

Planning Commission Hearing Date: May 6, 2025
Board of Commissioners Hearing Date: May 22, 2025

STAFF ANALYSIS

| | | |
|--------------------------------|--|---|
| Case No.: | SLUP-25-1247424 | Agenda #: 2025-0296 |
| Address: | 5922 Memorial Drive, Stone Mountain, GA 30083 | Commission District: 04 Super District: 06 |
| Parcel ID(s): | 18-071-02-006 | |
| Request: | Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district. | |
| Property Owner(s): | Land Mass Management, LLC | |
| Applicant/Agent: | Murphy Oil USA, Inc. c/o Ken Peters with Keck & Wood, Inc. | |
| Acreage: | 0.96 acres | |
| Existing Land Use: | Vacant Commercial Building – Previously “DEC Bar” | |
| Surrounding Properties: | North: C-1(Local Commercial) East: C-1 South: C-1 West: C-1 | |
| Comprehensive Plan: | CRC (Commercial Redevelopment Corridor) Consistent Inconsistent X | |

Staff Recommendation: Staff supports the Applicants request to withdrawal without prejudice.

The applicant, Murphy Oil USA, Inc. c/o Ken Peters with Keck & Wood, Inc., is seeking a SLUP (Special Land Use Permit) to allow the sale of alcohol (beer and wine) in a C-1 (Local Commercial) zoning district. The applicant has filed a companion application (SLUP-25-1247423) to operate fuel pumps at the convenience store. The subject site was previously “DEC Bar” and is now a vacant commercial building. The proposal appears to conflict with three (3) key elements of the purpose and intent of C-1 zoning districts (*Section 2.26.1*):

1. To provide for quality control in development through materials and building placement. Site Plan, “*SUP SITE*” (*dated 2/13/2025*) displays parking and fuel pumps in front of the building.
2. To assure that the uses authorized within the C-1 are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods. Convenience stores primarily focus on selling high-margin items like alcohol, tobacco, and snacks, rather than providing a broad range of daily household necessities (e.g., groceries, toiletries, basic food staples).

3. To implement the future development map of the County's most current comprehensive plan, *2050 Unified Plan*.

Additionally, the proposal does not meet Supplemental Requirements of *Section 4.2.28 Fuel pumps associated with large retail, convenience stores, gas stations, service stations* or *4.2.60 Small-box discount stores*, support strategies of the Small Area Plan (SAP) “*Memorial Drive Corridor Revitalization Plan*” or support the vision of *2050 Comprehensive Plan* Character Area CRC (Commercial Redevelopment Corridor).

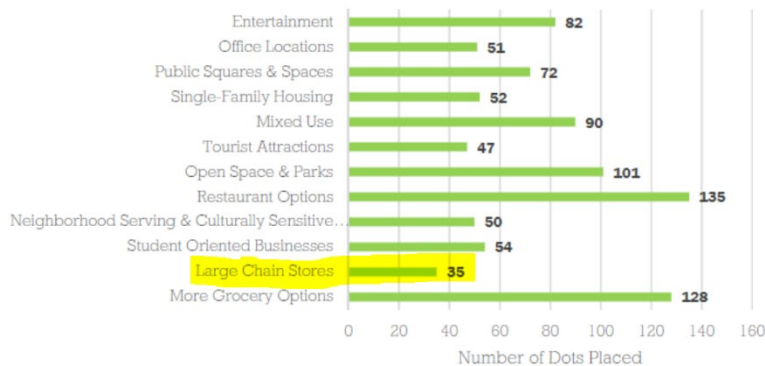
A development proposal in a CRC provides an opportunity to catalyst other development(s) for corridors experiencing decline. Often CRC consist of strip-style shopping centers, high levels of vehicular traffic, surface parking, and a general lack of connectivity (*DeKalb 2050 Unified Plan*, Pg. 37). SAPs allow policy makers and the community to guide development, policies, and investments at a much finer level of detail than can be provided in the overall comprehensive plan. The subject site sits between major intersections of Memorial Drive/Hambrick Road and Memorial Drive/North Hairston Road, between “Focus Area 3” (*Hambrick Village*) and “Focus Area 4” (*Gateway East*). The Focus Area’s suggest areas of the corridor destined for “dramatic change”, while still considering redevelopment along the entirety of the Corridor (Pg. 35, *Memorial Drive Corridor Revitalization Plan*).



Story Map - Focus Areas of the Memorial Drive Corridor Revitalization Plan

The SAP outlines distinct opportunities for incremental development intensity and building forms to unify a mix of uses for more human scale developments and to celebrate the cultural diversity of the Corridor.

“Types of Businesses & Development” Exercise Results



Story Map: Memorial Drive Corridor Revitalization Plan - Community Vision Exercise

Businesses and Development” community members preferred as shown in the Community Vision Graph (see above). Large Chain Stores were the *least preferred* type of development overall. Not only does the

Specifically, the SAP presents data to address the challenges around the primarily auto-centric environment, infrastructure, large setbacks, surface parking in front of buildings, and the lack of connectivity and landscaping. The proposed “Murphy’s Oil” is one of the largest independent retailers and gas station operators nationwide. While commercial in nature, a large chain retailer offers no nod to the integrity of the existing cultural community nor supports the “Types of

use appear inconsistent with the strategies and policies of the CRC Character Area (*2050 Unified Plan* pg. 37) and SAP, but the proposed site plan detracts from the site as it exists today. As proposed, the six (6) gas pumps and twelve (12) parking spaces will be in front of the building. This type of design continues to perpetuate the challenges already presented - parking in front of buildings, minimal landscaping, and encouraging vehicular development.

Site Plan Review (“SUP SITE” dated 2/13/2025):

The submitted site plan reflects general compliance with several core provisions of the zoning ordinance, including Chapter 27 *Section 2.24.1 Dimensional Requirements*, *Section 6.1.4 Off-Street Parking Ratios*, and *Section 5.4.5 Transitional Buffers*. Specifically, the proposal meets the minimum lot size of 20,000 square feet, conforms to building setbacks for the C-1 district and arterial street frontage, provides the required 5-foot landscape buffers, and supplies 12 off-street parking spaces in accordance with code. There are deficiencies with *Section 5.4.3 Streetscape Elements and Dimensions (2b.)*, *Section 5.4.6 Screening (E)*, which requires screening around detention facilities. More critically, the proposal fails to meet several Supplemental Regulations outlined in *Section 4.2.28 fuel pumps associated with convenience stores*. Specifically, the application does not comply with subsections C3, D, F, G, H, and I, which address site and building-specific design criteria. Furthermore, the project does not meet the distance standards established in *Section 4.2.60 (B) small-box discount stores and convenience stores*. The establishment of such uses within one-half mile (2,640 feet) of an existing small-box discount retail store are prohibited. The proposed site is located less than 1,000 feet from an existing *Dollar Tree* (6050 Memorial Drive). Other interdepartmental comments are enclosed.

