Land Uses
Commercial	21.7	26%
Institutional	7.5	9%
Multi-Family Residential	45.1	54.1%
Office	1.4	1.7%
Senior Living	7.7	9.2%

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Zoning Map

The existing zoning pattern within the Briarcliff-Clairmont Activity Center loosely aligns with the existing land use. Zoning categories present include: C-1 (20.2 acres), C-2 (1.5 acres), HR-2 (12.9 acres), MR-1 (12.8 acres), MR-2 (19.5 acres), OI (11.8 acres), R-100 (1.1 acres), and R-85 (3.8 acres). C-1, Local Commercial, accounts for the largest portion of the Activity Center and is focused primarily along Clairmont Road. HR-2 and MR-2, High-Density Residential and Medium-Density Residential, are the next largest zoning categories by area and are concentrated in the northwest and northeast quadrants of the Activity Center. The remainder of the Activity Center includes varying densities of residential and commercial zoning categories.

Zoning Acreage Analysis

Zoning Category	Acres	Percent of Zoning
C-1	20.2	24.2%
C-2	1.5	1.8%
HR-2	12.9	15.4%
MR-1	12.8	15.3%
MR-2	19.5	23.3%
OI	11.8	14.1%
R-100	1.1	1.3%
R-85	3.8	4.5%

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Demographics and Socio-Economic Data

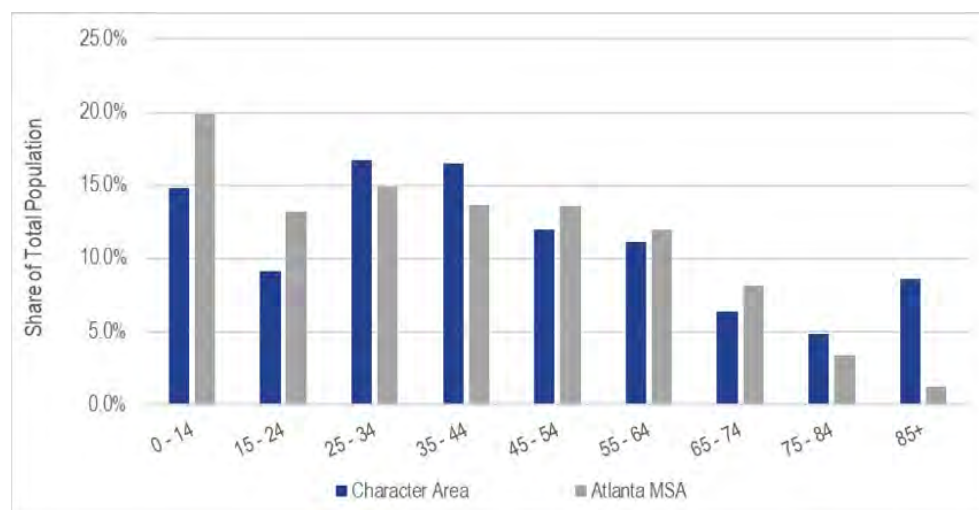
Current and Projected Population for Activity Center

The current population of the Activity Center is 984 according to ESRI Business Analyst Online, which has increased 15.9% from 2010. This population increase follows a similar trajectory to that of the County (7.1% increase since 2010) and the Atlanta Metropolitan Statistical Area (MSA) (14.4% increase since 2010).

The 2025 population projection for the Activity Center is 1,037 (5.4% growth from 2020). The County and MSA are expected to grow at 4.3% and 7.3% respectively. As the Atlanta region continues to grow, regional centers and neighborhood centers are expected to grow as properties redevelop and are repositioned for more contemporary uses. Population growth should be anticipated and planned for within the Small Area Plan in a way that enhances connectivity and quality of life and respects stable, residential single-family neighborhoods.

	2010 Population	2020 Population	2025 Population	% Change (2010-2020)	% Change (2020-2025)
Activity Center	849	984	1,037	15.9%	5.4%
DeKalb County	691,893	741,222	773,147	7.1%	4.3%
Atlanta MSA	5,286,728	6,049,686	6,488,557	14.4%	7.3%

Population Growth Comparison (Source: ESRI Business Analyst Online, Kimley-Horn)

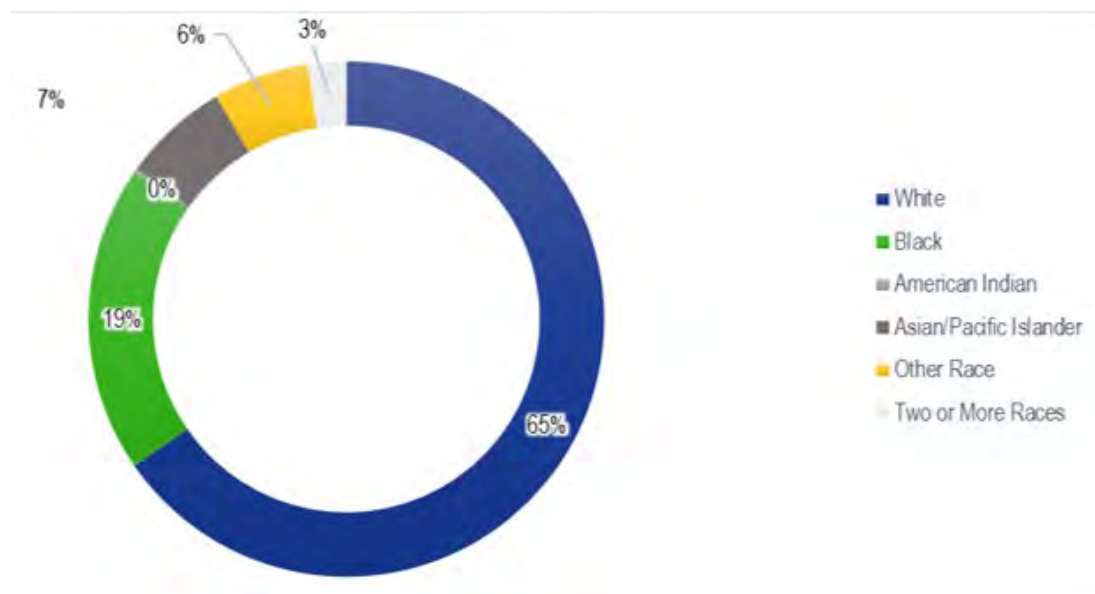


Median Age (Source: ESRI Business Analyst Online, Kimley-Horn)

The median age in the Activity Center is 40.4, which is higher than both the County at 36 and MSA at 36.5. The trend for median age is expected to rise slightly by 2025 at 40.8. The anticipated median age in 2025 is 36.4 for the County and 36.9 for the MSA.

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Demographics - Race and Ethnicity



Current Racial Makeup of Activity Center (%) (Source: ESRI Business Analyst Online, Kimley-Horn)

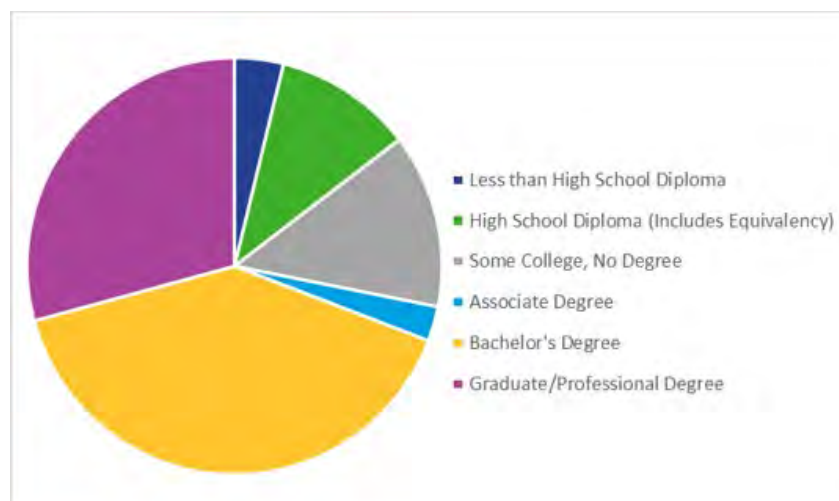
Race (2020)	Character Area	DeKalb County	Atlanta MSA
White	65.3%	31.7%	50.7%
Black	19.3%	53.8%	34.9%
American Indian	0.2%	0.3%	0.3%
Asian/Pacific Islander	6.7%	7.2%	6.5%
Other Race	6.0%	4.2%	4.7%
Two or More Races	2.4%	2.8%	3.0%
Hispanic Origin	13.6%	9.0%	11.0%
Diversity Index (2020)	64.2	67.0	69.3

Comparison of Racial and Ethnic Makeup (%) (Source: ESRI Business Analyst Online, Kimley-Horn)

The demographic makeup of the Activity Center is largely white at 65%, which is higher than DeKalb County and the Atlanta MSA. The Activity Center is 19% black and comprised of small percentages of Asian/Pacific Islander (7%), those identifying as other race (6%), and those identifying as two or more races (3%).

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Demographics - Educational Attainment



Educational Attainment for the Activity Center (Source: ESRI Business Analyst Online, Kimley-Horn)

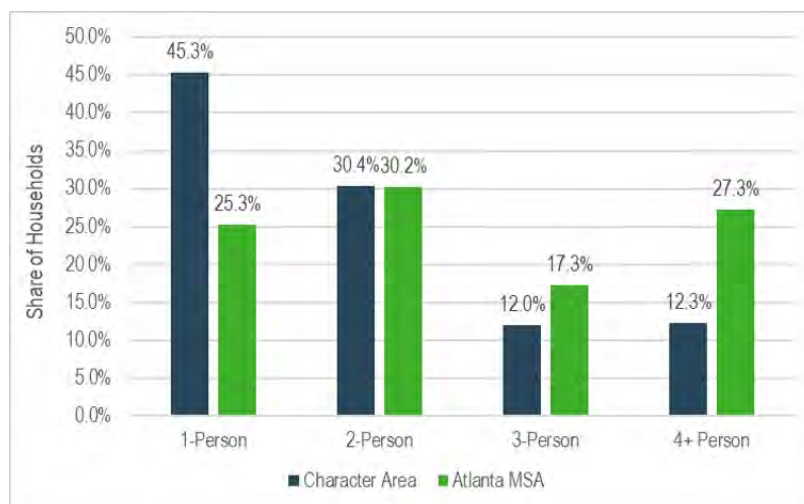
Educational Attainment 25 and Older (2020)	Character Area	DeKalb County	Atlanta MSA
Less than High School Diploma	3.8%	9.8%	9.6%
High School Diploma (Includes Equivalency)	10.8%	20.3%	23.9%
Some College, No Degree	13.5%	17.1%	18.8%
Associate Degree	2.7%	7.0%	8.0%
Bachelor's Degree	39.9%	23.1%	24.7%
Graduate/Professional Degree	29.2%	19.8%	15.2%

Comparison of Educational Attainment (Source: ESRI Business Analyst Online, Kimley-Horn)

Overall, the Activity Center is more highly educated than DeKalb County as a whole and the Atlanta MSA with 29.2% of the population 25 and older with a graduate/professional degree and 39.9% with a bachelor's degree.

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Demographics - Household Size



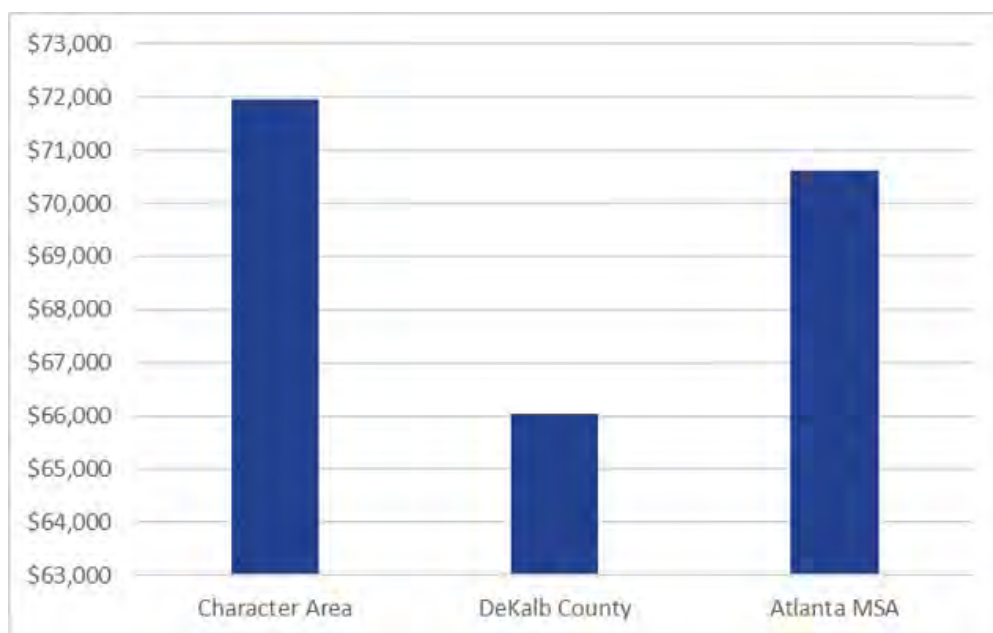
Comparison of Average Household Size (Source: ESRI Business Analyst Online, Kimley-Horn)

The Activity Center is mainly comprised of 1-person households at 45.3%. Compared to the MSA, the Activity Center has more 1-person households and less 3- and 4-person households. This correlates to the higher median age and potentially larger numbers of singles and seniors in the area.

