



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2020-0834, Version: 1

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of Stein Investment Co., LLC c/o Dennis J Webb for a future land use amendment request to change from Neighborhood Center (NC) to Regional Center (RC) to allow for a mixed-use development comprising approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments, at 2814 Clairmont Road.

PETITION NO: D1. LP-20-1244107 2020-0834

PROPOSED USE: To amend the Land Use Plan Map from Neighborhood Center (NC) to Regional Center (RC)

LOCATION: 2794,2778, 2804, 2806,2810, 2814, 3080 and 3070 Clairmont Road and 3068 Briarcliff Road in Atlanta, Georgia

PARCEL NO.: 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

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PURPOSE:

Application of Stein Investment Co., LLC c/o Dennis J Webb for a future land use amendment request to change from Neighborhood Center (NC) to Regional Center (RC) to allow for a mixed-use development comprising approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments. The property is located on the 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, approximately 196 feet of frontage on Briarcliff Road and contains 3.85 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (10/27/2020) Full Cycle Deferral. (8/20/2020) Full Cycle Deferral.

PLANNING COMMISSION: (11/5/2020) Full Cycle Deferral. (9/1/2020) Full Cycle Deferral.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The policies of the Comprehensive Plan do not call for having two different types of activity centers in the same location, as that requires two different and distinct types of core areas where the more intense development is supposed to be located, and there does not appear to be enough land remaining outside of these two core areas to provide an adequate building height and land use transition to the existing single-family subdivisions abutting the perimeter of the Activity Center. The proposed RC land use amendment is premature because it is only amending the land use policy for a portion of the existing Neighborhood Center Character Area, instead of replacing the entire area of NC designation. Therefore, the proposed land use amendment is not in accordance with the 2035 Comprehensive plan and is inconsistent with the following Regional Center Character Area Policies: Protect Single Family Neighborhoods - Preserve and enhance the integrity and quality of existing residential neighborhoods. Maximum Density- Encourage the maximum density of residential in mixed use projects not to exceed 120 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Regional Center. Properties located along the outer edges of the Regional Center shall be sensitive to the building height and density of adjacent single family residential. High Density Residential - Residential development shall reinforce the center by locating higher density housing options adjacent to the center. Housing in Regional Center shall be targeted to a broad range of income levels. High Density Development - Each Regional Center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods. Therefore, it is the recommendation of Staff that this application be "Denied".

PLANNING COMMISSION VOTE: (11/5/2020) Full Cycle Deferral 8-0-0. A. Atkins moved, P. Womack, Jr. seconded for a "Full Cycle Deferral". **(9/1/2020) Full Cycle Deferral 7-0-0.** A. Atkins moved, J. Johnson seconded for a "Full Cycle Deferral". V. Moore was no longer present.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (10/27/2020) Deferral 3-0-0. (8/20/2020) Full Cycle Deferral 4-0-0.