Small box discount retail stores provide a valuable service to the residents and patrons of Unincorporated DeKalb County but also exhibit some negative relationships with public health, safety and welfare. The county hired Analytic Trial Consultants, LLC, in 2022 to study the relationships between small box discount retail stores in unincorporated DeKalb County. That study found that small box discount retail stores in unincorporated DeKalb County exhibit some negative relationships with public health, safety, and welfare, *especially when located in proximity to convenience stores*. Due to the noted non-compliance with both Supplemental Use Regulations and *2050 DeKalb County Unified Plan*, and more notably the *Memorial Drive Corridor Revitalization SAP*, staff had originally recommended denial of the requested Special Land Use Permit upon Review of *Section 27-7.3. F, G, H, M, and N*. However, Staff supports the Applicants request to **withdrawal without prejudice**.

From: Ken Peters <kpeters@keckwood.com>

Sent: Tuesday, May 6, 2025 3:35 PM

To: Folgherait, Andrea K <akfolgherait@dekalbcountyga.gov>; Stephen Oliver <stephen.oliver@murphyusa.com>; Nader Mezher <nader@m1-real-estate.com>; Mike Hull <mhull@keckwood.com>; MUSA-Doug Stephen <doug.stephen@murphyusa.com>

Subject: SLUP-25-1247423 and SLUP-25-1247424

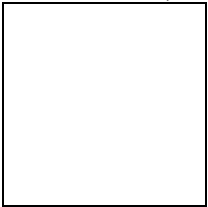
Good afternoon Andrea,

On behalf of Murphy Oil, we respectfully request to withdraw the applications for SLUP-25-1247423 and SLUP-25-1247424 on the agenda for tonight's Planning Commission Meeting.

If you have any questions, feel free to give us a call.

Regards,
Ken

Ken Peters, P.E. | Senior Project Manager



678.417.4008 voice | text

kpeters@keckwood.com | keckwood.com

To better collaborate with you, I now have a single number for all voice and text communications

Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – MAY 2025

N1-2025-0283 Z-25-1247358 (1619 Pleasant Hill Trl & 7850 Pleasant Hill Rd): 149 units. Pleasant Hill Trail appears to be an unimproved right of way (not abandoned) in the proposed project area (per GIS Map)- classified as local. Verify ownership. If determined to be an unimproved public right of way, infrastructure improvements noted in Zoning Code 5.4.3 and Land Development Code 14-190 are required. This project requires 2 access points- ensure phasing meets required access points at any given time since connecting to other developments. Ensure that there are enough access points to service the entire system when all developments are complete (i.e.- this development cannot put the other developments that it is connecting to out of compliance for number of access points). Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. All interior streets require a right of way dedication of 55 feet. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements.

N2-2025-0285 Z-25-1247420 (4743 Flat Shoals Pkwy): 79 Units. 4743 Flat Shoals Parkway. Flat Shoals Parkway is SR 155 and classified as a major arterial. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov) Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Along all frontage of SR 155: Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Interior streets to be private. General: no poles to remain in sidewalk/path. All intersections must meet AASHTO sight distance requirements.

N3-2025-0286 CZ-25-1247427 (1816 Candler Road); and N4-2025-0287 Z-25-1247428 (3221 Glenwood Road): I-20 Overlay District, Tier 2. Seek guidance from the overlay planner for required infrastructure improvements. Candler Road is SR 155 and a major arterial. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov) Where the overlay is silent: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Along all frontage of SR 155: Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Glenwood Road is classified as a minor arterial. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Glenhill Place is classified as a local road. Discussions need to be held about approval of truck entrance on this road. No approval of truck entrance without the direct approval of Planning and Development and the Transportation Division. Would prefer truck traffic from Glenwood Rd or Candler Rd (both truck routes). If permission is granted, the entire roadway section (including pavement section) will need to be brought up to current standards to accommodate truck traffic. Requires a right of way dedication of 55 feet. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). Lane widths and other design factors must be designed for truck traffic. General: no poles to remain in sidewalk/path. All intersections must meet AASHTO sight distance requirements.

N5-2025-0288 Z-25-1247426; and N6-2025-0289 SLUP-25-1247425 (5346 O'Malley Lane): No parking within 100 feet of the intersection.

N7-2025-0291 SLUP-25-1247431 (2667 Candler Woods Court): No on-street parking allowed.

N8-2025-0292 SLUP-25-1247429 (3574 Boring Road): No on-street parking allowed.

N9-2025-0293 SLUP-25-1247395 (2615 Shallowford Road): No comments.

N10-2025-0295 SLUP-25-1247423; and N11-2025-0296 SLUP-25-1247424:

Memorial Drive is a state route. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov). If a land development permit is required: Memorial Drive is a major arterial. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Along all frontage of SR 155: Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles to remain in the sidewalk/path. All intersections must meet AASHTO sight distance requirements.



3/5/2025

To: Ms. LaSondra Hill, Planning Manager
From: Ryan Cira, Director
Cc: Alan Gaines, Duty Director
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



N7 2025-0290

Z-25-1247430 15 119 04 046

2667 Candler Woods Court, Decatur, GA 30032

Amendment

- Review general comments
- Note: DeKalb Public Health prohibits use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N8 2025-0291

SLUP-25-1247431 15 119 04 046

2667 Candler Woods Court, Decatur, GA 30032

Amendment

- Review general comments.
- Note: DeKalb Public Health prohibits use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N9 2025-0292

SLUP 25-1247429 15 092 03 014

3574 Boring Road, Decatur, GA 30034

Amendment

- Review general comments
- Note: DeKalb Public Health prohibits use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N10 2025-0293

SLUP-25-1247395 18 246 02 009

2615 Shallowford Road, Atlanta, GA 3034

Amendment

- Review general comments.

445 Winn Way – Box 987
Decatur, GA 30031
404.508.7900 • www.dekalbhealth.net



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

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Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247423 Parcel I.D. #: 18-071-02-006

Address: 5922 Memorial Dr, Stone Mountain, Ga 30083

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns
at this time.

Signature: Jerry White



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247424 Parcel I.D. #: 18-071-02-006

Address: 5922 Memorial Dr, Stone Mountain, Ga 30083

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

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Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns
at this time.