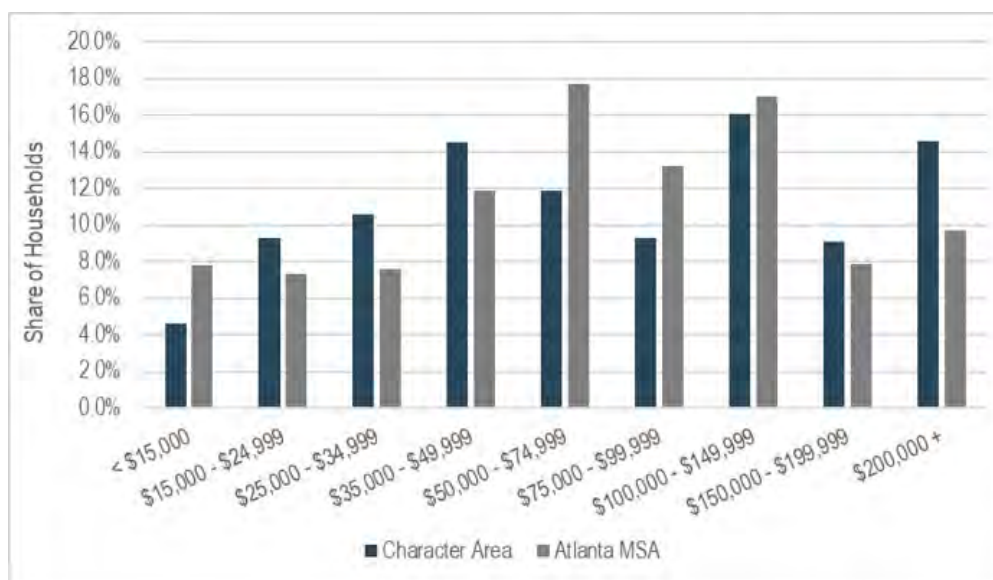
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Mixed-Income Assessment within the Activity Center

Demographics - Household Income



Comparison of Median Household Income (Source: ESRI Business Analyst Online, Kimley-Horn)



Comparison of Share of Household Income (Source: ESRI Business Analyst Online, Kimley-Horn)

The median household income in the Activity Center is \$72,000. This is higher than both the County and the Atlanta MSA. The greatest share of households in the Activity Center have an annual income between \$100,000 and \$149,000, followed by households with an annual income of \$200,000 or more and households with an income of \$35,000 to \$49,000. Households with median incomes between \$50,000 and \$100,000 are underrepresented within the Activity Center compared to the Atlanta MSA.

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Demographics - Housing and Vacancy Rates

Total Units

Area	2010	2020	2010-2020 Δ		
			#	%	CAGR
Character Area	438	438	0	0.0%	0.0%
DeKalb County	304,968	326,697	21,729	7.1%	0.0%
Atlanta MSA	2,172,967	2,439,548	266,581	12.3%	1.2%
Character Area % MSA	0.0%	0.0%	0.0%		

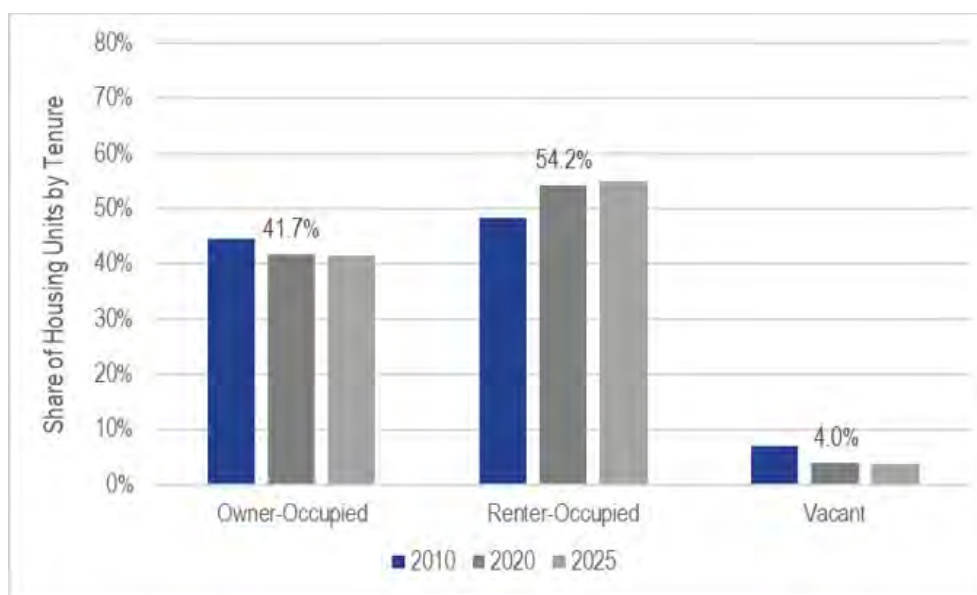
Source: US Census; Kimley-Horn

Area	2020	2025	2020-2025 Δ		
			#	%	CAGR
Character Area	438	472	34	7.8%	1.5%
DeKalb County	326,697	340,409	13,712	4.2%	0.8%
Atlanta MSA	2,439,548	2,611,999	172,451	7.1%	1.4%
Character Area % MSA	0.0%	0.0%	0.0%		

Source: US Census; 2010-2015 ACS; Kimley-Horn

Historic and Projected Growth in Residential Units

CAGR - Comparison of Compound Annual Growth Rate

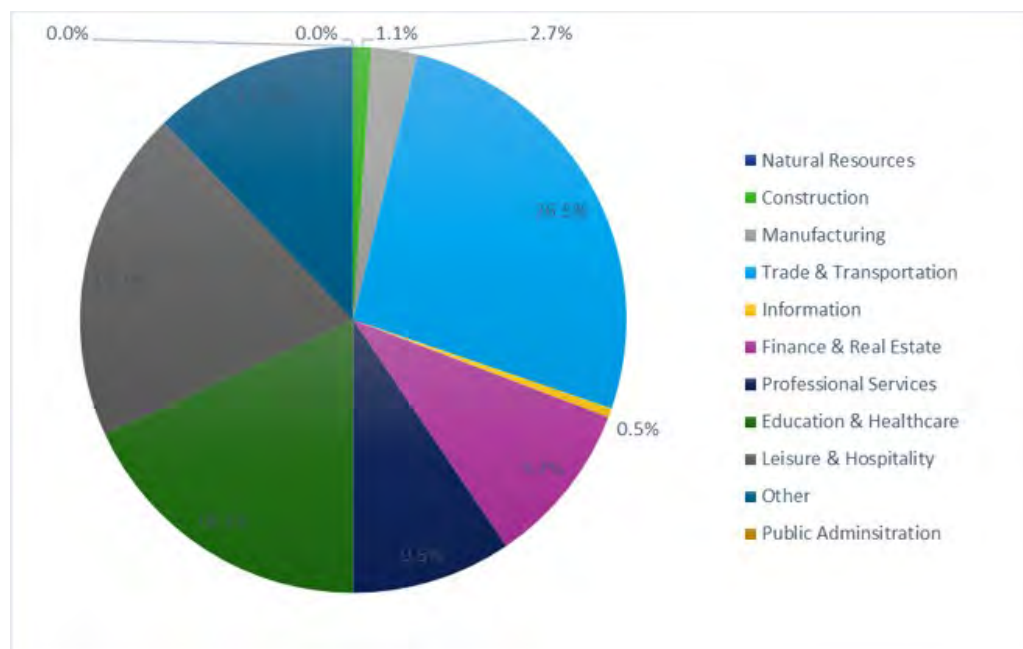


Share of Housing Units by Tenure in the Activity Center (Source: US Census, Kimley-Horn)

The number of housing units in the Activity Center is 438 and no new units have been constructed since 2010. However, the number of housing units is expected to increase between 2020 and 2025. This limited growth stands in contrast to the rest of the County and the MSA, which have experienced consistent growth since 2010 and continue to grow in the number and diversity of housing units.

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Demographics - Employment (At Place)



Share of Industry Employment in the Activity Center (Source: LEHD On The Map, Kimley-Horn and Associates)

Character Area	Number	Percentage
Natural Resources	0	0.0%
Construction	4	1.1%
Manufacturing	10	2.7%
Trade & Transportation	98	26.5%
Information	2	0.5%
Finance & Real Estate	36	9.7%
Professional Services	35	9.5%
Education & Healthcare	67	18.1%
Leisure & Hospitality	73	19.7%
Other	45	12.2%
Public Administration	0	0.0%
	370	100.0%

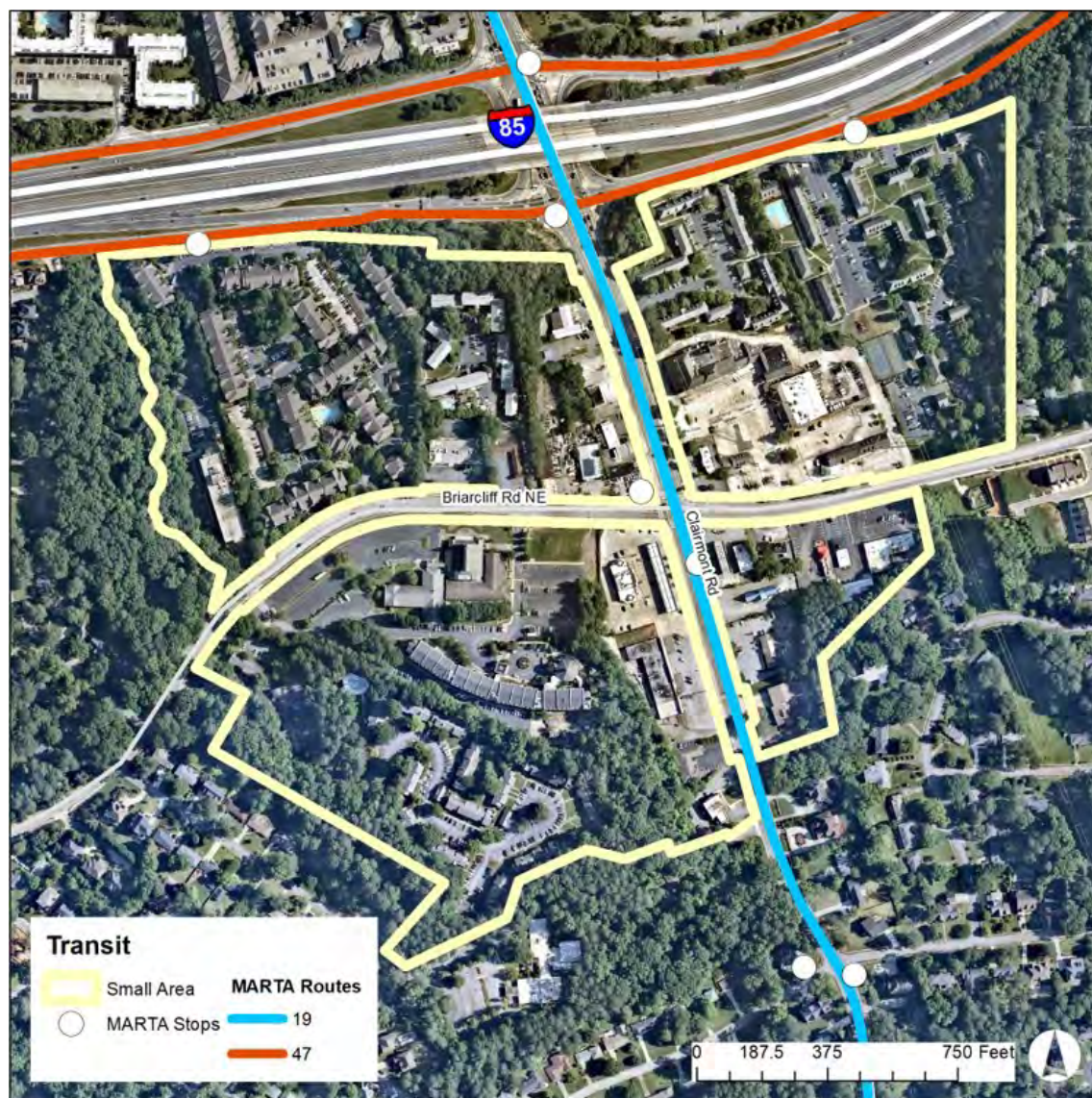
Share of Industry Employment in the Activity Center (Source: LEHD On The Map, Kimley-Horn and Associates)

The leading employment industries within the Activity Center include Trade and Transportation (26.5%), Leisure and Hospitality (19.75%), and Education and Healthcare (18.1%). The high percentage of Trade and Transportation and Leisure and Hospitality jobs is reflective of the strong commercial presence along the major corridors. Education and Healthcare also makes up a large percentage of the area, with multiple senior living facilities located within the Activity Center.

