

Agenda Item

File ID: 2020-1169

Substitute

2/23/2021

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): 4 & 6

A Special Land Use Permit (SLUP) to allow an alcohol outlet within a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.8 Supplemental Regulations of the DeKalb County Code.

Petition No.: SLUP-20-1244236 2020-1169

Proposed Use: Gas station with a convenience store and sale of beer and wine

Location: 4729, 4731, 4745, 4737, 4744, 4759, 4761, 4763, 4765, 4767, 4773, 4775, and 4777 Memorial Drive

Parcel No.: 18-012-13-001 thru 013; 18-012-13-015 & 18-012-13-021

Information Contact: Brandon White, Current Planning Manager

Phone Number: 470-464-1077

PURPOSE:

The applicant is seeking to obtain a Special Land Use Permit for a proposed alcohol outlet (beer and wine only) in conjunction with the development of a proposed a 4,993 sq. ft. QuikTrip convenience store, with 10 accessory gas pumps islands (20 fueling stations). Per the applicant, the proposed station will replace the existing QuikTrip store at 3870 Rockbridge Road, Decatur, GA, which is undersized for the volume of traffic at the store.

RECOMMENDATION:

COMMUNITY COUNCIL: (12/15/2020) Denial. (10/20/2020) Denial.

PLANNING COMMISSION: (1/7/2021) No Recommendation. (11/5/2020) Approval with Conditions.

STAFF RECOMMENDATION: Approval with conditions.

PLANNING STAFF ANALYSIS: The site is located within the Neighborhood Center (NC) character area per the *DeKalb County 2035 Comprehensive Plan*. The proposed use is consistent with the following area policies: Each neighborhood center shall include a medium high-density mix of retail, office, services, and employment to serve neighborhood. The proposed use is located on a major arterial (Memorial Drive), should have little impact on traffic.

PLANNING COMMISSION VOTE: (1/7/2021) No Recommendation. **1st Motion:** L. Osler moved, A. Atkins seconded for Approval with Staff's thirteen (13) conditions, with amendments to condition #2. The motion failed due to a tie vote. J. Johnson, V. Moore, J. West and E. Patton opposed. **2nd Motion:** J. West moved, J. Johnson seconded for Denial. The motion failed 3-5-0. A. Atkins, T. Snipes, L. Osler, E. Patton and P. Womack, Jr. opposed. **This item moves forward to the BOC with No Recommendation.** (11/5/2020) Approval with Conditions 7-0-1. L. Osler moved, A. Atkins seconded for Approval, with Staff's recommended thirteen (13) conditions. J. Johnson abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (12/15/2020) Denial 8-4-1. The Council recommended denial due to a potential conflict with the Memorial Drive Revitalization Small Area Plan which calls for a "Global City" concept encouraging potential multi-story buildings with restaurants, offices, and retail uses that reflect local community culture and the relocation of a nearby convenience store is not necessarily consistent with those objectives. **(10/20/2020) Denial 9-1-1.** The Council recommended denial due to a potential conflict with the Memorial Drive Revitalization Small Area Plan which calls for a "Global City" concept encouraging potential multi-story buildings with restaurants, offices, and retail uses that reflect local community culture and the relocation of a nearby convenience store is not necessarily consistent with those objectives. Additionally, the proposed convenience store will disrupt an existing business owner who operates a business on the site. It was suggested that the applicant look at design alternatives to allow the existing business owner to remain open.

