



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 1, 2020
Board of Commissioners Hearing Date: September 24, 2020

STAFF ANALYSIS

Case No.: Z-20-1244108 **Agenda #:** N. 3

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

Parcel ID(s): 18-196-04-029, -033, -034, -035, -037, -038, 040, & -041

Request: Rezoning of property from the C-1 (Local Commercial) and the C-2 (General Commercial) districts to the HR-3 (High Density Residential-3) district to allow for the construction of a mixed use development consisting of approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments.

Property Owner(s): JMAR Investors, LP and 3068 Briarcliff, LLC

Applicant/Agent: Stein Investment Co., LLC c/o Dennis J. Webb, Jr.

Acreage: 3.85 acres

Existing Land Use: Various uses related to auto repair

Surrounding Properties: To the west: (zoned MR-2) The Rivera Terrace Condominiums; to the northwest and north: (zoned HGR-2) an open space portion of the Camden St. Clair Apartments, and the Interstate-85 right-of-way; to the northeast: (zoned MR-2) the Audubon Briarcliff Apartments; to the east: (zoned C-1) a Popeye's restaurant and the Williamsburg Retail Plaza; to the southeast: (zoned C-1) a Chevron gas station; to the south: (zoned C-1) a Quick Trip gas station/convenience store and the Briarcliff shopping center (formerly containing a Piggly Wiggly grocery store); to the southwest: the Kings Ridge Senior Residence.

Comprehensive Plan: NC (Neighborhood Center) **Consistent** ☐ **Inconsistent** ☒ See LP-20-1244107

Proposed Density: 69 units/acre	Existing Density: Not applicable
Proposed Units/Square Ft.: 264/approx. 14,000	Existing Units/Square Feet: N.A./Info. not provided.
Proposed Lot Coverage: 84%	Existing Lot Coverage: Information not provided

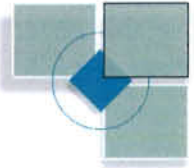
Companion Application: LP-20-1244107: An application to amend the Future Land Use Map from NC (Neighborhood Center) to RC (Regional Center) to allow rezoning of the property to HR-3 classification.



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____
Filing Fee: _____

Date Received: _____ Application No.: _____

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

Applicant Mailing Address: _____
1230 Peachtree Street, N.E., Suite 3100, Atlanta, Georgia 30309

Applicant Phone: (404) 815-3620 Fax: (404) 685-6920

Owner(s): See Exhibit "A" E-Mail: _____
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: _____
See Exhibit "A"

Owner(s) Phone: _____ Fax: _____

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

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

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

Present Zoning Category: C-1/C-2 Proposed Zoning Category: HR-3

Present Land Use Category: NC

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

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

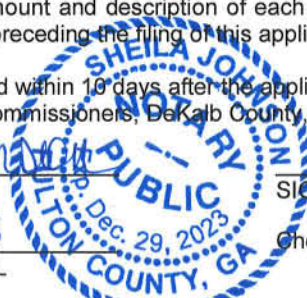
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