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Street Network and Connectivity

Transit Routes and Facilities

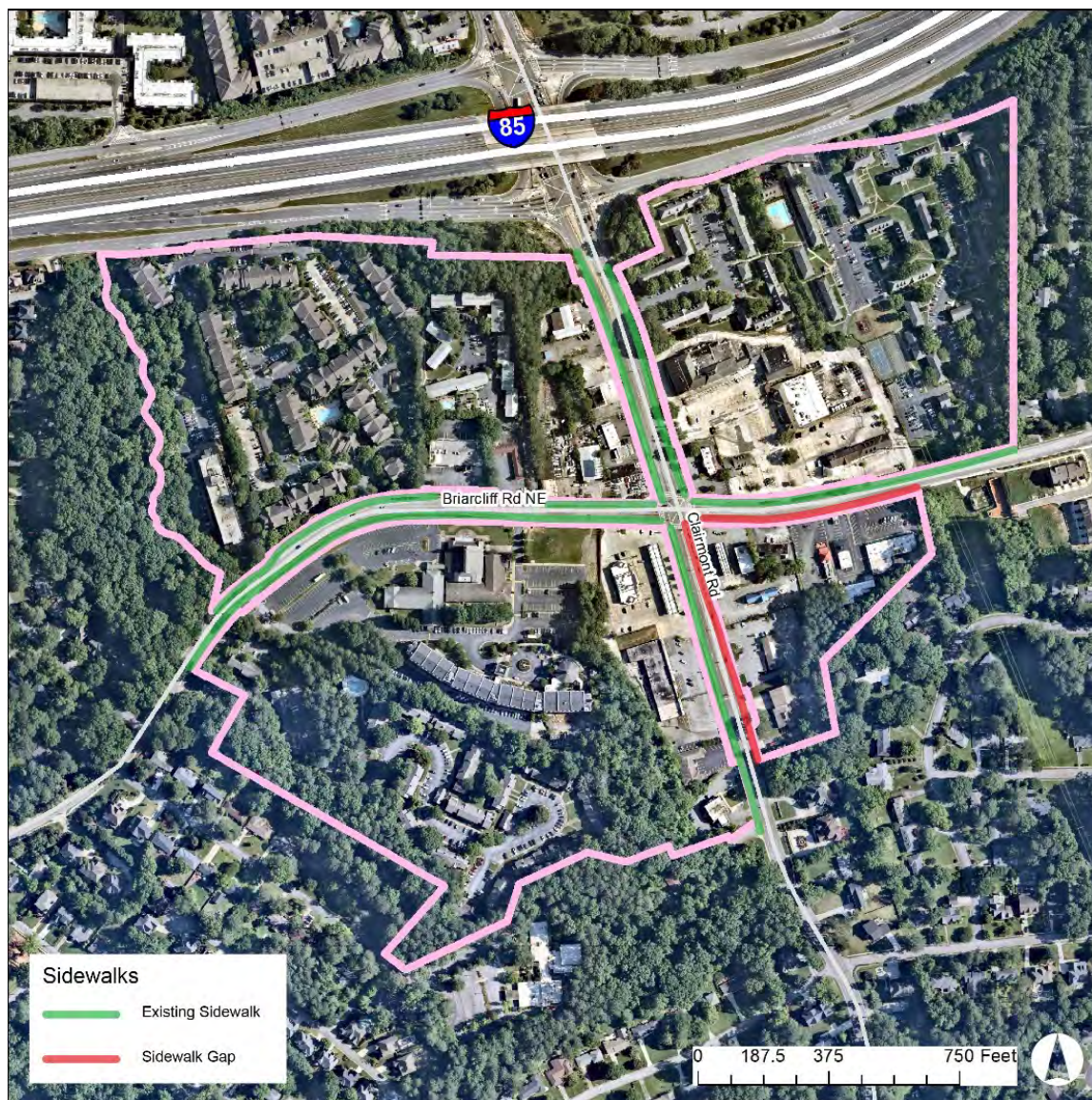


Map of Existing Transit Service

The Activity Center is located at the intersection of two major roads: Clairmont Road and Briarcliff Road. Clairmont Road is a State Route, classified as a Major Arterial road. The Annual Average Daily Traffic (AADT) count in 2018 was 43,000. Briarcliff Road is classified as a Minor Arterial road with an AADT of 11,900 in 2018. The Activity Center is located just south of I-85, a major interstate with an AADT of 216,000 in 2018. There are two MARTA bus routes that service this area: Route 19, which runs along Clairmont Road; and Route 47, which runs along the I-85 frontage road.

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Trails and Sidewalks



Map of Existing Sidewalk Infrastructure

The map above shows the existing sidewalk network within the Activity Center. Sidewalk currently exists in the northeast, northwest, and southwest quadrants of the Activity Center along Briarcliff Road and Clairmont Road. However, the existing sidewalks generally do not meet current DeKalb County standards, particularly for the current levels of activity in the area.

Area sidewalks are often interrupted by numerous curb cuts, are not continuous between residential and commercial areas, and often include no buffer or landscape strip. There are no current sidewalks in the southeast quadrant of the Activity Center along Clairmont Road or Briarcliff Road, including pedestrian connections to local restaurants and a bank.

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There are no existing multimodal trails within the Activity Center. The Small Area Plan provides an opportunity to encourage redevelopment and facilitate needed connectivity updates, which should seek to implement pedestrian and streetscape improvements consistent with DeKalb County standards.



Streetscape and lack of sidewalk looking East on Briarcliff Road



Streetscape and lack of sidewalk looking South on Clairmont Road

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Traffic/Transportation

Table 5: Level-of-Service Summary LOS (Delay in Seconds)						
Intersection	Control	Approach	Existing 2020		Projected 2022 No-Build	
			AM Peak	PM Peak	AM Peak	PM Peak
1. Clairmont Road (SR 155/US 23) at I-85 SB Ramps	Signal	Overall	E (61.8)	C (23.8)	E (63.9)	C (24.0)
2. Clairmont Road (SR 155/US 23) at I-85 NB Ramps	Signal	Overall	C (30.6)	C (33.7)	D (38.6)	C (34.9)
3. Clairmont Road (SR 155/US 23) at Briarcliff Road	Signal	Overall	E (55.8)	D (51.7)	E (57.1)	D (53.5)
4. Clairmont Road (SR 155/US 23) at Site Driveway East	RIRO	EB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
5. Briarcliff Road at Riviera Terrace Condominiums Driveway	TWSC	SB	B (10.7)	B (10.6)	B (10.8)	B (10.6)
		EBL	A (8.0)	A (7.5)	A (8.0)	A (7.5)

GDOT Level-of-Service Summary

Clairmont Road (SR 155/US 23) is a four-lane, principal arterial with turn lanes and a posted speed limit of 40 MPH. Georgia Department of Transportation (GDOT) counts taken north of Briarcliff Road indicate annual average daily traffic (AADT) of 43,000 vehicles per day in 2018.

Briarcliff Road is a four-lane minor arterial with turn lanes and a posted speed limit of 35 MPH within the study area. GDOT counts taken west of Clairmont Road (SR 155/US 23) indicate an AADT of 11,900 vehicles per day in 2018.

I-85 is a twelve-lane, interstate highway with a posted speed limit of 65 MPH in the vicinity of the study network. GDOT counts taken west of the I-85/Clairmont Road interchange indicate an AADT of 216,000 vehicles per day in 2018.

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Load Bearing Capacity Analysis

Extensive Water and Sewer infrastructure exists within the area.

A 30" water line runs North-South along Clairmont Road. On Briarcliff Road west of Clairmont, there are two water mains; an 8" and a 12" line, both of which tap off the 30" water line along Clairmont Road. On Briarcliff Road east of Clairmont, there is one water main; a 12" line, which taps off the 30" water line along Clairmont Road.

The entire area is within the North Fork Peachtree Creek sewer shed and appears to flow to a main located between Williamsburg Plaza and Audubon apartments (manhole ID 18-196-s034). Based on recent sewer capacity approvals, this does not appear to be a capacity-constrained area.

A full analysis of future utility demand and capacity is beyond the scope of this report. However, due to the proximity to the 30" water line and the recent sewer capacity approvals, there is some level of confidence regarding the ability to support future growth. There have been recent concerns within the County regarding current and future sewer capacity. While there appears to be additional sewer capacity in the immediate area, a determination of future downstream capacity requires verification from DeKalb County. The County is currently developing a Water and Wastewater Master Plan and while a complete review is not part of the Small Area Plan, future development will likely need to be coordinated with the conservation efforts, capital improvements, and resiliency strategy that results from the Water and Wastewater Master Plan.

Future roadway and sidewalk improvements are planned and programmed for the area and are outlined in this report on the following page. The most heavily congested roadway segments, according to the table above are the Clairmont Road at Briarcliff Road intersection and the Clairmont Road at I-85 southbound access ramps during the morning peak, which experience over 55 seconds of delay. According to the 2020 level of service summary chart above, no areas exhibit a Level of Service F.

Programmed Projects and Previous Plans

Programmed Transportation Improvements

There are two programmed transportation improvements in the area, both along Clairmont Road: PI# 0015956 and PI# M003145. Plans for PI# 0015956 include adding a raised concrete median with no breaks except for at intersections, which will manage access along the corridor by limiting interruptions and restricting left turns, and an additional travel lane and enhanced sidewalks between Briarcliff Road and Audubon Drive. Plans for PI# M003145 include the resurfacing of Clairmont Road. The project location map for PI #0015956 is shown below with additional plan drawings included as Exhibit A in the appendix of this document. It is important to note that these plans are still in the planning and approval process, however, they are important to consider and coordinate with future planning efforts.

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PI #0015956 Project Location Map
Comprehensive Transportation Plan (2014)

The DeKalb County Comprehensive Transportation Plan (CTP) was last updated in 2014 and is anticipated to be updated in 2021. Key takeaways from the 2014 CTP that directly impact the Activity Center include:

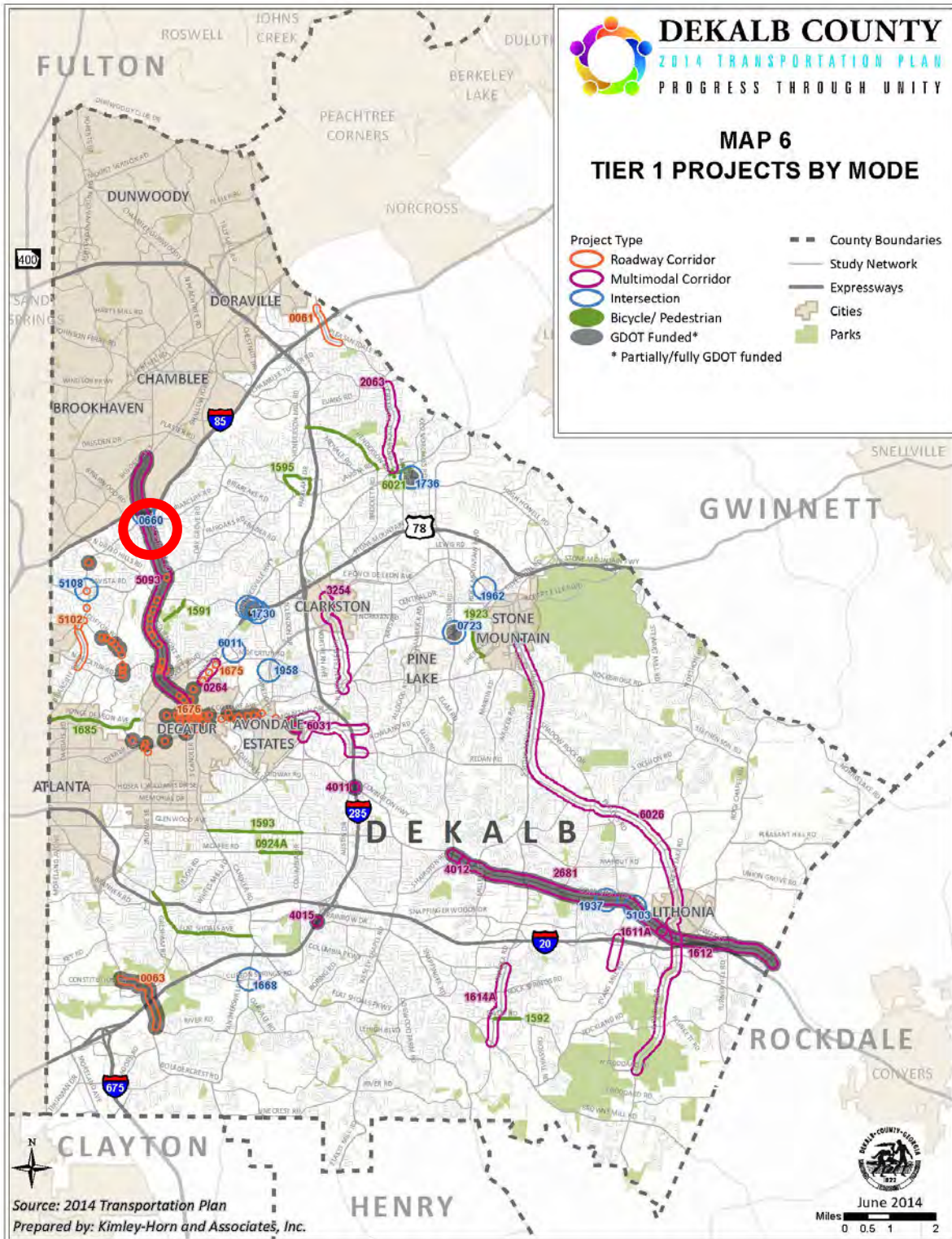
- Creating a Priority Bicycle Network, which would include the following:
 - Clairmont Road – First Tier
 - Briarcliff Road (west) – Second Tier
 - North Fork Peachtree Creek Trail
- Identifying Clairmont Road as a State Truck Route- to maintain appropriate travel lanes widths and safety measures

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- Requires additional coordination with GDOT
- Creating a Multimodal Corridor along Clairmont Road between Buford Highway and Commerce Drive (Project 5093), which would include the following:
 - Center turn lane or landscaped median
 - Bike and pedestrian accommodations
 - Operational recommendations at key intersections
- Pedestrian improvements along Briarcliff Road between Henderson Mill Road and N. Druid Hills Road (Project 0789), which would include the following:
 - Sidewalk installation along the corridor
 - Pedestrian crossing improvements along the corridor

The graphic on the following page shows the location of the Activity Center (in red) within DeKalb County and as it relates to the CTP and planned improvements.