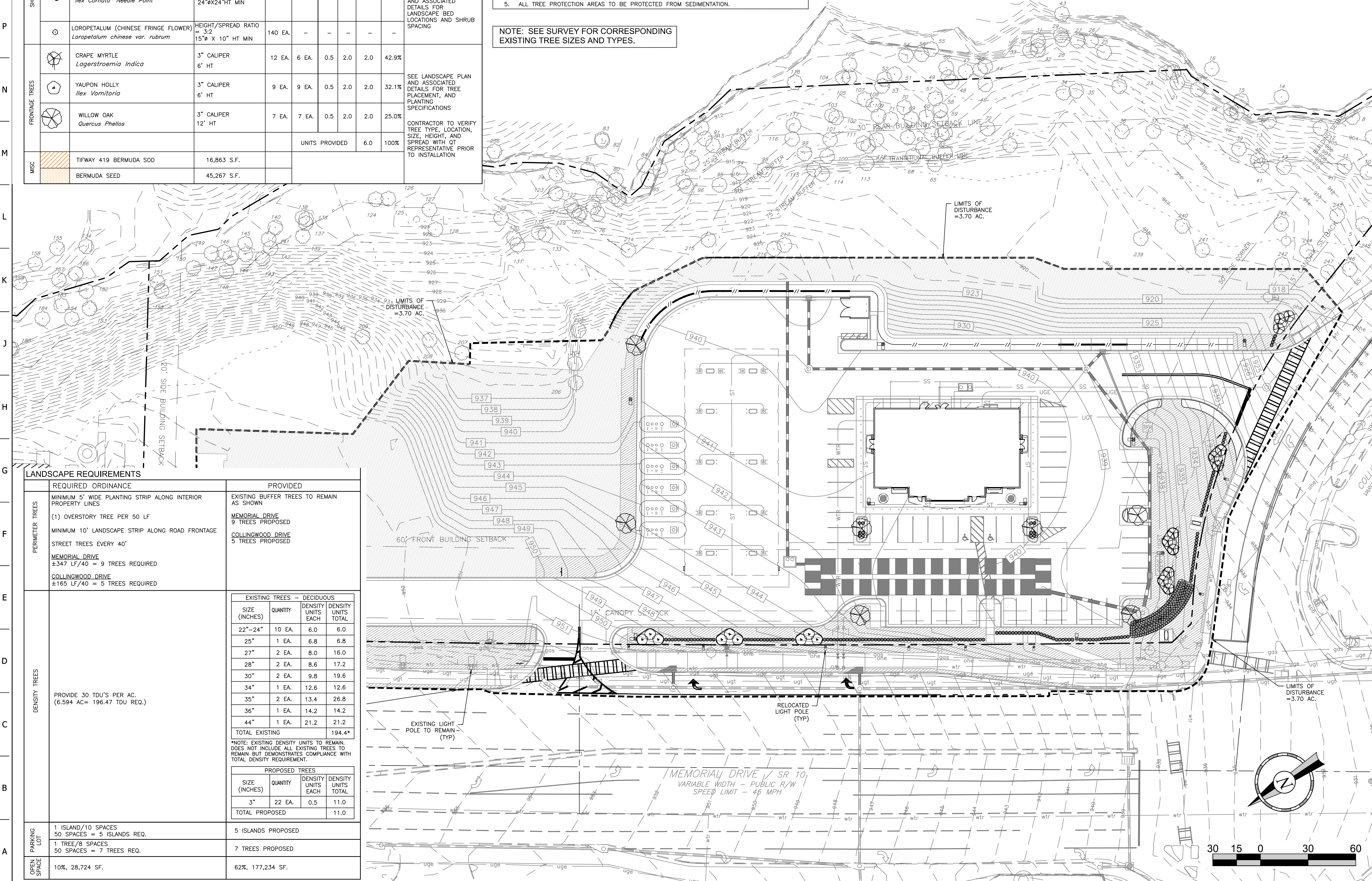
Agenda Item: 2020-1169
SLUP-20-1244236
RECOMMENDED CONDITIONS
(as of 2-22-21)

1. Allow an alcohol outlet (beer & wine sales) in conjunction with a convenience store as depicted on the site plan and elevations stamped received by the Planning and Sustainability Department on September 3, 2020 and the revised landscape plan with the saved date of 2/1/2021. The proposed site plan is conceptual and is subject to compliance with C-1 (Local Commercial) District Development standards unless variances are obtained from appropriate regulatory authorities.
2. Limit site to 1 curb cut on Collingwood Drive, subject to approval by the Transportation Division of the Department of Public Works. The number of curb cuts along Memorial Drive will be provided, as proposed by the applicant, subject to approval by the Georgia Department of Transportation (GDOT).
3. All fuel trucks must access the site from Memorial Drive.
4. The retail/convenience store building façade shall consist of four (4) sided brick with accent materials.
5. Support columns for the pump/canopy island shall be composed of four-sided brick.
6. All refuse areas shall be constructed with a combination of brick and wood enclosure to match the building materials of the principal structure.
7. Provide outside trash receptacles for patrons at gasoline pumps and along store entrances.
8. Outside vending machines are prohibited. This prohibition shall not restrict outside equipment used for the storage and sale of ice or for Amazon lockers.
9. No car washing allowed on site.
10. Project signage with digital scrolling signage or with changing pictures shall be strictly prohibited.
11. All construction work shall be conducted in accordance with the DeKalb County Noise Ordinance.
12. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
13. This SLUP is being issued to QuikTrip Corporation and shall be non-transferable except to an affiliated entity of QuikTrip Corporation.
14. Future development of the residual lot(s) created from combination of the listed subject properties, regardless of ownership, must be consistent with the Memorial Drive Revitalization Corridor Plan.

Landscape Schedule										
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	No. OF T.O. TREES	UNIT PER TREE	TOTAL UNITS	TOTAL T.O. UNITS	% T.O. UNITS	COMMENTS
SHRUBS	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 1:1 24"X24"HT MIN	218 EA.	-	-	-	-	-	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15"X 10" HT MIN	140 EA.	-	-	-	-	-	
FRONTAGE TREES	⊗	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER 6' HT	12 EA.	6 EA.	0.5	2.0	2.0	42.9%	
	⊕	YALPON HOLLY <i>Ilex Vomitoria</i>	3" CALIPER 6' HT	9 EA.	9 EA.	0.5	2.0	2.0	32.1%	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊗	WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER 12' HT	7 EA.	7 EA.	0.5	2.0	2.0	25.0%	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
MISC	▨	TIFWAY 419 BERMUDA SOD	16,863 S.F.				6.0	100%		UNITS PROVIDED
	▨	BERMUDA SEED	45,267 S.F.							

