



DeKalb County Government

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

Legislation Text

File #: 2018-1590, **Version:** 1

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

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6 D4. Jay Gipson SLUP-18-22035

PETITION NO: SLUP-18-22035

PROPOSED USE: Auto Fuel Pumps Accessory to RaceTrac Convenience Store

LOCATION: Northwest corner of Briarcliff Road and Clairmont Road

PARCEL NO.: 18-196-04-029, 033, 034, 035, 037, 038, 039, 040 & 041

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To request a Special Land Use Permit (SLUP) to allow fuel pumps accessory to a RaceTrac convenience store in a C-1 (Local Commercial) District. The property is located on the northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810, and 2814 Clairmont Road and 3068, 3070, and 3080 Briarcliff Road in Atlanta, Georgia. The property has approximately 669 feet of frontage along the west side of Clairmont Road and 324 feet of frontage along the north side of Briarcliff Road and contains 3.85 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Denial

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS: Located near a major intersection (Briarcliff Road and Clairmont Road), the proposed use for automobile fuel sales is compatible with other commercial uses in the area. Along with various retail and business uses along Clairmont Road, there are two (2) other automobile fuel sale establishments (Quik Trip & Chevron) within a half mile of the subject site. Located within a Neighborhood Center Character Area, the proposed use is consistent with the following plan policies and strategies of the 2035 Comprehensive Plan: Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services; organize circulation patterns through traffic calming techniques and access management; and add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability. The revised site plan depicts right-of-way dedication to provide a right-turn lane along Clairmont Road to address traffic concerns. Conditions have been added to address right-in and right-only

access along Clairmont Road and Briarcliff Road. The proposed commercial development offers a variety of services and provide property upgrades to the existing site. The Department of Planning and Sustainability recommends “**APPROVAL**” of the SLUP request for automobile fuel sales on the site subject to the following attached recommended conditions:

PLANNING COMMISSION VOTE: Denial 7-1-0. P. Womack, Jr. moved, A. Atkins seconded for denial. M. Butts opposed.

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