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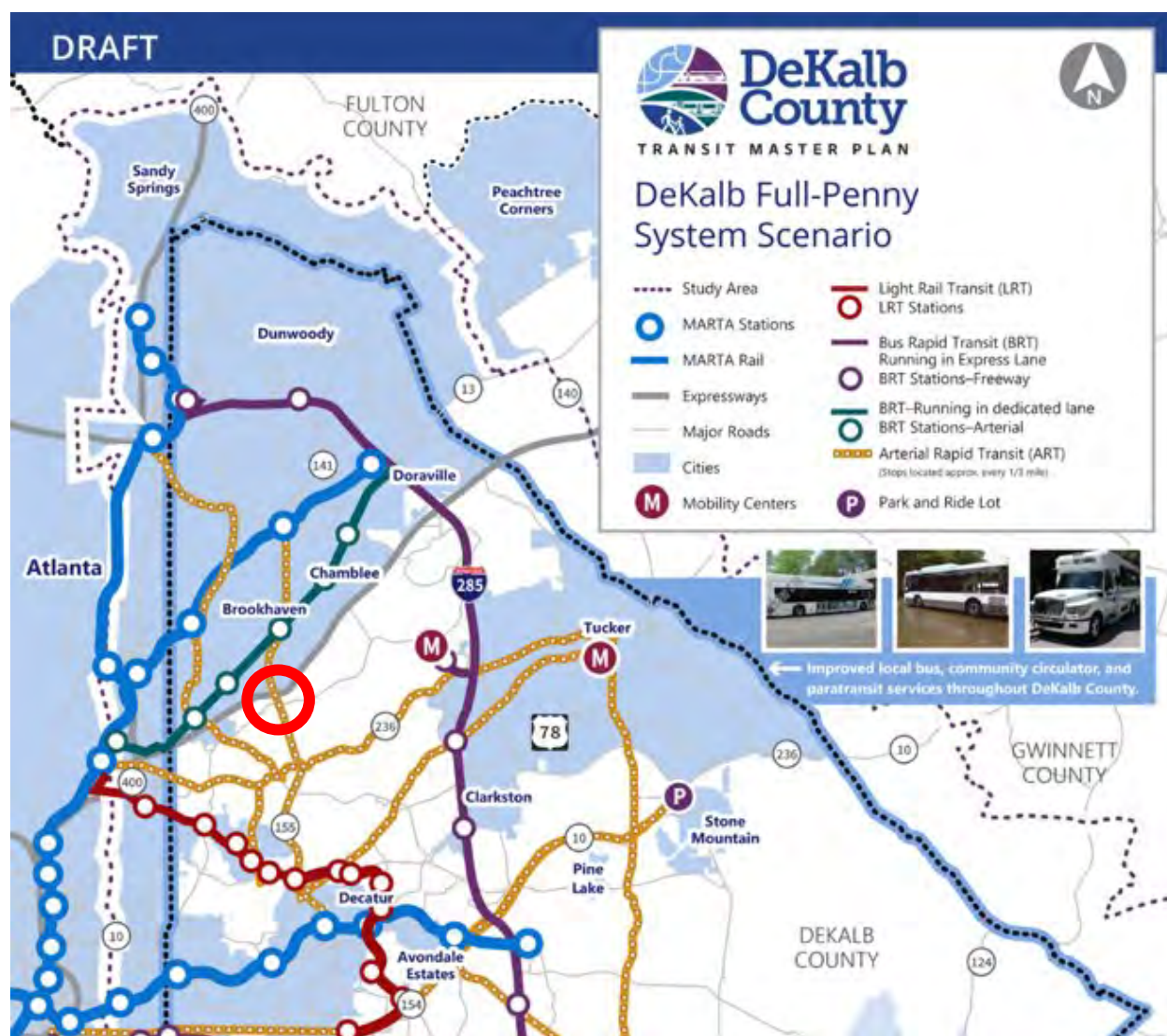


Map of Tier 1 Projects by Mode from DeKalb CTP (2014)

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Transit Master Plan (2019)

The DeKalb County Transit Master Plan (TMP) was completed in June 2019 and adopted by the Board of Commissioners on July 23rd. The TMP is a 30-year vision for transit investments in DeKalb County, including new investments and improvements to existing services. The TMP includes a planned Arterial Rapid Transit (ART) route along Clairmont Road, which is included under both the full-penny and half-penny sales tax funding options for transit over a 30-year period.



Map of DeKalb Full-Penny Transit Scenario from Transit Master Plan (2019)

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Plan Development

Activity Center Subareas

The overall vision for the Briarcliff-Clairmont Activity Center is for an integrated, walkable community that serves as the neighborhood activity center for the surrounding neighborhoods. This includes higher density, mixed-use development within the core surrounded by appropriately scaled development that steps down in height as it nears existing single-family neighborhoods. Mixed-use and commercial developments should be focused along the frontages of Clairmont Road and Briarcliff Road or interior public spaces or streets, with minimal curb cuts and interparcel connectivity where reasonable. Appropriate transitions, buffers, and transitional height planes should buffer commercial and mixed-use development from existing single-family homes.

The revised Briarcliff-Clairmont Road Small Area Plan includes additional detail and guidance from the Comprehensive Plan specific to the area's character and location. The Activity Center is organized into four subareas, each with recommended densities, maximum heights, and related policies as outlined below.



Proposed Future Land Use Map

Core Mixed-Use

Shown in blue in the Activity Center map above, the Core Mixed-Use area is located on the east and west sides of Clairmont Road, north of Briarcliff Road. Development within the Core should be mixed-use, walkable, and highly integrated. Separate structures should be integrated as much as possible and appropriate, utilizing common driveways and access points to minimize the number of curb cuts and conflict points along Clairmont Road and Briarcliff Road.

Building heights in the Core should have a base maximum height of 8 stories or 100 feet. Building heights along Briarcliff Road should generally step down as you move away from the Briarcliff Road and Clairmont Road intersection. Residential densities should be a maximum of 70-90 units per acre. Densities in the higher end of that range should be considered where additional community amenities are provided including those consistent with density bonuses provided in the DeKalb County Zoning

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Code, additional roadway connections that can alleviate traffic at the Clairmont/Briarcliff intersection, and/or publicly accessible open space and greenspace.

A new roadway connection between Briarcliff Road and the I-85 frontage road should be explored by the County. This would provide a new connection that could remove some traffic from the Briarcliff Road and Clairmont Road intersection. Additionally, there could be a possibility of utilizing existing streams or flood areas to provide additional greenspace. The new roadway connection and greenspace are aspirational and will require further study and engineering, as well as the involvement of multiple landowners, DeKalb County, and the Georgia Department of Transportation (GDOT).

Buildings should be located along public roads, at the back of sidewalk, with parking generally located behind or beside buildings and with appropriate buffers or screening from public right of way.

Pedestrian amenities should follow DeKalb County's guidelines for Clairmont Road and Briarcliff Road.

New residential developments should provide a range of housing types and sizes to reflect the needs of the community and area workforce.

Multi-family Residential

Shown in green in the Activity Center map, this area is located to the east and west of the Core Mixed-Use area. Development in this subarea will be mostly residential, with commercial limited to the Clairmont Road and Briarcliff Road frontages. *Multifamily building heights should have a base maximum height of 4 stories or 60 feet (6 stories or 75 feet with bonuses) near the Core Mixed-Use area and transition down to 3 stories when adjacent to single-family neighborhoods.* Development density should be a maximum of 24 units per acre when adjacent to existing single-family neighborhoods.

Redevelopment should provide additional connectivity when possible and appropriate. Separate developments and buildings should be connected and integrated as much as possible or appropriate, utilizing common driveways and access points. Buildings should be located along public roads, at the back of sidewalk, with parking located behind or beside buildings and with appropriate buffers or screening from public right of way. Pedestrian amenities should follow DeKalb County's guidelines for Clairmont Road and Briarcliff Road.

New residential developments should provide a range of types and sizes to reflect the needs of the community and area workforce.

Residential/Commercial

Shown in yellow in the Activity Center map, this area is in the southwest quadrant of the Activity Center. Development within this subarea will reflect much of what is located here today with a mix of commercial, residential, and institutional uses. Where redevelopment does occur, it should be scaled appropriately with existing development in the area, with 2- to 3- story integrated, mixed-use buildings with ground floor, non-residential uses located near the intersection of Briarcliff Road and Clairmont Road and 1- to 2- story residential only buildings located closer to existing single-family neighborhoods, at a maximum density of 24 units per acre. According to the DeKalb County Zoning Code, properties that are zoned MR, MU, or OI have taller height restrictions (3-5 stories depending on the classification) with transitional height planes adjacent to single-family residential.

Briarcliff Road-Clairmont Road Small Area Plan

Separate developments and buildings should be connected and integrated, utilizing common driveways and access points where possible. Buildings should be located along public roads, where reasonable, with parking located behind or beside buildings and with appropriate buffers or screening from public right of way. Pedestrian amenities should follow DeKalb County's guidelines for Clairmont Road and Briarcliff Road.

New residential developments should provide a range of types and sizes to reflect the needs of the community and area workforce.

Commercial

Shown in red on the Activity Center map, this area is in the southeast quadrant of the Activity Center. Development within this subarea will reflect much of what is located here today with primarily commercial uses and 1-3 story buildings. According to the DeKalb County Zoning Code, properties that are zoned MR, MU, or OI have taller height restrictions (3-5 stories depending on the classification) with transitional height planes adjacent to single-family residential.

Separate developments and buildings should be connected and integrated, utilizing common driveways and access points where possible. Buildings should be located along public roads, where reasonable, with parking located behind or beside buildings and with appropriate buffers or screening from public right of way. Pedestrian amenities should follow DeKalb County's guidelines for Clairmont Road and Briarcliff Road.

Land Use Development Regulations Table

Existing			Proposed		
Comp Plan	Existing Density	Preferred Height	SAP	Proposed Density	Proposed Height
NC	24 units/acre	1-3 stories	Core Mixed-Use	70 units/acre, 90 units/acre with density bonuses	Up to 8 stories
NC	24 units/acre	1-3 stories	Multi-family Residential	24 units/acre	Up to 4 stories, 6 stories with bonuses
NC	24 units/acre	1-3 stories	Residential/Commercial	24 units/acre	1-3 stories subject to zoning classification
NC	24 units/acre	1-3 stories	Commercial	N/A	1-3 stories subject to zoning classification

* Property rezoning may be required to achieve the maximums set forth in the table above

* Density bonus table from the DeKalb County Zoning Code is included in the appendix as Exhibit C

Briarcliff Road-Clairmont Road Small Area Plan

It is important to note that current zoning in the Activity Center does not align with the Comprehensive Plan. For example, C-2, HR-2, R-100, and R-85 zoning categories are present in the Activity Center today but are not permitted zoning categories in the Comprehensive Plan. Additionally, two senior living facilities, Briarcliff Oaks and King's Bridge Retirement Community, currently exceed height limitations in the Comprehensive Plan. The heights and densities proposed in the Small Area Plan build off the Comprehensive Plan, as well as community and stakeholder input and existing land uses and zoning classifications present in the Activity Center. Proposed heights and densities in the Small Area Plan seek to concentrate density with greater walkability and green space within the core while maintaining appropriate transitions to and protections for single-family neighborhoods and natural resources. Proposed heights and densities are also compatible with the adjacent activity center to the north to support uses like apartments, office, and big-box retail, while maintaining buffers and transitions to single-family neighborhoods.

