



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: September 01, 2020, 6:30 P.M.

Board of Commissioners Hearing Date: September 24, 2020, 5:30 P.M.

STAFF ANALYSIS

Case No.: LP-20-1244107 **Agenda #:** N.2

Location/Address: Northwest corner of Clairmont Road and Briarcliff Road, approximately 120 feet south of Interstate 85 at 2794, 2778, 2804, 2806, 2810, 2814, 3080 and 3070 Clairmont Road and 3068 Briarcliff Road in Atlanta, Georgia. The property has approximately 670 feet of frontage along Clairmont Road & 196 feet of frontage along Briarcliff Road, and contains 3.85 acres. **Commission District: 2 Super District: 6**

Parcel ID(s): 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, 2814 Clairmont Rd, Atlanta, GA 30329

Request: To change from Neighborhood Center (NC) to Regional Center (RC) to allow for a mixed use development comprising approximately 10,000 square feet of restaurant and retail space and 264 multi-family apartments.

Property Owner(s): Stein Investment Co., LLC

Applicant/Agent: Dennis J Webb

Acreage: 3.85

Existing Land Use: Neighborhood Center (NC)

Surrounding Properties: Stand-alone vacant lots, single-story commercial uses, strip centers with large parking fields, and garden-style apartments.

Adjacent Land Use : **North:** City of Brookhaven /City of Chamblee Tucker **South:** Neighborhood Center (NC), Suburban (SUB) **East:** Suburban (SUB) **West:** Suburban (SUB), Office Professional (OP)

Comprehensive Plan: NC ☐ Consistent ☒ Inconsistent

Proposed Density: 69 unit per acre	Existing Density: NA
Proposed Units: 264 units	Existing Units: Single-Family Detached home, garden-style apartment
Proposed Lot Coverage: NA	Existing Lot Coverage: NA

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No.: _____ Date Received: _____

Applicant's Name: Stein Investment Co, LLC (Virginia), E-Mail: dwebb@sgrlaw.com
c/o Dennis J. Webb, Jr.

Applicant's Mailing Address: 1230 Peachtree Street, Suite 3100, Atlanta, Georgia 30309

Applicant's Daytime Phone #: (404) 815-3620 Fax: (404) 685-6920

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: See Exhibit "A" E-Mail: _____

Owner's Mailing Address: _____

Owner's Daytime Phone #: _____ Fax: _____

Address/Location of Subject Property: See Exhibit "A"

District(s): 18th Land Lot(s): 196 Block(s): 04 Parcel(s): See Exhibit "A"

Acreage: +/- 3.845 Commission District(s): 2nd and 6th

Current Land Use Designation: NC Proposed Land Use Designation: RC

Current Zoning Classification(s): C-1/C-2

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II.
- III. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? ☒ Yes ☐ No
- IV.

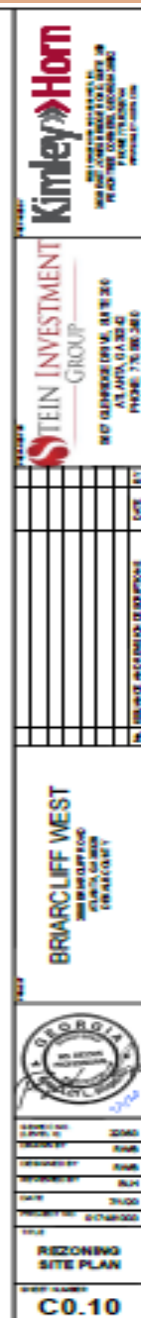
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.

NOTARY Sheila Johnson SIGNATURE OF APPLICANT [Signature]
12/29/2023 Check One: Owner ☐ Agent ☒ DATE _____
EXPIRATION DATE / SEAL



