



Legislation Details (With Text)

File #: 2018-1591 **Version:** 1 **Name:**

Type: Ordinance **Status:** Public Hearing

File created: 1/22/2018 **In control:** Board of Commissioners

On agenda: 6/26/2018 **Final action:** 6/26/2018

Title: COMMISSION DISTRICT(S): 2 & 6 D5. Jay Gipson SLUP-18-22038

Indexes:

Attachments: 1. D5 SLUP 18 22038 Recommended Conditions, 2. D5 Jay Gipson SLUP 18 22038 Staff Report

Date	Ver.	Action By	Action	Result
6/26/2018	1	Board of Commissioners	withdrawn without prejudice	Pass
5/22/2018	1	Board of Commissioners - Zoning Meeting	deferred.	Pass
5/1/2018	1	Planning Commission		
3/27/2018	1	Board of Commissioners - Zoning Meeting	deferred.	Pass
3/6/2018	1	Planning Commission	denied	Pass

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

SUBJECT:
COMMISSION DISTRICT(S): 2 & 6 D5. Jay Gipson SLUP-18-22038

PETITION NO: SLUP-18-22038

PROPOSED USE: Alcohol Outlet (Beer & Wine Sales Only) Accessory to RaceTrac Convenience Store

LOCATION: Northwest corner of Briarcliff Road & Clairmont Road

PARCEL NO.: 18-196-04-029, 033, 034, 035, 036, 037, 038, 039, 040 & 041

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To request a Special Land Use Permit (SPLUP) to an alcohol outlet (beer & wine sales only) 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: Deferral

PLANNING COMMISSION: Denial

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS: Located at a major intersection (Briarcliff Road and Clairmont Road), the proposed use for alcohol 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 convenience stores with alcohol sales (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; 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 provides property upgrades to the existing site. The Department of Planning and Sustainability recommends **“APPROVAL”** of the SLUP request for alcohol sales within the proposed RaceTrac convenience store on the site subject to the following attached recommended conditions:

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

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 6-0-0. Concerned about the proximity of the alcohol sales to the church school on Briarcliff Road.