Permitted Use and Zoning Classification Table

Permitted Uses and Zoning		
Subarea	Primary Uses	Zoning
Core Mixed-Use	Townhomes, Condominiums, Apartments, Health Care Facilities, Retail and Commercial, Office, Institutional Uses, Entertainment and Cultural Facilities, Park and Recreational Facilities, Public and Civic Facilities, Hotels	MU-5, MU-4, MU-3, MU-2, MR-1, MR-2, C-1, OI, HR-1, HR-2, HR-3
Multi-family Residential	Townhomes, Condominiums, Apartments, Retail and commercial, Office, Park & Rec, Institutional, Civic	MU-3, MU-2, MU-1, MR-1, MR-2, NS, C-1, OI, RSM
Residential/Commercial	Townhomes, Condominiums, Apartments, Retail and commercial, Office, Park & Rec, Institutional, Civic	MU-3, MU-2, MU-1, MR-1, MR-2, NS, C-1, OI, RSM
Commercial	Retail and commercial, Office, Park & Rec, Institutional, Civic	MU-3, MU-2, MU-1, MR-1, MR-2, NS, C-1, OI, RSM

Briarcliff Road-Clairmont Road Small Area Plan

Comprehensive Plan v. Small Area Plan Permitted Zoning

Comp Plan	Small Area Plan			
NC	Core Mixed-Use	Multi-family Residential	Residential/Commercial	Commercial
MU-5	MU-5			
MU-4	MU-4			
MU-3	MU-3	MU-3	MU-3	MU-3
MU-2	MU-2	MU-2	MU-2	MU-2
		MU-1	MU-1	MU-1
MR-1	MR-1	MR-1	MR-1	MR-1
MR2	MR-2	MR-2	MR-2	MR-2
		NS	NS	NS
C-1	C-1	C-1	C-1	C-1
OI	OI	OI	OI	OI
HR-1	HR-1			
HR-2	HR-2			
	HR-3			
RSM		RSM	RSM	RSM

Comprehensive Plan Recommendation

Throughout the development of this small area plan, it became clear that the County's current classifications and regulations for Neighborhood Center, Town Center, and Regional Center are inadequate to meet the evolving needs of the County and current market trends and demands within its communities. These classifications should be updated or reconsidered in the County's upcoming Comprehensive Plan Update, including considerations to add a fourth activity center designation (potentially "Urban Center") that recognizes the level of density needed to foster appropriate redevelopment, while maintaining transitions and buffers between higher intensity development and stable, single-family areas.

Briarcliff Road-Clairmont Road Small Area Plan

Graphic Illustration



Graphic Illustration of Small Area Plan for Briarcliff-Clairmont Activity Center

The graphic above illustrates potential future redevelopment within the Activity Center based on the Small Area Plan. This graphic is not a prediction of investment or a development proposal, but a depiction of the massing and character that is envisioned and may be permitted under the Small Area Plan policies and standards. White structures are existing structures that may remain unchanged, while colored buildings indicate future redevelopment potential, preservation of greenspace and appropriate buffers to single-family neighborhoods, and a potential future roadway connection between Briarcliff Road and I-85 frontage road.

Briarcliff Road-Clairmont Road Small Area Plan

Growth Management Analysis

The study area consists of approximately 83 acres of land area. The Activity Center is designated as a Neighborhood Center in the DeKalb County Comprehensive Plan, with no apparent limitations to the location of multifamily housing with densities up to 24 units per acre or commercial businesses. One of the purposes of this Small Area Plan is to provide finer grain recommendations to manage growth and development within the Activity Center and promote a more walkable, interconnected development pattern.

Under the Neighborhood Center designation, the number of residential units that could be built out is approximately 2,000 housing units (without variances, density bonuses, or special land use permits).

Full build-out of the Activity Center with the proposed Small Area Plan would provide approximately 2,637 residential units. Future residential development is planned to be more interconnected providing greater walkability and connectivity between multifamily housing units and area amenities and services. Higher-density development should be concentrated in the Activity Center's core, which will be served by existing and future transit services, is closer to major transportation routes, and should have fewer curb cuts and points of conflict under the recommended standards.

Growth Management Analysis Table

Subarea	Acres	Density (Units/Acre)	Total Units
Core Mixed-Use	23.3	70	1,631
Multi-family Residential	24.3	24	583
Residential/Commercial	29.4	24 for 60% land area*	423
Commercial	6.3	N/A	N/A
Total	83.3		2,637

*Assumes 60% residential and 40% commercial for analysis and discussion purposes

Street Network and Connectivity

The DeKalb County Comprehensive Plan 2035 stresses the importance of street network improvements and connectivity and identifies opportunities for an increased trail and sidewalk network, transit-oriented development (especially in and around activity centers), and "complete street" multimodal improvements. The Small Area Plan envisions a potential road connection between Briarcliff Road and I-85 frontage road to provide a bypass from the Clairmont Road at Briarcliff Road intersection. It also reflects programmed roadway improvements including sidewalk expansion and resurfacing of Clairmont Road. Other planned projects from the 2014 DeKalb County Comprehensive Transportation Plan can be found under the "Programmed Projects and Previous Plans" section. Such projects and improvements should be coordinated with and incorporated into future development.

Mobility Alternatives and Complete Streets

Complete Streets are roadway corridors that are designed and constructed to accommodate users of all ages, abilities, and modes. A Complete Streets Policy was included and adopted as part of the DeKalb County 2014 Transportation Plan to pursue the expansion of bicycle, pedestrian, and transit networks throughout the County. United States Department of Transportation (USDOT) and GDOT Complete Streets Policies were consulted in the creation of the DeKalb County Complete Streets Policy. That policy states that the County must consider installing bicycle, pedestrian, and transit facilities along any

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roadways that are newly constructed or largely modified within DeKalb County. Although there are conditions that may preclude the County from installing sidewalks, bike lanes, or other infrastructure as a part of new projects, most new or reconstructed roadways will receive improved accommodations for cyclists and pedestrians.

The DeKalb County Code of Ordinances includes streetscape standards for arterial and collector streets in Chapter 27, Article 5.4.3. Per the Ordinance, the streetscape is to be 16-feet wide, consisting of 10 feet of landscape buffers and no less than 6 feet of sidewalk. There is flexibility on the location of the landscape strips relative to the sidewalk (behind or in front of the sidewalk) as determined by site constraints and County Staff determinations.



DeKalb County Ordinance Existing Arterial and Collector Street Streetscape

Neighborhood input reinforced the desire to implement Complete Streets Policies along Briarcliff Road to connect sidewalks and trails to adjacent neighborhoods and area destinations, which will require coordination with DeKalb County and GDOT during future development activity to adhere to the County's streetscape standards.

Additionally, in coordination with DeKalb County's sustainability efforts and initiatives, new development within the Activity Center should plan to accommodate a variety of modes of transportation when possible. This includes, but is not limited to, protected sidewalks and bike lanes, electric vehicle charging stations, and bike racks and other related amenities.

Transit

The 2019 DeKalb County Transit Master Plan (TMP) identifies the long-range vision for transit in the County, which includes the possibility of Arterial Rapid Transit (ART) along Clairmont Road. More detail regarding the TMP and planned projects can be found in the Programmed Projects and Previous Plans section. Plans for Clairmont Road will require continued coordination between transit agencies, GDOT, and adjacent property owners. Additionally, more detailed studies regarding the ART route and facilities should be considered.

Briarcliff Road-Clairmont Road Small Area Plan

Trails and Sidewalks

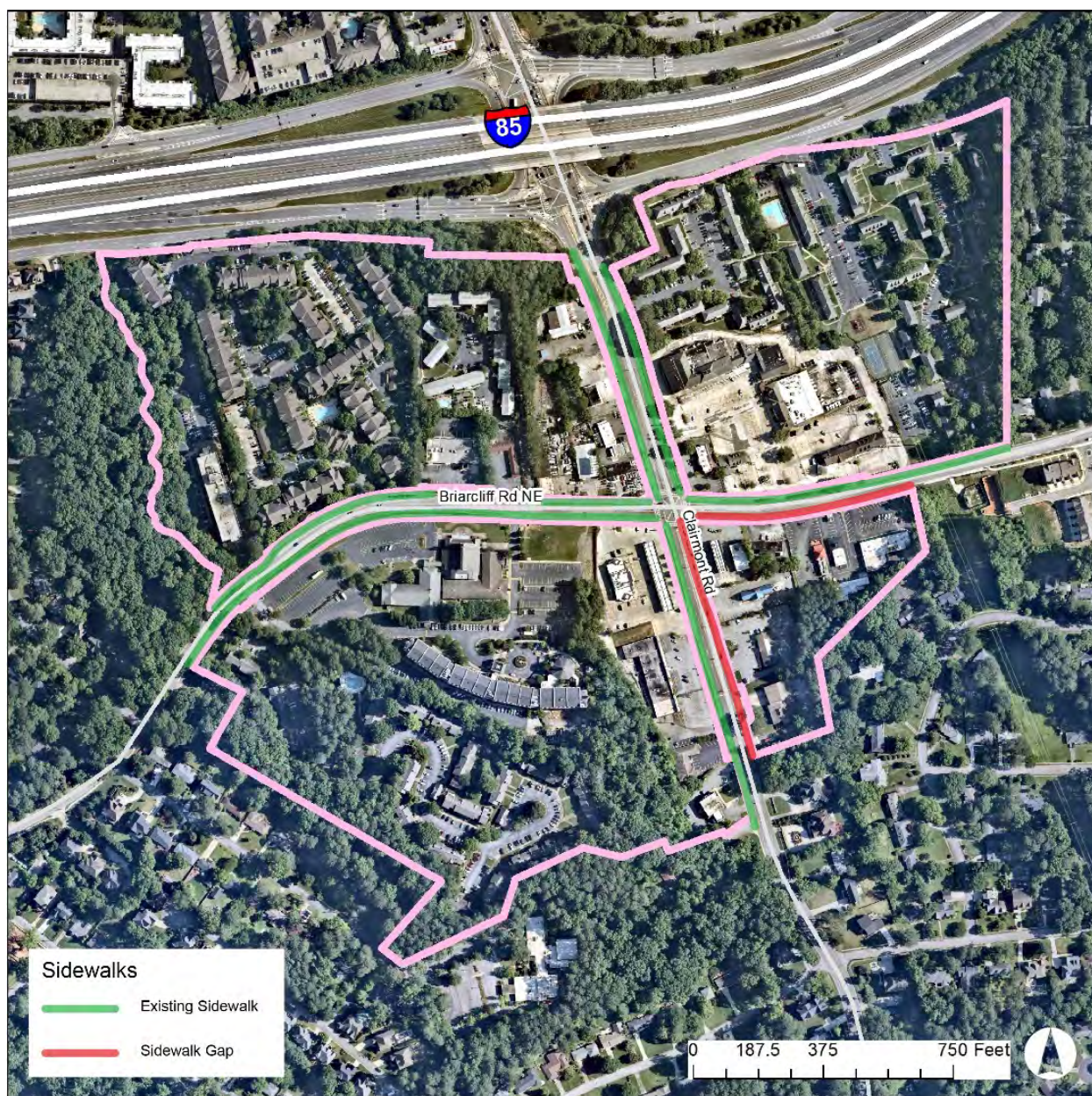
As mentioned above, there are plans to expand the sidewalk along Clairmont Road as a part of programmed GDOT improvements. Multimodal corridor improvements are also recommended along Clairmont Road through the Activity Center, between Buford Highway and Commerce Drive, in the County's transportation plans and documents. While the final composition of these improvements is still under review, future development should coordinate with existing and planned sidewalk and trail connections to increase walkability, bikeability, and access to nearby transit.

The two maps below illustrate the existing sidewalk network and potential sidewalk, trails, and greenspace connectivity. The diagrams also highlight a potential new roadway connection between Briarcliff Road and the I-85 Frontage Road east of Clairmont Road. This connection which could alleviate some congestion at the Briarcliff/Clairmont intersection requires additional study and should be considered as part of future redevelopment efforts.

Additional potential connectivity should include sidewalks in the southeast quadrant of the Activity Center as well as pedestrian facilities north across I-85 to connect to the Peachtree Creek Greenway. Future open space is also considered at the intersection of I-85 and Clairmont Road in the northwest quadrant of the Activity Center as well as near/along the existing creek in the northeast quadrant of the Activity Center.

Future redevelopment efforts should also seek to integrate publicly accessible greenspace and incorporate appropriate buffers between commercial uses and single-family neighborhoods, as required by DeKalb County Zoning. It is also important to note that because of the 500-year floodplain, special care must be taken in the northeast quadrant of the Activity Center regarding stormwater and the potential to create and integrate public space as part of future greenspace and stormwater management strategies.