Signature: _____

Jerry White



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____



| |
|---|
| MARTA May 2025 Case Comments |
|---|

D1-2024-1496 CZ-25-1246771 4015 Flat Shoals Pkwy:

This development is adjacent to existing service along Columbia Drive and also fronts planned MARTA service along Flat Shoals Parkway. We recommend that a condition for rezoning be that the developer must coordinate with MARTA to ensure proper pedestrian access between the development and existing and planned bus stops.

N2-2025-0285 Z-25-1247420 4743 Flat Shoals Pkwy:

This development is adjacent to planned MARTA service along Flat Shoals Parkway. We recommend that a condition for rezoning be that the developer must coordinate with MARTA to ensure proper pedestrian access between the development and planned bus stops.

N3-2025-0286 CZ-25-1247427 1816 Candler Road:

This property is adjacent to existing MARTA service as well as the planned Candler Road Arterial Rapid Transit project. While no ART stops are planned in front of this parcel on Candler Road, there will be an increased pedestrian demand for this location due to proximity to improved transit. Sidewalks and driveways for the development should be carefully designed with ped access and safety in mind. Developer should coordinate with MARTA during design phase.

N4-2025-0287 Z-25-1247428 3221 Glenwood Road:

This location is adjacent to existing MARTA service for Route 107. Due to this and proximity to the planned Candler Road Arterial Rapid Transit project, there will be an increased pedestrian demand for this location. Sidewalks and driveways for the development should be carefully designed with ped access and safety in mind. Developer should coordinate with MARTA during design phase.



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____ Application No: _____

APPLICANT NAME: Murphy Oil USA, Inc. c/o Ken Peters w/ Keck & Wood, Inc.

Daytime Phone: 678-417-4008 E-Mail: kpeters@keckwood.com

Mailing Address: 3090 Premiere Parkway, Suite 200, Duluth, GA 30097

Owner Name: Land Mass Management, LLC
(If more than one owner, attach contact information for each owner)

Daytime Phone: 678-557-3355 E-Mail: kscoles48@msn.com

Mailing Address: 201 Kelvington Way, Peachtree City, GA 30269

SUBJECT PROPERTY ADDRESS OR LOCATION: 5922 Memorial Drive

Stone Mountain, GA 30083 DeKalb County, GA Yes

Parcel ID: 18 071 02 0 Acreage or Square Feet: 0.96 ac. Commission Districts: 4

Existing Zoning: C-1 Proposed Special Land Use (SLUP): Beer & Wine sales accessory to a Convenience Store

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: X

Signature of Applicant:

Kenneth J. Peters



January 23, 2025

Current Property Owner

Re: Notice of Proposed Development
Murphy Oil Gas Station
K&W Ref. No. 240313

Dear Property Owner:

This document shall serve as the Letter of Intent and Notice of Development by Keck & Wood acting as applicant on behalf of Murphy Oil USA, Inc. The purpose of this notification is to invite adjoining property owners, neighborhood association(s), and community groups to a Pre-Submittal Community Meeting and to make aware that Murphy Oil USA, Inc. seeks to apply for a Special Land Use Permit with Dekalb County to construct a gasoline service station and convenience store.

The site of the proposed Murphy store is located on a previously developed and currently unoccupied tract at 5922 Memorial Drive, Stone Mountain, GA 30083. The parcel is +/- 0.96 acres in size and zoned C-1 Local Commercial. Murphy Oil USA, Inc. plans to construct a 2,824 square foot convenience store with a separate canopy structure containing six (6) fueling multi-pump dispensers at this location.

The Pre-Submittal Community Meeting will be held virtually on Monday, February 10, 2025 at 6:00 PM EST. The meeting can be accessed via the following methods:

Murphy Gas Station Community Meeting

Monday, February 10 · 6:00 – 7:00pm

Time zone: America/New York

Google Meet joining info

Video call link: <https://meet.google.com/xer-djcg-qat>

Or dial: (US) +1 307-370-1346 PIN: 462 532 359#

If you have a web browser other than Google, you may get a request for a code. The code is the same as the Video call link, **xer-djcg-qat**.

We have also provided a link on our website at <https://keckwood.com/bid-information/georgia-project-bids/>

If you have trouble typing in the above address, go to the website **keckwood.com**. In the top right corner, click on **Bid Information**, and **Georgia Project Bids**. The link will be posted on this webpage.

Lastly, you can email at 5922MemorialDrive@keckwood.com, and I can respond with a calendar invite that will contain the meeting links.

January 23, 2025

Page 2 of 2

If you should have any questions or require additional information, please contact me at our Duluth, GA office at (678) 417-4000.

Sincerely,

KECK & WOOD, INC.

A handwritten signature in blue ink that reads "Kenneth J. Peters". The signature is written in a cursive, flowing style.

Kenneth Peters, PE

| First name | Last name | Email | Duration | Time joined | Time exited |
|-------------------|---------------------|------------------------|-------------|-------------|-------------|
| Furiousdreams | Admin Victoria Webb | ***@***.com | 48 min | 5:59 PM | 6:47 PM |
| Joe | Arrington | jarr*****@***.com | 1 hr 27 min | 5:54 PM | 7:22 PM |
| Jehosaphat | Bruton | jeho*****@***.com | 1 hr 2 min | 5:58 PM | 7:00 PM |
| Jan | Dunaway | jdun*****@***.com | 1 hr 2 min | 5:58 PM | 7:00 PM |
| Steve | Goss | stev*****@***.com | 59 min | 5:59 PM | 6:58 PM |
| Mike | Hull | mhull@keckwood.com | 1 hr 5 min | 5:56 PM | 7:01 PM |
| Nader | Mezher | nade*****@***.com | 1 hr 1 min | 6:00 PM | 7:01 PM |
| Ken | Peters | kpeters@keckwood.com | 1 hr 14 min | 5:50 PM | 7:10 PM |
| Greg | Sistrunk | gsistrunk@keckwood.com | 58 min | 6:00 PM | 6:58 PM |
| Joe Jean Borowski | | | 39 min | 6:21 PM | 7:00 PM |
| +1 404-***-**73 | Joe Arrington | | 4 min | 6:49 PM | 6:53 PM |
| +1 870-***-**67 | Stephen Oliver | | 48 min | 6:12 PM | 7:01 PM |

Community Meeting
 18 071 02 006, 5922 Memorial Drive, Stone Mountain, GA 30083
 VIA: GOOGLE MEETS
 Monday, February 10, 2025 6:00 PM - 7:00 PM

The screenshot shows a Zoom meeting window. At the top, there's a header bar with icons for chat, video, and audio, followed by the name "Ken Peters (You, presenting, annotating)" and a "Stop presenting" button. The main area displays a technical drawing of a building site plan, overlaid on a satellite map view. The drawing includes various annotations like dimensions (e.g., 11'x15', 11'x10'), angles (e.g., 180°, 135°), and labels like "MEMORIAL DR". To the right of the drawing is a sidebar with a table of contents or index, showing sections like "GENERAL NOTES", "SITE PLAN", "PAVEMENT", etc. Below the drawing is a small inset map labeled "VICINITY" showing the location relative to surrounding streets.



