



# DeKalb County Government

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

## Legislation Text

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File #: 2022-1979, Version: 1

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Substitute

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 02 Super District 06

**Application of Stein Investment Group c/o Smith Gambrell & Russell to rezone properties from the C-1 (Local Commercial) Zoning District to the HR-3 (High Density Residential-3) Zoning District to allow for the construction of a mixed-use development to include approximately 30,000 square feet of accessory restaurant/retail space, 6,000 square feet of accessory office space, 392 multi-family units, and a shared structured parking garage, at 3082 Briarcliff Road.**

**PETITION NO:** Z-22-1245874 (2022-1979)

**PROPOSED USE:** Mixed-use development.

**LOCATION:** 3082 Briarcliff Road, Atlanta, Georgia 30329

**PARCEL NO. :** 18-196-03-006, 18-196-03-008, 18-196-03-010

**INFO. CONTACT:** John Reid, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Stein Investment Group c/o Smith Gambrell & Russell to rezone properties from C-1 (Local Commercial) zoning district to HR-3 (High Density Residential-3) zoning district to allow for the construction of a mixed-use development to include approximately 30,000 square feet of accessory restaurant/retail space, 6,000 square feet of accessory office space, 392 multi-family units, and a shared structured parking garage. The property is located on the northeast quadrant of Clairmont Road and Briarcliff Road, approximately 360 feet south of Interstate 85, at 3082, 3084, and 3110 Briarcliff Road in Atlanta, Georgia. The property has approximately 540 feet of frontage along Briarcliff road and 285 feet of frontage along Clairmont Road and contains 6 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** 30-day deferral.

**PLANNING STAFF:** Approval (Revised 11/04/2022).

**STAFF ANALYSIS:** Based on the submitted information, the HR-3 zoning proposal to allow a multi-family/commercial mixed-use project at a density of 65 units per acre is *generally* consistent with the Core-

Mixed Use subarea that is proposed in the *Briarcliff Road - Clairmont Road Small Area Study* calling for 70 to 90 units per acre. The development is consistent with Neighborhood Center *policies* contained in the *2035 Comprehensive Plan*, such as: “Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping, and people.” (No. 4); Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services.” (No. 5) The proposed multi-family/commercial land use, density, and building height (65 units per acre, 7 stories) is consistent with the multi-family/commercial land use, residential density, and building height of the HR-3 zoning across Clairmont Road approved by the Board of Commissioners on December 15, 2020 (i.e., 69 units per acre, 6 stories). The project is not likely to adversely affect the use and usability of adjacent and nearby properties since the plan provides for all required minimum building setbacks and 30-foot-wide buffers abutting the MR-2 zoned apartments to the east. Since a portion of the buffer contains a proposed fire access lane and parking, a variance would be required by the Zoning Board of Appeals. There has been no indication from reviewing agencies and departments that the proposed development would be excessively burdensome on the existing infrastructure. The County Transportation Department has provided infrastructure requirements relating to right-of-way expansion, sidewalks, landscape strips and street lighting (see attached). It appears that the development will improve vehicular access and traffic flow to and from the subject property by reducing the number of excessive curb cuts. The applicant submitted an updated site plan on October 25<sup>th</sup> (see attached). The applicant and Commissioners are in the process of crafting appropriate zoning conditions. Staff recommends “*Approval*”.

**PLANNING COMMISSION VOTE: 30-Day Deferral 7-1-0.** April Atkins moved, LaSonya Osler seconded for a 30-day deferral, per Staff recommendation. Passed 8-0-0.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-0-1.**