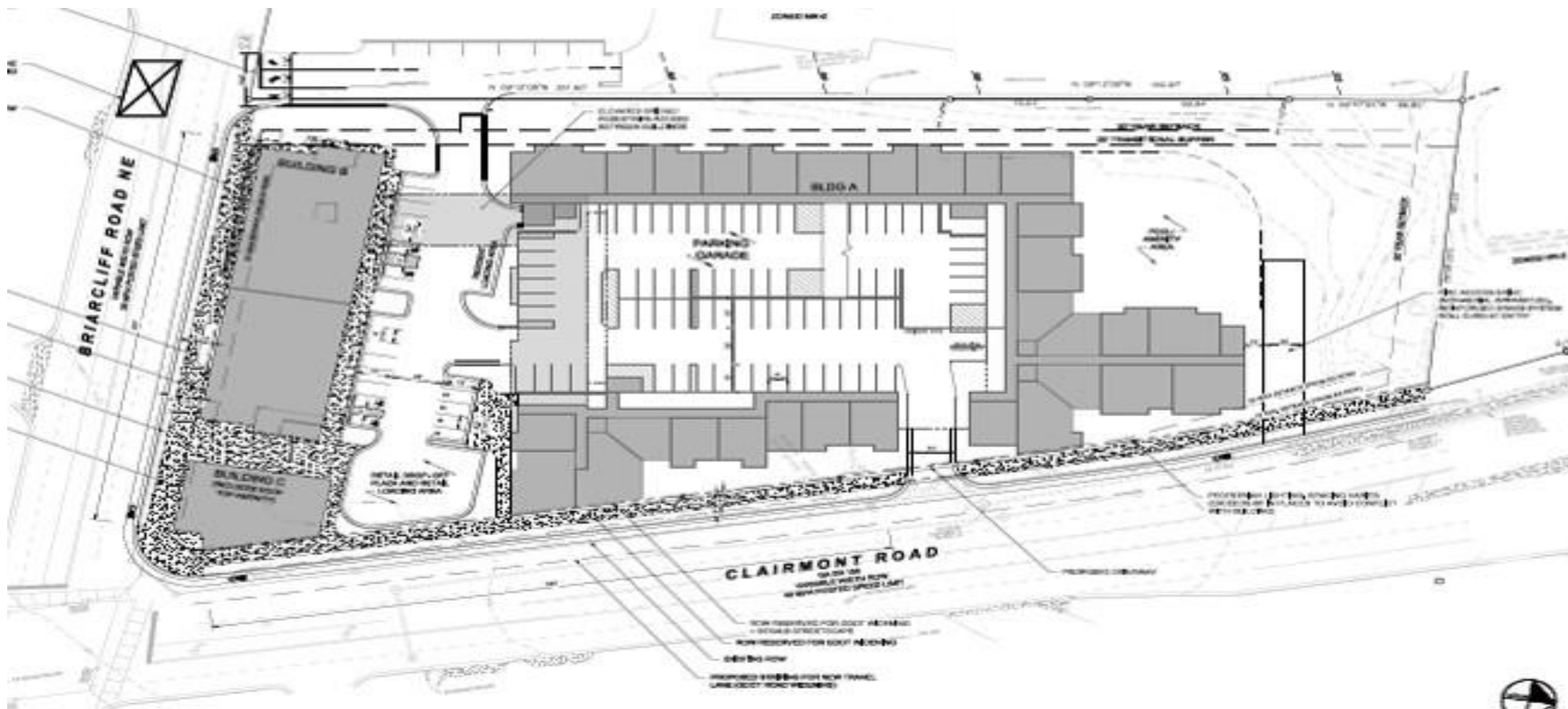
12/29/2023
EXPIRATION DATE / SEAL



SIGNATURE OF APPLICANT / DATE

Check One: Owner ☐ Agent ☒

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

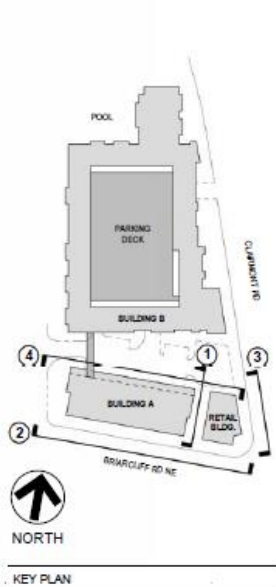




ELEVATION 1 - BUILDING A



ELEVATION 2 - BUILDING A (BRIARCLIFF RD)