February 17, 2025

Dekalb County
Board of Commissioners
Attn: Director of Planning and Sustainability
178 Sams Street
Decatur, GA 30030

RE: SPECIAL LAND USE PERMIT APPLICATION AND LETTER OF APPLICATION
FOR MURPHY OIL USA
(5922 MEMORIAL DRIVE, STONE MOUNTAIN, GEORGIA)

Dear Board of Commissioners, Planning Commission and Planning Staff:

Keck & Wood, Inc. submits this Letter of Application on behalf of Murphy Oil USA (the "Applicant") for the purpose of requesting a special land use permit to allow beer and wine sales accessory to a proposed convenience store with fuel. The site is an approximate 0.96 acre-tract (the "Property") located at 5922 Memorial Drive, Stone Mountain, Georgia. The tax parcel for the Property is 18 071 02 006. The Property is currently zoned C-1 (Local Commercial). The Applicant intends to redevelop the property and construct a Murphy Oil convenience store with fuel pumps. The special land use permit will allow for a quality development and construction of a Murphy Oil location, similar to the newer Murphy Oil locations throughout the State.

The Property currently is developed and is unoccupied. The Property currently contains an existing 6,912 square foot commercial building and asphalt parking lot and drive aisles. The Property is a corner lot containing an existing access driveway to Memorial Drive and an existing access driveway to Lauren Parkway (private).

The proposed Murphy Oil store will redevelop the site and will consist of a single building totaling approximately 2,824 square feet. The proposal calls for a total of six gas pumps located under a single canopy. The surrounding properties are all zoned C-1. The property to the west and opposite of Lauren Parkway is currently a tire store. The property to the north and east of the property is currently undeveloped. The properties to the south and opposite of Memorial Drive are a mix of retail uses. As indicated, the Applicant is seeking to obtain a Special Land Use Permit to allow for beer and wine sales accessory to the proposed convenience store with fuel. A copy of the site plan is enclosed herein for your convenience.

Murphy Oil has successfully operated as a convenience store in numerous locations throughout the State, providing a safe and valuable service to the citizens of the State of Georgia and they look forward to continuing that same level of service at this location. The proposed location is centrally located at the intersection of Memorial Drive and Lauren Parkway (private), and is surrounded by more intense commercial uses along Memorial Drive. The site has access to both Memorial Drive and Lauren Parkway, and the requested special Land use permit will provide ample parking and circulation, in compliance with Dekalb County and GDOT transportation requirements. The property has access to a public water supply, public sanitary sewer, and convenient direct access to major thoroughfares and state and interstate highways.

The proposed development of the Property would allow for redevelopment of the property and an opportunity to bring it up to current standards based on the Code of Ordinances. The Applicant is committed to developing a quality convenience store to serve Dekalb County residents and visitors. Based on the Memorial Drive Revitalization Plan Online Survey (Social Pinpoint), residents of the area complained of the existing

convenience stores in the area due to unkept properties, unsafe environments, loitering, prostitution, and illegal activity. The redevelopment of the Property will help to improve the look of the corridor and provide the community with a newer, safer, and cleaner convenience store with fuel. Murphy Oil USA provides up to sixteen (16) security cameras that see every spot of the Property, and the cameras are under surveillance by Murphy's security staff 24 hours a day, 7 days a week.

During the Pre-submittal Community Meeting, residents stressed concerns with impacts to Snapfinger Creek to the west of the site and an unnamed tributary to Snapfinger Creek to the north of the site. If this application is approved, the design of the site will meet all State and County requirements for Erosion and Sediment Control, Stormwater Management and Water Quality Treatment. Murphy Oil USA maintains a Spill Prevention Plan for all their stores and Murphy's Underground Storage Tank (UST) system meets and exceeds the minimum requirements for underground storage tanks by the GA EPD.

The Applicant and its representatives welcome the opportunity to meet with staff of the Dekalb County Department of Planning & Sustainability to answer any questions or to address any concerns relating to the matters set forth in this Letter of Application or in the Special Land Use Permit Application filed herewith. The Applicant respectfully requests your approval of the Special Land Use Permit Application.

Respectfully submitted,

Keck & Wood, Inc.



Kenneth L. Peters, P.E.
Senior Project Manager

Enclosures

MURPHY OIL USA'S **IMPACT ANALYSIS**

- A. ADEQUACY OF THE SIZE OF THE SITE FOR THE USE CONTEMPLATED AND WHETHER OR NOT ADEQUATE LAND AREA IS AVAILABLE FOR THE PROPOSED USE INCLUDING PROVISION OF ALL REQUIRED YARDS, OPEN SPACE, OFF-STREET PARKING, TRANSITIONAL BUFFER ZONES, AND ALL OTHER APPLICABLE REQUIREMENTS OF THE ZONING DISTRICT IN WHICH THE USE IS PROPOSED TO BE LOCATED.

The Subject Property has a total acreage of 0.96 acres. The site is adequate for the proposed store. Compliance with all dimensional setback requirements, as well as transitional buffer requirements, open space and off-street parking requirements is shown on the submitted site plan.

- B. COMPATIBILITY OF THE PROPOSED USE WITH ADJACENT PROPERTIES AND LAND USES AND WITH OTHER PROPERTIES AND LAND USES IN THE DISTRICT, AND WHETHER THE PROPOSED USE WILL CREATE ADVERSE IMPACTS UPON ANY ADJOINING LAND USE BY REASON OF TRAFFIC VOLUME/CONGESTION, NOISE, SMOKE, ODOR, DUST, OR VIBRATION GENERATED BY THE PROPOSED USE.

The proposed fuel pumps and beer & wine accessory outlet is compatible with the uses in the area. The Subject Property has +/- 203 lineal feet of frontage on Memorial Drive. Memorial Drive is a commercial corridor with a variety of uses. The Subject Property as zoned C-1 is currently developed with an abandoned 6,912 square foot building and associated asphalt parking lot and drive aisles. All parcels surrounding the Subject Property are zoned C-1. The parcel to the west and opposite Lauren Parkway is an existing tire store. The parcel to the north and east is currently undeveloped. The proposed use on the Subject Property will serve the existing traffic along Memorial Drive and will not create adverse impacts from additional traffic volume or congestion. The proposed use will not create adverse impacts on any adjoining land use through noise, smoke, odor, dust, or vibration generated by the proposed use.