- DEKALB COUNTY NOTES:**
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
 - ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED.
 - NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 - ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.
 - ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

NOTE: SEE SURVEY FOR CORRESPONDING EXISTING TREE SIZES AND TYPES.



LANDSCAPE REQUIREMENTS																																																									
PERIMETER TREES	<p>REQUIRED ORDINANCE</p> <p>MINIMUM 5' WIDE PLANTING STRIP ALONG INTERIOR PROPERTY LINES</p> <p>(1) OVERSTORY TREE PER 50 LF</p> <p>MINIMUM 10' LANDSCAPE STRIP ALONG ROAD FRONTAGE</p> <p>STREET TREES EVERY 40'</p> <p>MEMORIAL DRIVE ±347 LF/40 = 9 TREES REQUIRED</p> <p>COLLINGWOOD DRIVE ±165 LF/40 = 5 TREES REQUIRED</p>																																																								
DENSITY TREES	<p>EXISTING TREES - DECIDUOUS</p> <table border="1"> <thead> <tr> <th>SIZE (INCHES)</th> <th>QUANTITY</th> <th>DENSITY UNITS EACH</th> <th>DENSITY UNITS TOTAL</th> </tr> </thead> <tbody> <tr><td>22"-24"</td><td>10 EA.</td><td>6.0</td><td>6.0</td></tr> <tr><td>25"</td><td>1 EA.</td><td>6.8</td><td>6.8</td></tr> <tr><td>27"</td><td>2 EA.</td><td>8.0</td><td>16.0</td></tr> <tr><td>28"</td><td>2 EA.</td><td>8.6</td><td>17.2</td></tr> <tr><td>30"</td><td>2 EA.</td><td>9.8</td><td>19.6</td></tr> <tr><td>34"</td><td>1 EA.</td><td>12.6</td><td>12.6</td></tr> <tr><td>35"</td><td>2 EA.</td><td>13.4</td><td>26.8</td></tr> <tr><td>36"</td><td>1 EA.</td><td>14.2</td><td>14.2</td></tr> <tr><td>44"</td><td>1 EA.</td><td>21.2</td><td>21.2</td></tr> <tr><td>TOTAL EXISTING</td><td></td><td></td><td>194.4*</td></tr> </tbody> </table> <p>*NOTE: EXISTING DENSITY UNITS TO REMAIN DOES NOT INCLUDE ALL EXISTING TREES TO REMAIN BUT DEMONSTRATES COMPLIANCE WITH TOTAL DENSITY REQUIREMENT.</p> <p>PROPOSED TREES</p> <table border="1"> <thead> <tr> <th>SIZE (INCHES)</th> <th>QUANTITY</th> <th>DENSITY UNITS EACH</th> <th>DENSITY UNITS TOTAL</th> </tr> </thead> <tbody> <tr><td>3"</td><td>22 EA.</td><td>0.5</td><td>11.0</td></tr> <tr><td>TOTAL PROPOSED</td><td></td><td></td><td>11.0</td></tr> </tbody> </table> <p>PROVIDE 30 TDU'S PER AC. (6.594 AC = 196.47 TDU REQ.)</p>	SIZE (INCHES)	QUANTITY	DENSITY UNITS EACH	DENSITY UNITS TOTAL	22"-24"	10 EA.	6.0	6.0	25"	1 EA.	6.8	6.8	27"	2 EA.	8.0	16.0	28"	2 EA.	8.6	17.2	30"	2 EA.	9.8	19.6	34"	1 EA.	12.6	12.6	35"	2 EA.	13.4	26.8	36"	1 EA.	14.2	14.2	44"	1 EA.	21.2	21.2	TOTAL EXISTING			194.4*	SIZE (INCHES)	QUANTITY	DENSITY UNITS EACH	DENSITY UNITS TOTAL	3"	22 EA.	0.5	11.0	TOTAL PROPOSED			11.0
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PARKING LOT	<p>1 ISLAND/10 SPACES 50 SPACES = 5 ISLANDS REQ.</p> <p>1 TREE/8 SPACES 50 SPACES = 7 TREES REQ.</p>																																																								
OPEN SPACE	<p>10%, 28,724 SF.</p>																																																								

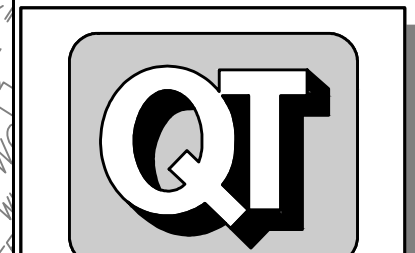


PROJECT NO.: 20-LD-019

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REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/26/2020

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

FILE LOCATION: \\s:\m\Projects\2020\20-LD-019\019 QT 0712 Decatur GA\LD\Production\Drawings\07-0712 Civil.dwg TAB NAME: Landscape USER: 6695 SAVED: 2/1/2021 12:02 PM PLOTTED: 2/1/2021 12:00 PM

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