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Existing Sidewalk Network

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Potential Future Connectivity, Trails, and Greenspace

Workforce Housing

Workforce housing is described as for-sale housing that is affordable to those households earning eighty (80) percent of median household income for the Atlanta Metropolitan Statistical Area (MSA) as determined by the current fiscal year HUD income limit table at the time the building is built. Consistent with the DeKalb County Comprehensive Plan, workforce housing should be provided in appropriate activity centers throughout the County. In designated activity centers, density shall be increased to support urban lifestyles within mixed-use developments and bonuses shall be granted for workforce and senior housing.

While additional workforce housing should be considered as part of future development and redevelopment activities due to this Activity Center's location along transit lines and near employment centers, Briarcliff-Clairmont Activity Center incomes, as displayed on page 11 of this document, illustrate that a supply of workforce housing is available within the Activity Center today. Currently, the undersupply of housing in the area is for those with household incomes between \$50,000 and \$100,000/year.

If the current supply of workforce housing is redeveloped in the future, measures should be taken to replace or resupply workforce housing in or adjacent to the Activity Center.

Public Involvement

The public engagement process for the Small Area Plan relied on input from a variety of community members, stakeholders, and County Staff. This included two stakeholder meetings, two presentations to Community Council, a virtual public meeting, and opportunities for public comment during Planning Commission and Board of Commissioners meetings. Additionally, a project website was established with a video presentation of the small area plan, posting of the draft Small Area Plan, and an electronic public comment form.

Information on the Small Area Plan, website, and virtual public meeting was distributed via mail to property owners within the Activity Center and via email to the neighborhood groups surrounding the Activity Center. Information regarding the virtual public meeting was also advertised via Commissioner Rader's email newsletter, Commissioner Gannon's website, and the Plan website. Below is a schedule of the meetings held during the planning process followed by summaries for each meeting.

Public Involvement Meeting Schedule:

- **Stakeholder Meeting #1 - September 16, 2020**
- **Stakeholder Meeting #2 – October 11, 2020**
- **Community Council Meeting – October 13, 2020**
- **Special Called Community Council Meeting – October 27, 2020**
- **Virtual Public Meeting via Zoom - October 29, 2020**
- **DeKalb County Planning Commission - November 5, 2020**
- **Board of Commissioners Meeting – November 19, 2020 (scheduled)**

Briarcliff Road-Clairmont Road Small Area Plan

Stakeholder Meeting #1

Date, Time and Location of Meeting:

The meeting was held virtually via WebEx and began at 6:00 pm on September 16, 2020.

Present at Meeting:

Representatives from Stein Investment Group; Atlantic Residential; Smith, Gambrell and Russell; Kimley-Horn and the surrounding communities of Sagamore Hills, Briarcliff Woods, and Riviera Condominiums attended, along with The North Druid Hills Civic Association. The roster of attendees is as follows:

1. Den Webb
2. Adam Zuckerman
3. Ben Curran
4. Jason Linscott
5. Martha Gross
6. Barbara Gibbs Vargas
7. Gunter Sharp
8. Leslie A. Cook
9. Randy Roosa
10. Jaime Dutro
11. Liz Sanford
12. Margaret Cone
13. Steve Pittard
14. James Roland
15. Eric Bosman
16. Jon Tuley
17. Emily Smith

Presentation and Stakeholder Input

After introductions, the development team discussed the purpose of the meeting, and provided a high-level overview of the proposed development at the northwest corner of Briarcliff Road and Clairmont Road.

Attendees were then invited to provide thoughts on a proposed Small Area Plan, including areas outside the current proposed project. Common themes from the discussion included increased walkability/accessibility, protection of single-family neighborhoods, increased vehicular and pedestrian safety (especially at the intersection of Clairmont and Briarcliff), and appropriately scaled development outside of the Core of the small area plan area.

Participants agreed that the Core of the small area plan area should include mixed-use development and building heights of 6 stories or more. A residential density of 70-90 units/acre was generally acceptable to the group. Meeting participants felt that the area outside of the Core, and south of Briarcliff Road should remain primarily residential. The group discussed maintaining “Neighborhood Center” densities

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of 24 units/acre in those areas. The group agreed that taller buildings and higher densities would be more appropriate closer to Clairmont Road and I-85. Density bonuses were also discussed and could be considered within the Core in exchange for community amenities.

Attendees also commented that single-family residential neighborhoods in this area, especially those to the east of the Audubon Apartments, should be preserved and provide an adequate buffer or transition zone to any nearby redevelopment. It was noted that there is a considerable grade change between the existing single-family neighborhood to the east and the Audubon Apartments. This could potentially allow for more height in specific locations on the Audubon Apartments site, without negatively impacting the existing neighborhood.

Meeting participants also highlighted the need and potential for increased connectivity in the area. Examples included: a new road connection between the Briarcliff and I-85 frontage, sidewalk/pedestrian connections between Briarcliff Woods and the nearby commercial area, and general connectivity between CHOA and the Briarcliff-Clairmont Activity Center.

Stakeholder Meeting #2

Date, Time, and Location of Meeting:

The meeting was held virtually via WebEx and began at 7:30 pm on October 11, 2020.

Present at Meeting:

Representatives from Stein Investment Group; Atlantic Residential; Smith, Gambrell and Russell; DeKalb County, Commissioner Rader's Office; Kimley-Horn and the surrounding communities of Sagamore Hills, and Briarcliff Woods attended, along with The North Druid Hills Civic Association. The roster of attendees is as follows:

1. Martha Gross
2. Barbara Vargas
3. Eric Meyer (DeKalb County, Commissioner Rader's Office)
4. Eric Bosman
5. Emily Smith
6. Don McChesney
7. Den Webb
8. Adam Zuckerman
9. Jason Linscott
10. Jaime Dutro
11. Jeff Wright
12. Don Broussard

Presentation and Stakeholder Input

The follow-up meeting allowed meeting participants to review the updated plan document and another opportunity to provide input before going to Community Council.

Attendees expressed interest in continuing to explore density and height options, as the anticipated roadway improvement may warrant increased density. This discussion resulted in action items to better define County bonuses in the plan, considerations of transitional height planes from I-85 frontage and Clairmont Road, and a hypothetical traffic study to better quantify traffic volumes with anticipated roadway improvements and development.

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Additional considerations included adding language to the plan that focuses on transportation and environmental sustainability, such as electric charging stations, bike racks, tree buffers, and protected pedestrian and bike lanes.

Key takeaways from the meeting included:

- Better detail of density bonuses with an emphasis on the potential roadway connection and greenspace
- Discuss height transitions within and adjacent to the core and multifamily subareas
- Consider language to require and/or encourage EV charging stations and bicycle racks
- Consider streetscape standards and recommendations for Briarcliff Road
- Include access management on Briarcliff west of Clairmont in the Safety Study recommendation

Community Council Meeting #1

Date, Time, and Location of Meeting:

The meeting was held virtually via WebEx and began at 5:30 pm on October 13, 2020.

Present at Meeting:

Representatives from Stein Investment Group; Atlantic Residential; Smith, Gambrell and Russell; DeKalb County, Commissioner Rader's Office; Kimley-Horn; members of District 2 Community Council; and community members were present at the meeting. The roster of attendees is as follows:

1. Emily Smith
2. Jeremy McNeil
3. Jahnee Prince
4. Art
5. Eric Bosman
6. Ted Daniel (Chair)
7. John Turner (Vice Chair)
8. Barbara Vargas
9. Ben Curran
10. Den Webb
11. Eric Meyer (DeKalb County, Commissioner Rader's Office)
12. Gunter Sharp
13. Jason Linscott
14. Jon Tuley
15. Mike Cooper
16. Randy Roosa
17. Robert Hughes
18. Adam Zuckerman
19. Jeffrey Stein
20. Dustin Jackson
21. Martha Gross
22. Betty Blondeau

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23. Lacoock
24. Joe Hirth
25. Brandon White
26. Nicole Domis
27. Karen Hill
28. Margaret Cone

Presentation and Stakeholder Input

The Small Area Plan discussion began with a PowerPoint presentation and brief overview of the process thus far, followed by stakeholder input. Stakeholder input focused on the importance of the Small Area Plan in shaping future development to benefit the community and overall vision for the area. Attendees also mentioned general concerns like increased traffic, infrastructure capacity, and walkability and bikeability in the area, all of which can be appropriately addressed in the Small Area Plan or with future studies. Ultimately, Community Council recommended a full cycle deferral to have time to review the Small Area Plan but acknowledged that the community input has been positive and supportive of the plan so far. A called Community Council meeting will take place after the document is finalized.

DeKalb County Staff Meeting

Date, Time, and Location of Meeting:

The meeting was held virtually via Microsoft Teams and began at 1:30 pm on October 16, 2020.

Present at Meeting:

Representatives from Kimley-Horn and DeKalb County Staff were present at the meeting. Attendees included:

1. Melora Furman
2. Jahnee Prince
3. Cedric Hudson
4. Eric Meyer
5. Eric Bosman
6. Emily Smith
7. Jon Tuley

Meeting Summary

The meeting focused on Staff's review of the Draft Small Area Plan and the timeline and schedule for the Small Area Plan effort. The County and team discussed the plan's approach to potential transportation, water, and sewer capacity and discussion of the limited nature and timeline of the Briarcliff-Clairmont Small Area Plan compared to previous, more traditional small area plans, many of which are larger in scope and scale.

Staff requested augmentations to the public engagement process to help make area stakeholders more aware of and have an opportunity to provide input into the process. Recommended action items included, establishment of a project website, a follow up meeting with the Community Council, and potential for a second meeting before Planning Commission, if necessary.

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Community Council Meeting #2

Date, Time, and Location of Meeting:

The meeting was held virtually via Zoom and began at 5:30 pm on October 27, 2020.

Present at Meeting:

Representatives from Stein Investment Group; Atlantic Residential; Smith, Gambrell and Russell; DeKalb County, Commissioner Rader's Office; Kimley-Horn; members of District 2 Community Council; and community members were present at the meeting. The roster of attendees is as follows:

1. John Turner (Chair)
2. Tim Miner (Community Council)
3. Betty Blondeau (Community Council)
4. Eric Bosman
5. Adam Zuckerman
6. Barbara Gibbs Vargas
7. Ben Curran
8. Den Webb
9. Gunter Sharp
10. Jason Linscott
11. Martha Gross
12. Mike Cooper
13. Robert Hughes
14. Don Broussard
15. Randy Roosa
16. Kristen Quarles
17. Eric Meyer (Commissioner Rader's Office)
18. Jahnee Prince (staff)
19. Brandon White (staff)
20. Jeremy McNeil (staff)
21. Jon Tuley

Presentation and Stakeholder Input

The Small Area Plan discussion began with a recap of what was presented at the previous Community Council meeting and a brief overview of the process and the Small Area Plan itself, followed by community input. Community discussion focused on height and density, the activity center designation within the comprehensive plan, and alignment with surrounding development. Community Council members were generally in support of the plan but with reservations on the maximum height allowance. The Community Council approved the Small Area Plan with a suggested condition that the core mixed use area be capped at the height and density proposed by Stein for their development.

Virtual Public Meeting

Date, Time, and Location of Meeting:

The meeting was held virtually via Zoom and began at 6 pm on October 29, 2020.

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Present at Meeting:

The meeting was hosted and facilitated by Kimley-Horn and attended by representatives from Stein Investment Group; Atlantic Residential; Smith, Gambrell and Russell; DeKalb County, Commissioner Rader's Office; and community members. The roster of attendees is as follows:

1. Martha Gross
2. Adam Zuckerman
3. Barbara Vargas
4. Ben Curran
5. Bernard Knight
6. Debbie Miller
7. David Romeiko
8. Den Webb
9. Eric Rice
10. Jack Miller
11. Jason Linscott
12. Jeff Mack
13. Joey Norman
14. John Turner
15. Leah Gordon
16. Margaret Cone
17. Marjorie Adler
18. Shannon Riner
19. Wendy Cornelisen
20. 14043581176
21. Alexia Kartis
22. Lauren Blaszyk
23. Mike Watkins
24. Don McChesney
25. Jeffrey Stein
26. Kelly Jordan
27. Kathlika Fontes
28. Jaime Dutro
29. Van A. Yon
30. Jeanne Krise
31. Edward Terry
32. Angela Barnett
33. Randy Roosa
34. Susan Bailey
35. Jahnee Prince (DeKalb County)
36. Eric Meyer (Commissioner Rader's Office)
37. Eric Bosman (Kimley-Horn)
38. Jon Tuley (Kimley-Horn)
39. Emily Smith (Kimley-Horn)

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Meeting Summary

The meeting started with a presentation and overview of the Small Area Plan and process, followed by stakeholder comments and public input. The stakeholder committee was given an opportunity to speak regarding their involvement in the plan's development. Stakeholders expressed their general satisfaction with the plan and its ability to encourage development while still preserving the area's character. Other stakeholder comments included questions regarding the height limits, parking, housing, and greenspace.