- C. ADEQUACY OF PUBLIC SERVICES, PUBLIC (OR PRIVATE) FACILITIES, AND UTILITIES TO SERVE THE PROPOSED USE;

There is adequate public services, public facilities and utilities to serve the proposed use. The Subject Property has existing access to public water and sewer.

- D. ADEQUACY OF THE PUBLIC STREET ON WHICH THE USE IS PROPOSED TO BE LOCATED AND WHETHER OR NOT THERE IS SUFFICIENT TRAFFIC-CARRYING CAPACITY FOR THE USE PROPOSED SO AS NOT TO UNDULY INCREASE TRAFFIC AND CREATE CONGESTION IN THE AREA.

Memorial Drive is a major arterial right of way with adequate capacity to carry the proposed use. The Subject Property will have a secondary access point on Lauren Parkway. Memorial Drive and Lauren Parkway is an intersection with a traffic light which will assist with controlling access into the Subject Property. The proposed access on Memorial Drive will be a right in/right out and located where the existing access drive is currently located.

- E. ADEQUACY OF INGRESS AND EGRESS TO THE SUBJECT PROPERTY AND TO ALL PROPOSED BUILDINGS, STRUCTURES, AND USES THEREON, WITH PARTICULAR REFERENCE TO PEDESTRIAN AND AUTOMOTIVE SAFETY AND CONVENIENCE, TRAFFIC FLOW AND CONTROL, AND ACCESS IN THE EVENT OF FIRE OR OTHER EMERGENCY.

The proposed redevelopment will have adequate ingress and egress to the Subject Property and to the proposed building and fueling stations. The proposed site will provide pedestrian access from the public sidewalks to the building entrance and will take into consideration pedestrian safety. The fuel trucks will access the site from Lauren Parkway, with regular automotive traffic having access from both Memorial Drive and Lauren Parkway in order to provide adequate circulation.

- F. WHETHER THE PROPOSED USE WILL CREATE ADVERSE IMPACTS UPON ANY ADJOINING LAND USE BY REASON OF THE MANNER AND HOURS OF OPERATION OF THE PROPOSED USE.

The proposed use will have similar hours of operation as the Walmart opposite Memorial Drive. Therefore, the hours of operation will not create adverse impacts upon any adjoining use. All lighting will be downward facing. There will be up to sixteen (16) security cameras that see every spot of the Subject Property, which are under surveillance by Murphy's security staff 24 hours a day, 7 days a week. This will assist with cracking down on loitering, and other criminal activity in the immediate area.

- G. WHETHER THE PROPOSED USE IS OTHERWISE CONSISTENT WITH THE REQUIREMENTS OF THE ZONING DISTRICT CLASSIFICATION IN WHICH THE USE IS PROPOSED TO BE LOCATED.

The proposed use is consistent with all Dekalb County zoning requirements of the zoning classification.

- H. WHETHER THE PROPOSED USE IS CONSISTENT WITH, ADVANCES, CONFLICTS, OR DETRACTS FROM THE POLICIES OF THE COMPREHENSIVE PLAN.

The Subject Property has a land use designation of Local Commercial and is within a Commercial Redevelopment Corridor. The proposed use is consistent with the zoning district and the redevelopment of the site is consistent with and advances the intent of the Commercial Redevelopment Corridor.

- I. WHETHER THERE IS ADEQUATE PROVISION OF REFUSE AND SERVICE AREAS.

The refuse area will be located as shown on the submitted site plan and enclosed on all four sides. Service area for the fuel delivery trucks will provide adequate space for the fuel trucks to unload with additional space for vehicle circulation.

- J. WHETHER THE LENGTH OF TIME FOR WHICH THE SPECIAL LAND USE PERMIT IS GRANTED SHOULD BE LIMITED IN DURATION.

There should not be a time limit on the duration of this special land use permit, if granted. The proposed use is suitable for the current location.

- K. WHETHER THE SIZE, SCALE AND MASSING OF PROPOSED BUILDINGS ARE APPROPRIATE IN RELATION TO THE SIZE OF THE SUBJECT PROPERTY AND IN RELATION TO THE SIZE, SCALE AND MASSING OF ADJACENT AND NEARBY LOTS AND BUILDINGS; AND WHETHER THE PROPOSED USE WILL CREATE ANY SHADOW IMPACT ON ANY ADJOINING LOT OR BUILDING AS A RESULT OF THE PROPOSED BUILDING HEIGHT.

The size, scale and massing of the proposed development is appropriate in relation to the size of the Subject Property and in relation to the size, scale and massing of adjacent and nearby lots. The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

- L. WHETHER THE PROPOSED USE WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

To the best of the Applicant's knowledge, the proposed use will not adversely affect historic buildings, sites, districts, or archaeological resources.

- M. WHETHER THE PROPOSED USE SATISFIES THE REQUIREMENTS CONTAINED WITHIN THE SUPPLEMENTAL REGULATIONS FOR SUCH SPECIAL LAND USE PERMIT.

The proposed use satisfies the requirements contained within the supplemental regulations for the Applicant's special land use permit.

- N. WHETHER THE PROPOSED USE WOULD BE CONSISTENT WITH THE NEEDS OF THE NEIGHBORHOOD OR THE COMMUNITY AS A WHOLE, AS EXPRESSED AND EVIDENCED DURING THE REVIEW PROCESS.

The proposed use is consistent with the needs of the neighborhood and community as a whole and is compatible with the neighborhood. Based on the Memorial Drive Revitalization Plan Online Survey (Social Pinpoint), many of the people polled had negative things to say about the existing convenience stores along the corridor due to unkept properties, unsafe environments, loitering, prostitution, and illegal activity. The redevelopment of the Subject Property will help to improve the look of the corridor and provide the community with a newer, safer, and cleaner convenience store with both fuel pumps and beer and wine accessory uses. Murphy Oil USA provides security cameras as noted previously and has a plan in place for all stores to keep the sites clean and orderly.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 2-13-20 :Z5

TO WHOM IT MAY CONCERN:

(II, (wEJ **Land Mass Management, LLC**

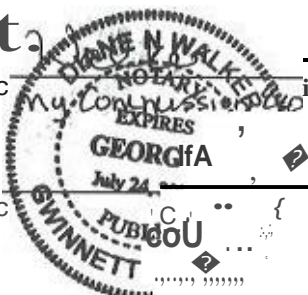
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner)(owners) of the subject property described below or attached hereby delegate authority to:

Murphy Oil USA, Inc. c/o Ken Peters w/ Keck & Wood, Inc.