ELEVATION 3 - RETAIL BUILDING



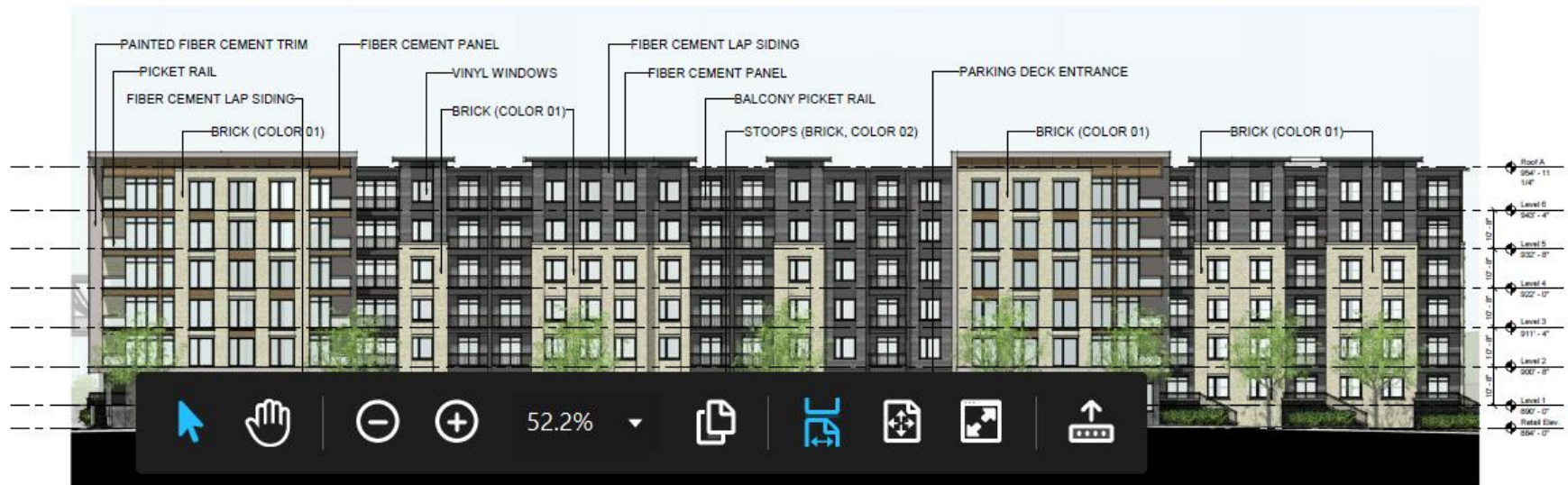
ELEVATION 4 - BUILDING A

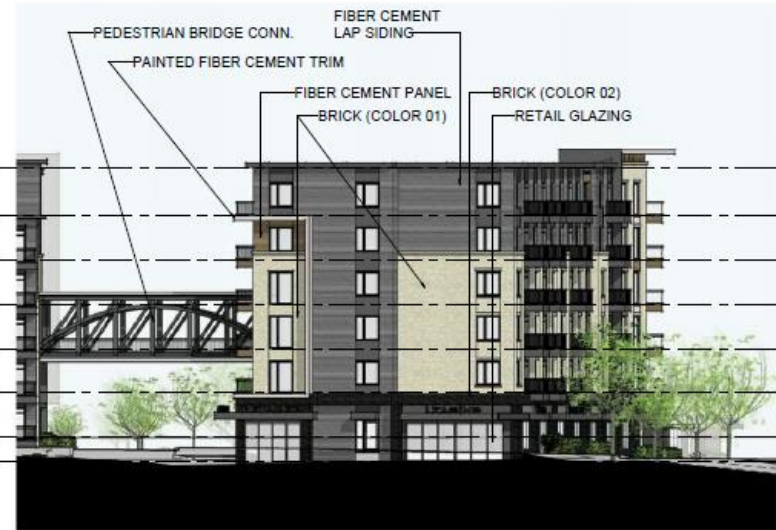


ELEVATION 5 - BUILDING A



ELEVATION 6 - BUILDING B





ELEVATION 5 - BUILDING A



ELEVATION 6 - BUILDING B