The meeting then transitioned to a public question and answer session, which largely took place via the meeting's "chat" function where attendees were able to ask a question over chat and have their questions answered live by the planning consultant. Attendees were very active and engaged in the question and answer session. Key themes and takeaways included the following:

- Understanding the distinction between the different designations and transitional zones
- Concerns about increased traffic and the need for additional traffic information and/or traffic study
- Importance of greenspace and connections to the new Peachtree Creek Greenway
- Concerns about sewer capacity to support the proposed development
- Questions about bike lanes and safety in the area
- General questions regarding the overall process and timeline

Public input from the meeting has been reviewed and incorporated in the plan where applicable.

DeKalb County Planning Commission

Date, Time, and Location of Website:

The DeKalb County Planning Commission meeting was held virtually via Zoom on November 5, 2020.

Meeting Summary

County Staff introduced the Small Area Plan item, recommending a full-cycle deferral. The Small Area Plan item included a presentation and brief overview of the Plan thus far and the overall planning process. Attendees were then asked to speak in support of the item. A total of eight community members spoke in favor of the Small Area Plan and mentioned the overall quality and satisfaction with the Plan and planning process. Key themes and comments from the community included:

- Overall satisfaction with the Plan and opportunity for community involvement
- The Plan's ability to shape development in a way that's consistent with the surrounding area, while also preserving the area's character
- Concerns about increased traffic/congestion and road improvements
- Concerns about increased heights and densities being too high/inappropriate for the area

The Planning Commission was then given an opportunity to ask questions. Questions generally focused on the overall timeline and process. Planning Commission approved a full-cycle deferral of the item to allow additional time for review and for comments to be included in the Plan.

Plan Implementation and Recommendations

Recommendations from the Briarcliff Road-Clairmont Road Small Area Plan, based on the existing conditions and needs assessment, community input, and long-term vision for the Activity Center, include the following:

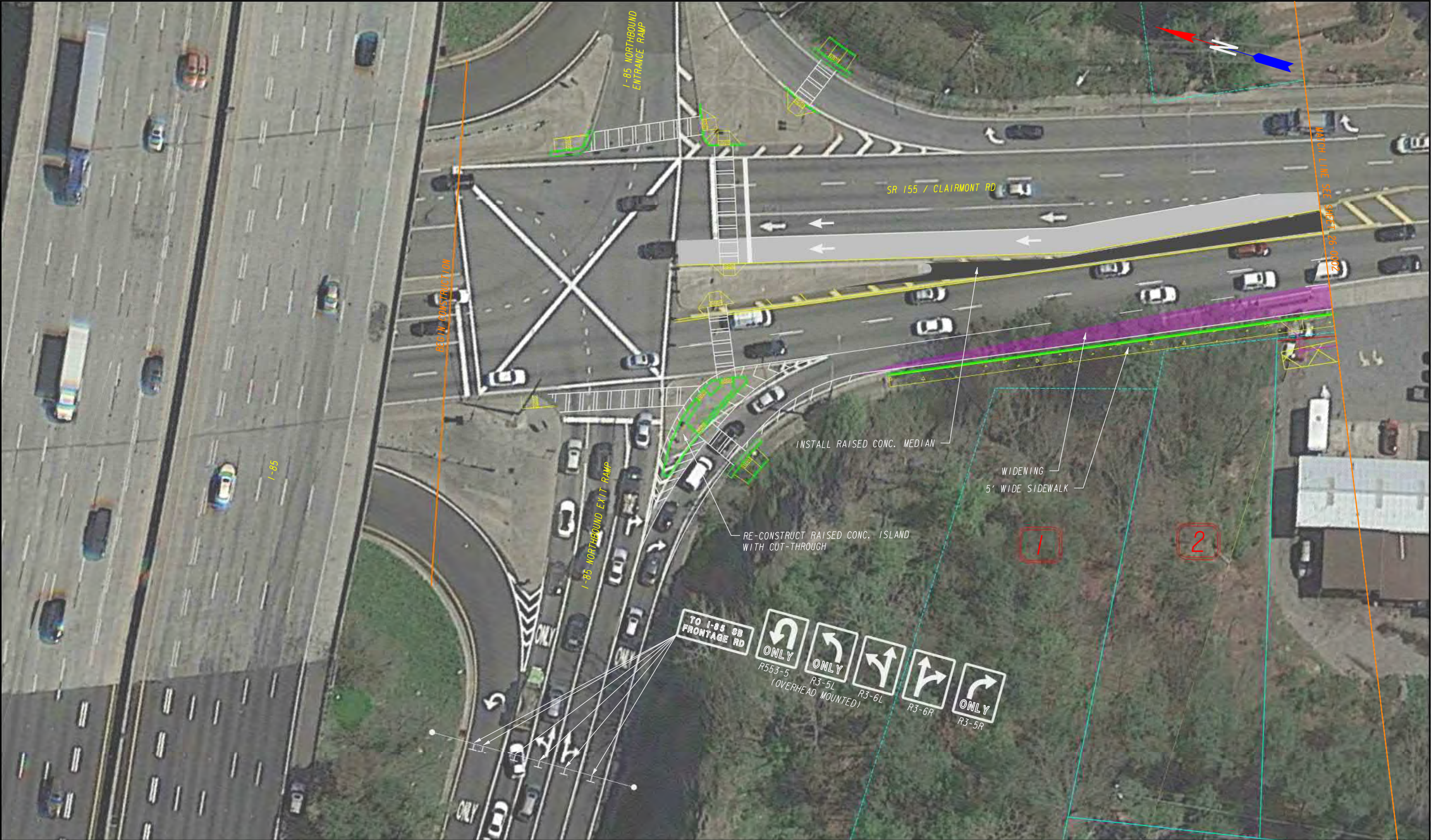
- Coordinate future redevelopment with programmed GDOT and County projects
- Coordinate with MARTA on existing and future transit service
- Consider rezoning the Core Mixed-Use Subarea to match the vision for the Activity Center
- Coordinate sidewalk expansion and connectivity within future development projects
- Implement Complete Street improvements along Clairmont Road and Briarcliff Road
- Conduct a Safety Study and Traffic Analysis of the Briarcliff Road Corridor and Briarcliff at Clairmont Road intersection as part of the upcoming DeKalb County Comprehensive Transportation Plan
- Determine the feasibility of a new roadway connection between Briarcliff Road and the I-85 Frontage Road east of Clairmont Road
- Investigate potential inconsistencies between the SAP land use allowances and that of existing zoning categories within the Activity Center and determine appropriate zoning amendments to address these
- Reconsider and/or revise comprehensive plan characteristics for activity centers and consider inclusion of a fourth activity center designation

Continued coordination between agencies, GDOT, DeKalb County, and property owners will ensure the Activity Center grows and develops to align with the long-term vision for the area and provide necessary community connectivity and amenities.

Plan Evaluation

Small Area Plans of this magnitude should be reviewed by County Staff every 5 years in light of changing conditions. At that time, and periodically, minor updates may be needed to the Small Area Plan and its recommendations.

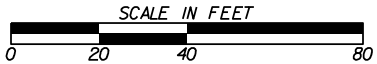
The plan should be reevaluated every 10 years as part of the County's Comprehensive Land Use Plan Update or by a separate process. The County may also want to consider partnering with the City of Chamblee and/or City of Brookhaven to apply for Livable Centers Initiative Funds in the future to coordinate this area's growth, development, and improvements with adjacent areas to the north and south.



PROPERTY AND EXIST. R/W LINE
REQUIRED R/W LINE
EDGE OF PAVEMENT
CURB AND GUTTER
SIDEWALK
DRIVEWAY
EASEMENT FOR CONSTR OF DWY
WIDENING

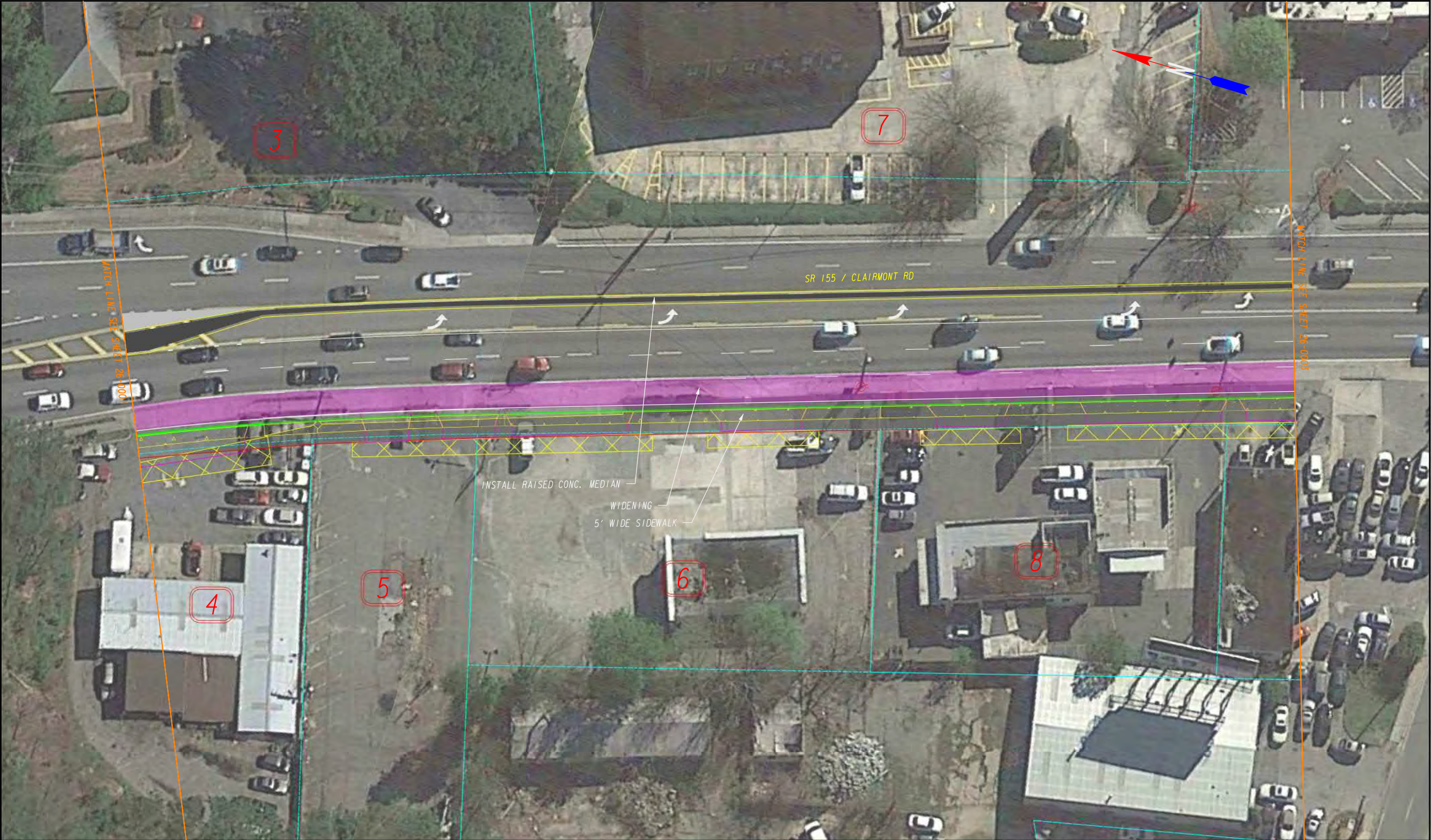


AECOM
ONE MIDTOWN PLAZA
1360 PEACHTREE ST., N.E., SUITE 500
ATLANTA, GEORGIA 30309
TEL: (404) 965-9600 FAX: (404) 965-9605



REVISION DATES		

SIGNING AND MARKING PLANS			
SR 155 / CLAIRMONT ROAD NE			
FROM BRIARCLIFF RD NE TO LAVISTA RD NE			
CHECKED:	DATE:	DRAWING No.	
BACKCHECKED:	DATE:	26-0001	
CORRECTED:	DATE:		
VERIFIED:	DATE:		



PROPERTY AND EXIST. R/W LINE
REQUIRED R/W LINE
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EASEMENT FOR CONSTR OF DWY
WIDENING