Name of Agent or Representative

to file an application on (my), (our) behalf.



 Notary Public _____
 Notary Public _____
 Notary Public _____
 Notary Public _____
 Notary Public _____

 Owner

 Owner

 Owner

 Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Kenneth Peters

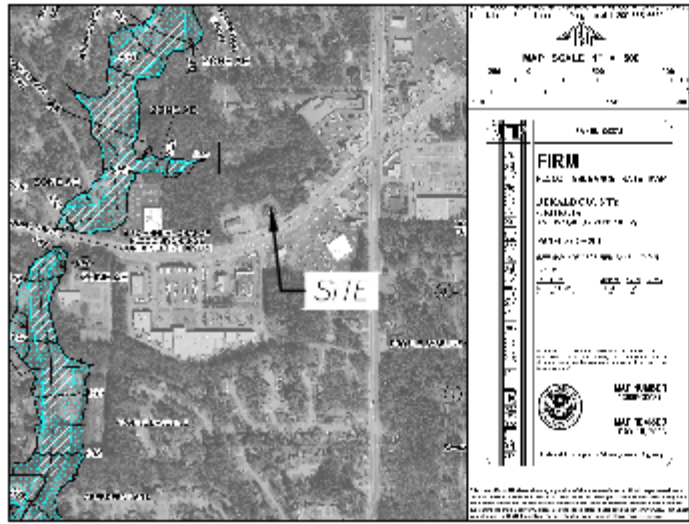
Digitally signed by Kenneth Peters
DN: C=US, E=kpeters@keckwood.com,
O=Keck & Wood, CN=Kenneth Peters
Date: 2025.02.17 12:57:00-05'00'

Signature of Applicant /Date

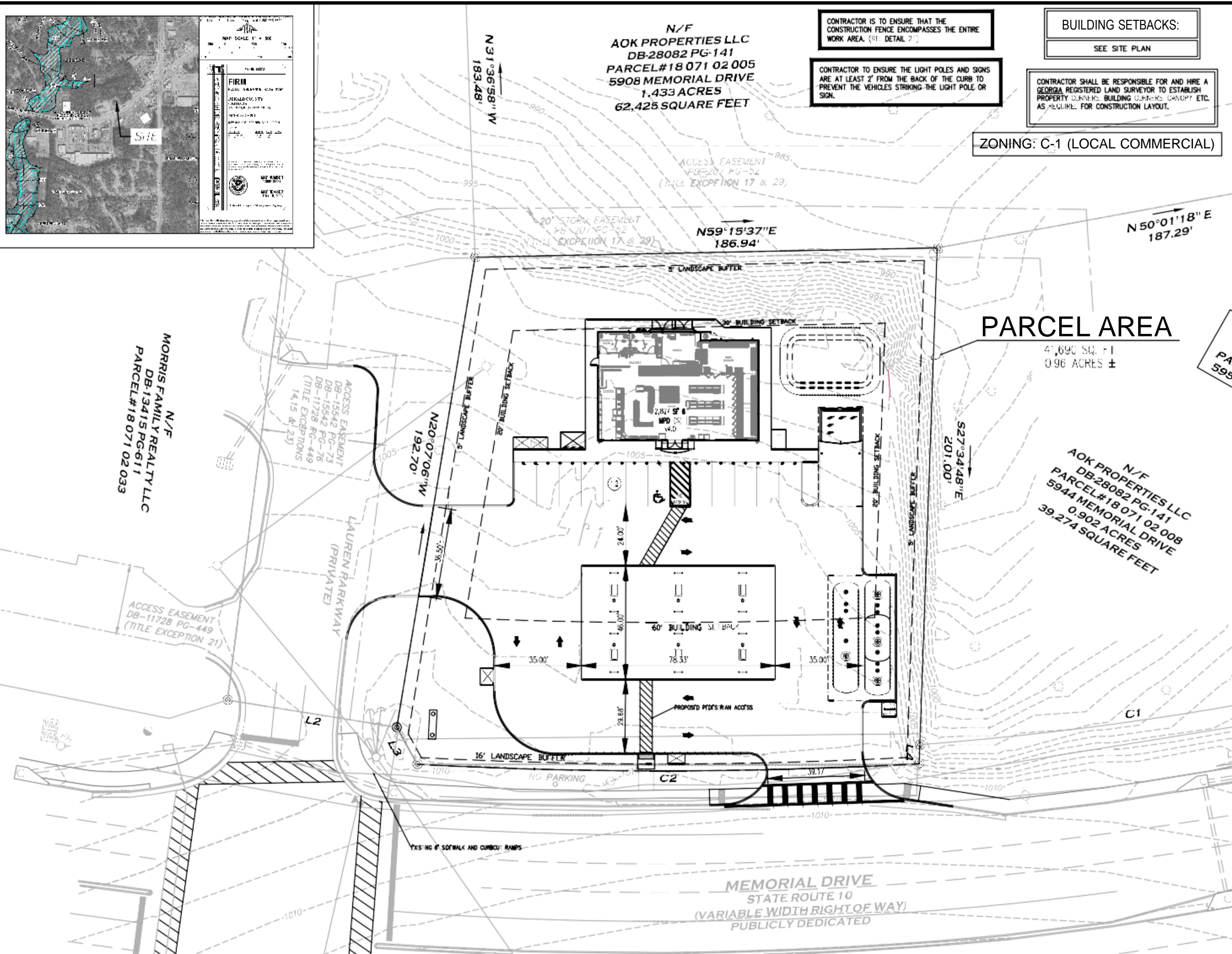
Check one: Owner _____ Agent X _____

Expiration Date/ Seal

*Notary seal not needed if answer is "no".