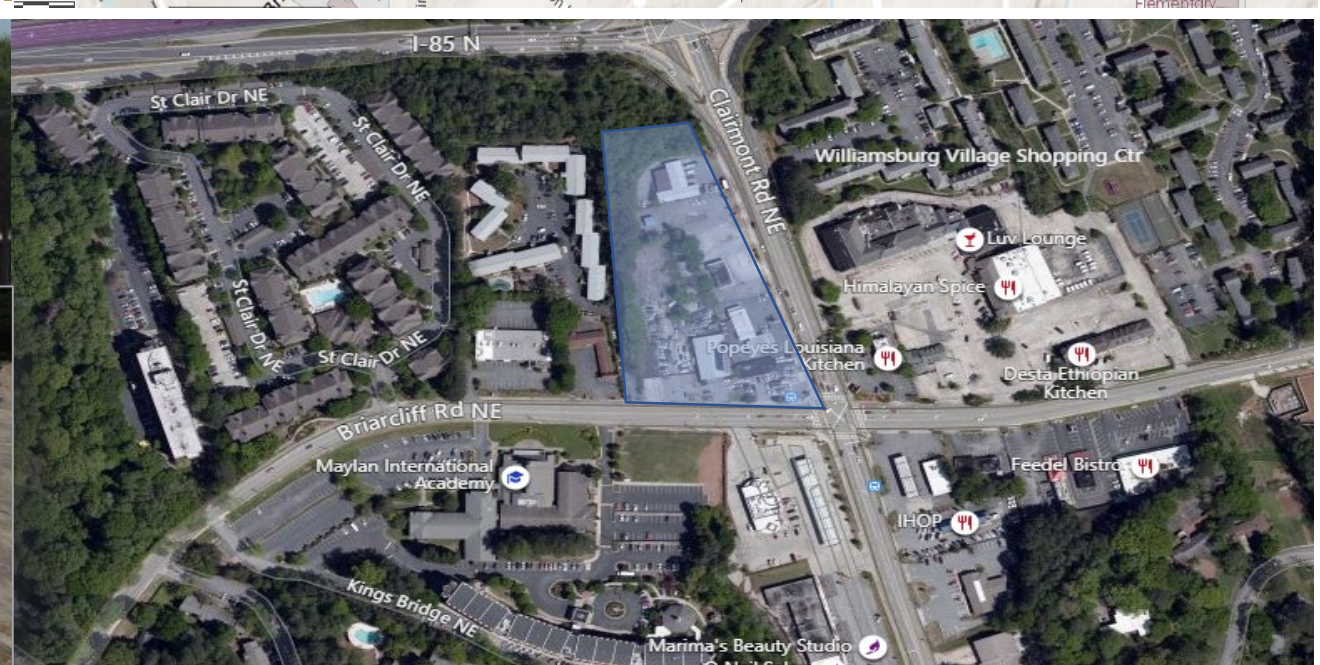
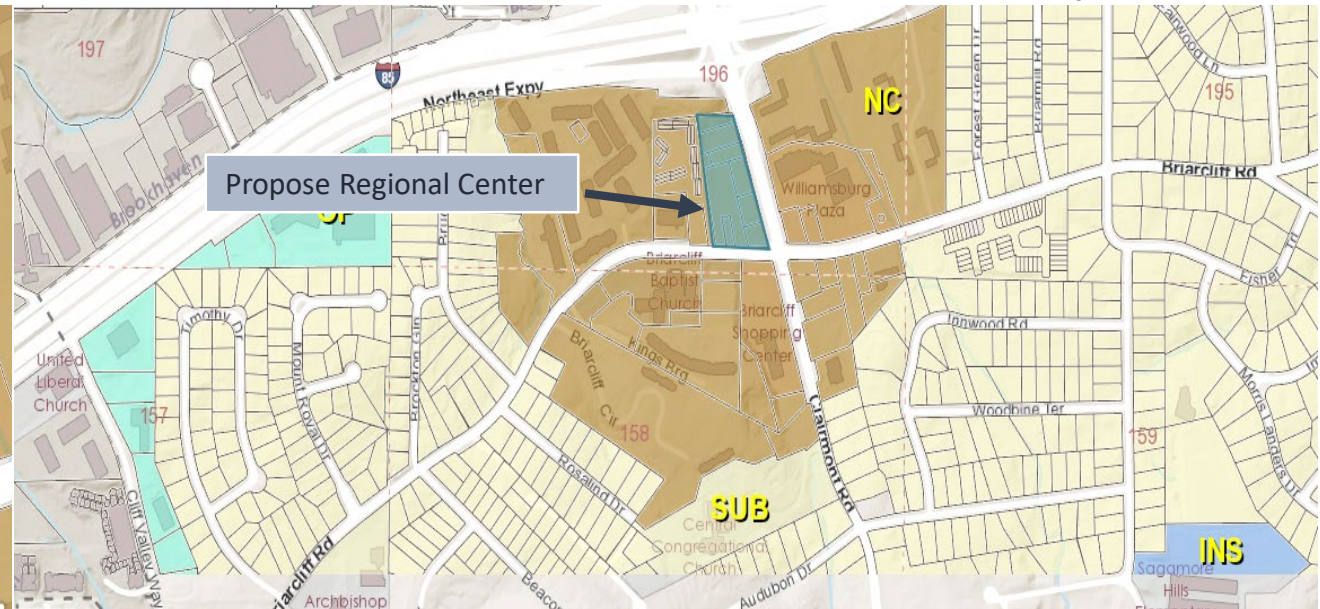
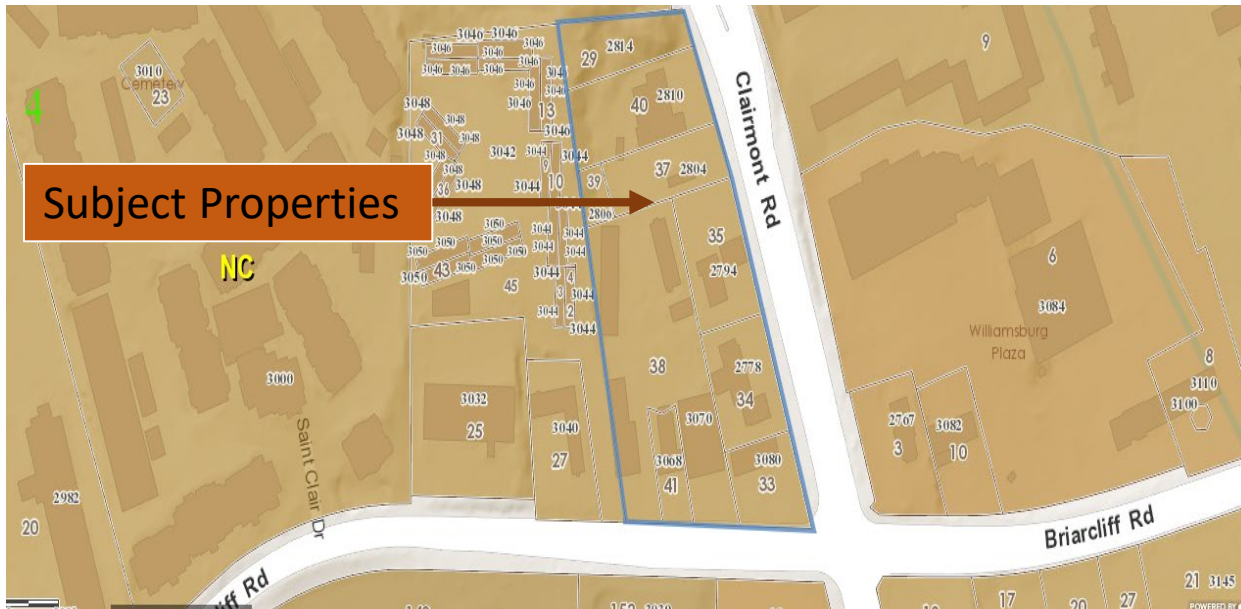