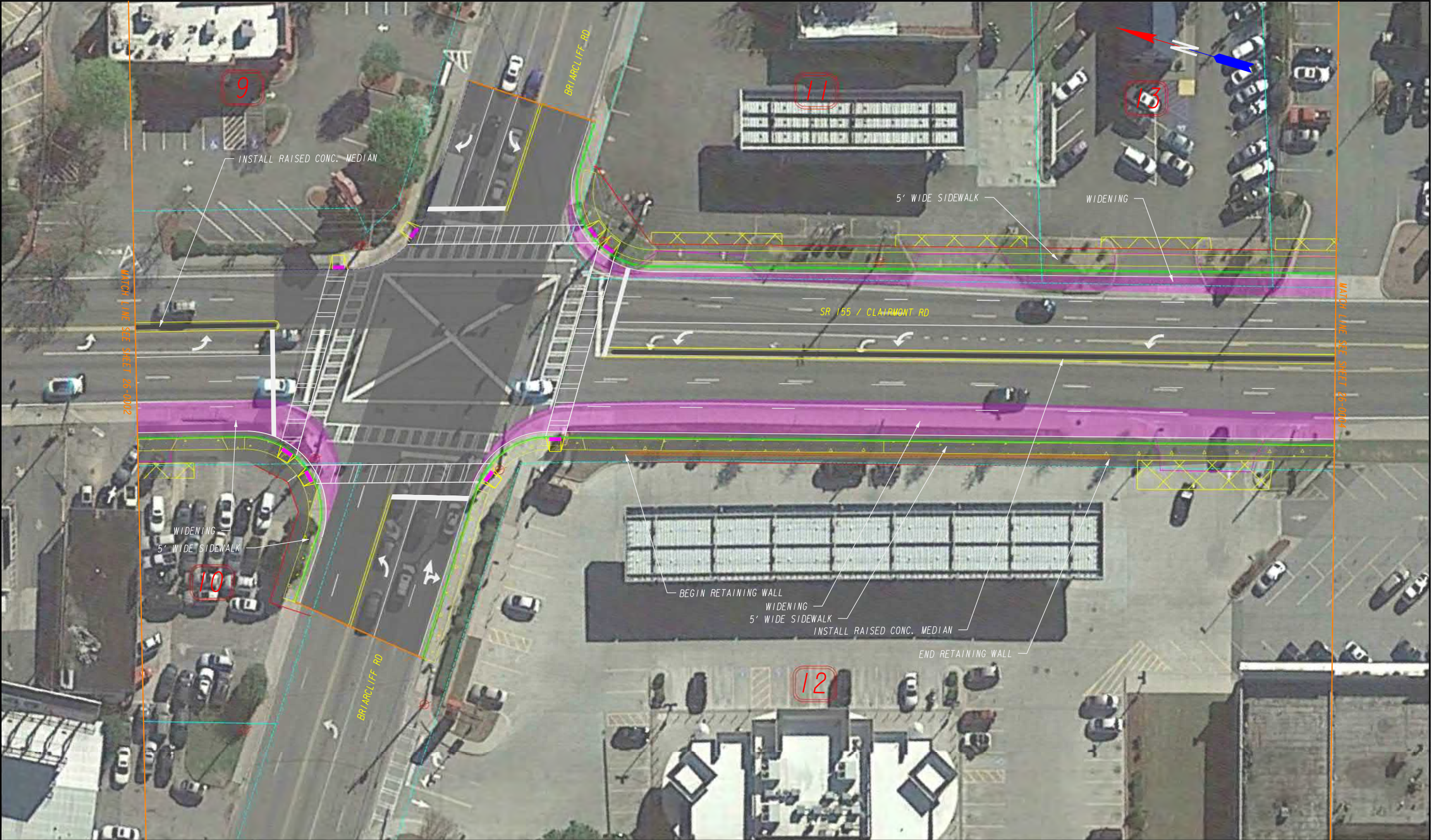
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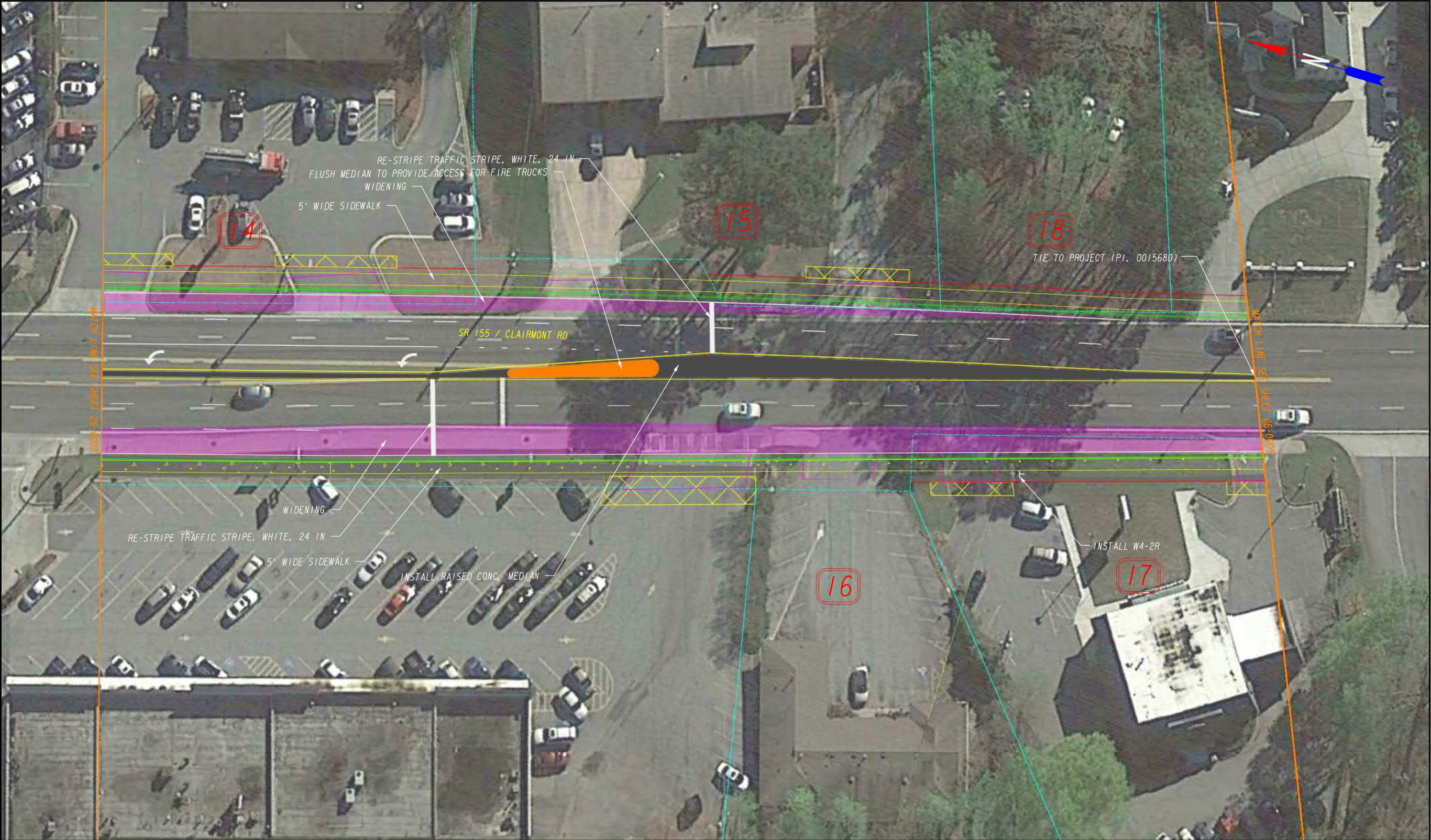
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REVISION DATES

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BACKCHECKED:	DATE:	26-0004	
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Briarcliff Road-Clairmont Road Small Area Plan

Appendix:

Exhibit B

The following tables compare existing and proposed zoning designations and heights within the four subareas of the Activity Center.

Core Mixed-Use				
Zoning Categories	Existing (Comp Plan)		Proposed (SAP)	
	Existing Zoning	Current Heights Allowed by Code	Proposed Zoning	Proposed Heights
MU-5		N/A	MU-5	8 stories
MU-4		N/A	MU-4	8 stories
MU-3		N/A	MU-3	8 stories
MU-2		N/A	MU-2	8 stories
MR-1		4 stories	MR-1	4 stories
MR-2	MR-2	3 stories (or 4 stories with bonus)	MR-2	4 stories
C-1	C-1	2 stories	C-1	2 stories
	C-2*	2 stories		
OI	OI	5 stories	OI	8 stories
HR-1		6 stories (or 8 stories with bonus)	HR-1	8 stories
HR-2	HR-2	6 stories (or 8 stories with bonus)	HR-2	8 stories
HR-3		6 stories (or 8 stories with bonus)	HR-3	8 stories

*Current zoning category allowed in Neighborhood Center but removed in SAP

Briarcliff Road-Clairmont Road Small Area Plan

Multi-family Residential				
Zoning Categories	Existing (Comp Plan)		Proposed (SAP)	
	Existing Zoning	Current Heights Allowed by Code	Proposed Zoning	Proposed Heights
MU-3		N/A	MU-3	4 stories (or 6 stories with bonuses)
MU-2		N/A	MU-2	4 stories (or 6 stories with bonuses)
MU-1		N/A	MU-1	4 stories (or 6 stories with bonuses)
MR-1		4 stories	MR-1	4 stories
MR-2	MR-2	3 stories (or 4 stories with bonuses)	MR-2	3 stories (or 4 stories with bonuses)
NS		2 stories	NS	2 stories
C-1		2 stories	C-1	2 stories
OI	OI	5 stories	OI	5 stories
HR-2	HR-2*	4 stories (or 6 stories with bonuses)		
RSM		3 stories	RSM	4 stories

*Current zoning category allowed in Neighborhood Center but removed in SAP

Briarcliff Road-Clairmont Road Small Area Plan

Residential/Commercial				
Zoning Categories	Existing (Comp Plan)		Proposed (SAP)	
	Existing Zoning	Current Heights Allowed by Code	Proposed Zoning	Proposed Heights
MU-3		N/A	MU-3	3 stories (or 4 stories with bonuses)
MU-2		N/A	MU-2	3 stories (or 4 stories with bonuses)
MU-1		N/A	MU-1	3 stories (or 4 stories with bonuses)
MR-1	MR-1	4 stories	MR-1	4 stories
MR-2		3 stories (or 4 stories with bonuses)	MR-2	3 stories (or 4 stories with bonuses)
NS		2 stories	NS	2 stories
C-1	C-1	2 stories	C-1	2 stories
OI	OI	5 stories	OI	5 stories
RSM		3 stories	RSM	3 stories
R-85	R-85*	N/A		N/A

*Current zoning category allowed in Neighborhood Center but removed in SAP

Briarcliff Road-Clairmont Road Small Area Plan

Commercial				
Zoning Categories	Existing (Comp Plan)		Proposed (SAP)	
	Existing Zoning	Current Heights Allowed by Code	Proposed Zoning	Proposed Heights
MU-3		N/A	MU-3	3 stories (or 4 stories with bonuses)
MU-2		N/A	MU-2	3 stories (or 4 stories with bonuses)
MU-1		N/A	MU-1	3 stories (or 4 stories with bonuses)
MR-1		4 stories	MR-1	4 stories
MR-2		3 stories (or 4 stories with bonuses)	MR-2	3 stories (or 4 stories with bonuses)
NS		2 stories	NS	2 stories
C-1	C-1	2 stories	C-1	2 stories
OI		5 stories	OI	5 stories
RSM		3 stories	RSM	3 stories
R-100	R-100*	N/A		N/A

*Current zoning category allowed in Neighborhood Center but removed in SAP

It is important to note that in some instances current zoning in the Activity Center does not align with the currently Comprehensive Plan. For example, C-2, HR-2, R-100, and R-85 zoning categories are present in the Activity Center today but are not permitted zoning categories in the Comprehensive Plan. In addition to the four zoning categories noted above that have been removed from the proposed list of allowable zoning in the SAP, there are also existing uses in the Activity Center that exceed current height allowances in the current Comprehensive Plan as well as the SAP. These include the Briarcliff Oaks Retirement Home (6 stories, Multi-family Residential) and the King's Bridge Retirement Community (7 stories, Residential/Commercial). It is assumed that current zoning entitlements and current structures that exceed Comprehensive Plan height allowances within the Activity Center will continue to be allowed under the new SAP.

Briarcliff Road-Clairmont Road Small Area Plan

Exhibit C

Table 2.6 Residential Density Bonus Eligibility and Percent, with Example Calculation

Density bonus % increase by amenity, location, or other provision	
20% greater than base	
Public Improvements	Applicant provides any of the following improvements: transit facilities (bus shelter, ride-share), public art, structured parking, trail with public access, sidewalks and/or road improvements beyond project.
Transit Proximity	Existing park-n-ride or ride-share facility is located within ¼ mile of the property boundary.
Amenity Proximity	Existing amenities, such as healthcare facilities, senior and/or civic centers, public schools, public libraries, recreational facilities, personal service establishments, grocery stores, or shopping centers. (See section 2.12.7 .)
50% greater than base	
Sustainability Elements	Certification that proposed buildings, if built as designed, would be accredited by LEED®, EarthCraft, or other similar national accreditation organization, for energy- and water-efficient site and building design.
Mixed Income or Mixed Age	30-year enforceable commitment approved by the county attorney and recorded on the deed records that total number of units will be reserved to be occupied as follows; 10% by very low income households, or 20% by low income households, or 25% for senior citizens. Household income level shall be as established by the Atlanta Regional Commission.
Additional Enhanced Open Space	Additional enhanced open space (with standards established by article 5) comprise 20% of the overall development site.
100% greater than base	
Additional Enhanced Open Space	Enhanced open space comprises 35% or more of the overall development site.
MARTA Rapid Transit Station	Existing MARTA rapid transit station is located within ¼ mile of the property boundary.
Reinvestment Areas	Property is located within an Enterprise Zone or Opportunity Zone.