N/F
MORRIS FAMILY REALTY LLC
DB-13415 PG-611
PARCEL#1807102033



| CURVE TABLE | | | | |
|-------------|----------|------------|--------------|---------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| C2 | 1569.86' | 203.17' | 203.07' | S60°21'10"W |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L3 | N58°21'13"W | 17.09' |
| L4 | S27°35'07"E | 7.73' |



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| PRE-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR) | | |
|---|-------------|-------|
| AREA | SQUARE FEET | % |
| IMPERVIOUS (ROOF AND PAVING) | 3,569 | 70.4% |
| LANDSCAPE AREA | 9,822 | 25.8% |
| GROSS SITE | 4,690 | 100% |

| POST-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR) | | |
|--|-------------|-------|
| AREA | SQUARE FEET | % |
| IMPERVIOUS (ROOF AND PAVING) | 24,614 | 59.1% |
| LANDSCAPE AREA | 17,077 | 41.0% |
| GROSS SITE | 4,690 | 100% |

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

| EXISTING | |
|----------|--------------------------|
| --- | PROPERTY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EASEMENT LINE |
| --- | STORM DRAINAGE PIPE |
| --- | SANITARY SINKER LINE |
| --- | WATER LINE |
| --- | GAS LINE |
| --- | UNDERGROUND ELECTRIC |
| --- | OVERHEAD ELECTRIC |
| --- | OVERHEAD TRAFFIC WIRES |
| --- | CHAINLINK FENCE |
| --- | WIRE FENCE |
| --- | OVERHANG |
| --- | GUY WIRE |
| --- | DRAINAGE MANHOLE |
| --- | CATCH BASIN W/ GRATE |
| --- | SANITARY SINKER MANHOLE |
| --- | WATER METER |
| --- | WATER VALVE |
| --- | CLEANOUT |
| --- | GAS VALVE |
| --- | ELECTRIC METER |
| --- | UTILITY POLE |
| --- | DOWNSPOUT |
| --- | UNDERGROUND UTILITY BOX |
| --- | TRANSFORMER |
| --- | MAILBOX |
| --- | SIGN |
| --- | FIBER OPTIC MARKER |
| --- | GAS MARKER |
| --- | TRAFFIC SIGNAL BOX |
| --- | IRON PIN-REBAR FOUND |
| --- | CONCRETE MONUMENT FOUND |
| --- | IRON PIN 3/4"-5/8" REBAR |
| --- | TRAFFIC ARROWS |

| PROPOSED | |
|----------|--------------------------|
| --- | BOUNDARY LINE |
| --- | CONCRETE CURB AND GUTTER |
| --- | BUILDING CONTROL POINT |

- GENERAL SITE NOTES
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADIUS SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PAVING LOT AREA AND ALL APPROACH DRIVES. SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED, IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL MAJOR GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER (C/M) ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
 - ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.
 - BUILDING HEIGHT IS 18'-0" WITH A FLOOR AREA OF 2,824 S. F. AND CANOPY HEIGHT IS 18'-0".

- SITE NOTES
- OVERHEAD CANOPY (11' PER CANOPY PLANS)
 - 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT 5'-VARIABLE)
 - 4" WIDE PAVED STRIPES, 2" O.C. @ 45° SLOPE INDICATED AT 5'-VARIABLE
 - GC TO INSTALL 12" 4" PVC SLEEVE FOR IRRIGATION LINE (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
 - GC TO INSTALL 12" 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
 - MURPHY FREE STANDING SIGN
 - UNDERGROUND STORAGE TANKS (15-GALLON GALL. & 1-26,000 GALL.)
 - MURPHY EXPRESS ID SIGN PER APPROVED RENDERING
 - PRICE SIGN PER APPROVED ELEVATION
 - LIMITS OF SAWCUT AND PAVEMENT REMOVAL

- SITE DETAILS
- INTEGRAL CONCRETE CURB
 - DUMPSTER ENCLOSURE
 - CONCRETE SIDEWALK (SEE PAVING & JOINT PLAN)
 - CONCRETE SIDEWALK AROUND BUILDING
 - TRAFFIC SIGN IN BOLLARD
 - STEEL BOLLARD W/ CONE (SEE DETAIL)
 - ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT 5'-VARIABLE)
 - ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
 - "NO PARKING" PAINTED ON PAVEMENT
 - TRAFFIC FLOW ARROW (11'x14')
 - STOP BAR (11'x14')
 - "STOP" SIGN
 - SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)
 - CONSTRUCTION CAMERA (COORDINATE WITH MURPHY PM FOR LOCATION)
 - AIR VACUUM UNIT WITH 4'x7' CONCRETE SLAB
 - ATM PAD (SEE FUEL DEVELOPMENT PLAN SHT. FE-1 FOR DETAILS)
 - 7'x10' CONCRETE SLAB FOR PROPANE TANKS
 - MAILBOX (CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION)
 - 5'x7' ICE UNIT (SEE NUMBER INDICATED AT 5'-VARIABLE)

| PARKING INFORMATION: | | | | | | |
|----------------------|----------------------|----------------|---------|--------------|------------|-------|
| DESCRIPTION | BUILDING AREA (S.F.) | REQUIRED RATIO | SPACES | | | |
| | | | REGULAR | UNDER CANOPY | ACCESSIBLE | TOTAL |
| FUELING STATION | 2,824 | 75.0% S.F. | 5 | | 1 | 6 |
| | | 77.5% S.F. | 11 | | 1 | 12 |

NO. OF FUEL ISLANDS: 6
NO. OF VEHICLE FUELING POINTS: 12

SHEET NO.