N2. LP-20-1244107

Land Use Base Map



DEKALB ACTIVITY CENTERS



Neighborhood Center

Primary Uses:
Townhomes, Condominiums,
Apartments, Retail & Commercial,
Office, Park & Rec, Civic,
Entertainment, Health Care &
Technology
Density: Up to 24 dwelling units
per acre
Desired Building Height: Up to
3 stories



Town Center

Primary Uses:
Townhomes, Condominiums,
Apartments, Retail &
Commercial, Office, Park & Rec,
Civic, Entertainment, Health
Care & Technology
Density: Up to 60 dwelling
units per acre
Desired Building Height: Up to
5 stories



Regional Center

Primary Uses:
Townhomes, Condominiums,
Apartments, Retail & Commercial,
Office, Park & Rec, Civic,
Entertainment, Health Care
& Technology
Density: Over 120 dwelling units
per acre (no maximum)
Desired Building Height: Over
12 stories



Regional Center Characteristics

- Regional Center covers large tracts of land
- Promotes a cluster of Unified Development.
- Consist of high floor-area-ratios.
- Consist of high vehicular traffic and transit use.
- Consist high intensity of Regional commercial ,office, and employment areas.
- Consist of major Infrastructure.
- Density :120 units per acre.
- Building Height : minimum 10 stories.