PARCEL# 6168 139
DISTRICT
LAND LOT

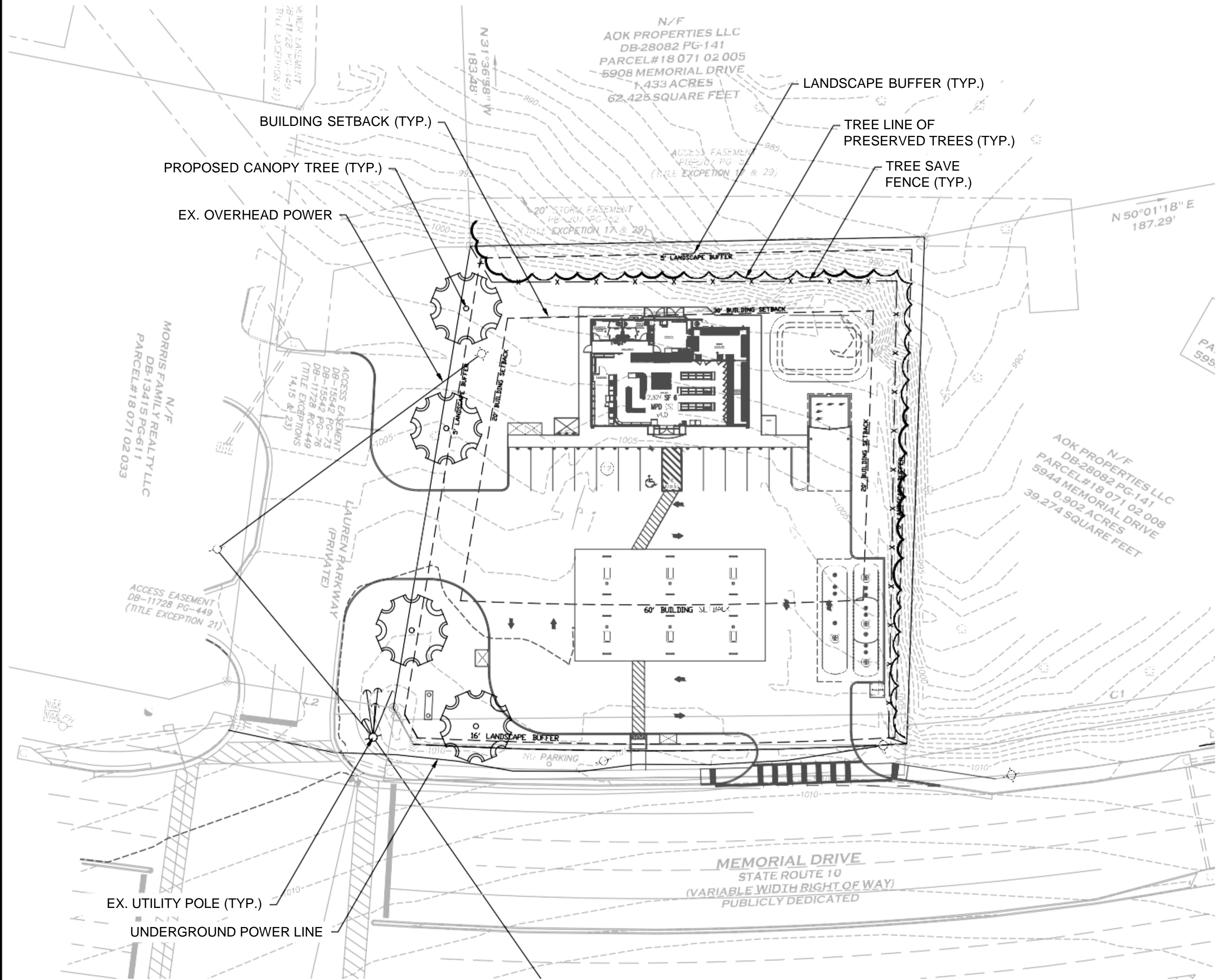


SUP SITE
MURPHY USA (INTL)
5922 MEMORIAL DRIVE
STONE MOUNTAIN, GEORGIA 30083

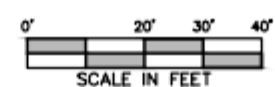


MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71731-7000





| EXISTING | |
|------------------------|-------------------------|
| PROPERTY LINE | WATER VALVE |
| ADJACENT PROPERTY LINE | CLEANOUT |
| EASEMENT LINE | GAS VALVE |
| STORM DRAINAGE PIPE | ELECTRIC METER |
| SANITARY SENER LINE | UTILITY POLE |
| WATER LINE | DOWNSPOUT |
| GAS LINE | UNDERGROUND UTILITY BOX |
| UNDERGROUND ELECTRIC | TRANSFORMER |
| OVERHEAD ELECTRIC | MAILBOX |
| OVERHEAD TRAFFIC WIRES | SIGN |
| CHAINLINK FENCE | FIBER OPTIC MARKER |
| WIRE FENCE | GAS MARKER |
| OVERHANG | TRAFFIC SIGNAL BOX |
| GUY WIRE | IRON PIN-REBAR FOUND |
| DRAINAGE MANHOLE | CONCRETE MONUMENT FOUND |
| CATCH BASIN W/ GRATE | IRON PIN 3/1-5/5' REBAR |
| SANITARY SENER MANHOLE | TRAFFIC ARROWS |
| WATER METER | |





Know what's below.
Call before you dig.

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MURPHY OIL USA, INC.

MURPHY USA

200 PEACH STREET
EL DORADO, AR 71731-7000



3090 PREMIERE PARKWAY, SUITE 200
DALLAS, TEXAS 75244
(678) 417-4000
keckwood.com

JOB NO. 240313

LANDSCAPE EXHIBIT

MURPHY USA (NTI)
5922 MEMORIAL DRIVE
STONE MOUNTAIN, GEORGIA 30083

SHEET NO.

PARCEL # 6169 139
DISTRICT
LAND LOT



DATE

KS

MM

YY

DRW

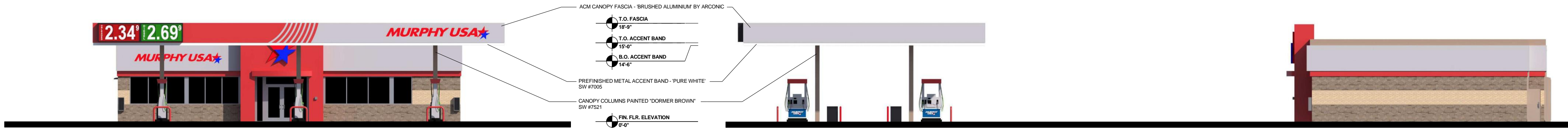
AS-SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF HAIRSTON ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF MEMORIAL DRIVE (AKA STATE ROUTE 10) (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF HAIRSTON ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4427.50 FEET AND AN ARC DISTANCE OF 64.91 FEET, WITH A CHORD BEARING OF SOUTH 50 DEGREES 27 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 64.91 FEET TO A POINT; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 6727.40 FEET AND AN ARC DISTANCE OF 162.29 FEET, WITH A CHORD BEARING OF SOUTH 49 DEGREES 21 MINUTES 16 SECONDS WEST AND A CHORD DISTANCE OF 162.29 FEET TO A POINT; SOUTH 48 DEGREES 39 MINUTES 48 SECONDS WEST A DISTANCE OF 114.52 FEET TO A POINT; NORTH 38 DEGREES 15 MINUTES 14 SECONDS WEST A DISTANCE OF 19.98 FEET TO A POINT; SOUTH 48 DEGREES 30 MINUTES 52 SECONDS WEST A DISTANCE OF 198.20 FEET TO A 1/2-INCH REBAR FOUND; SOUTH 48 DEGREES 30 MINUTES 52 SECONDS WEST A DISTANCE OF 99.62 FEET TO A 1/2-INCH ROD FOUND; SOUTH 46 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 28.68 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1360.26 FEET, WITH AN ARC DISTANCE OF 172.47 FEET, WITH A CHORD BEARING SOUTH 52 DEGREES 22 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 172.35 FEET TO A 1/2-INCH REBAR FOUND, SAID 1/2-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

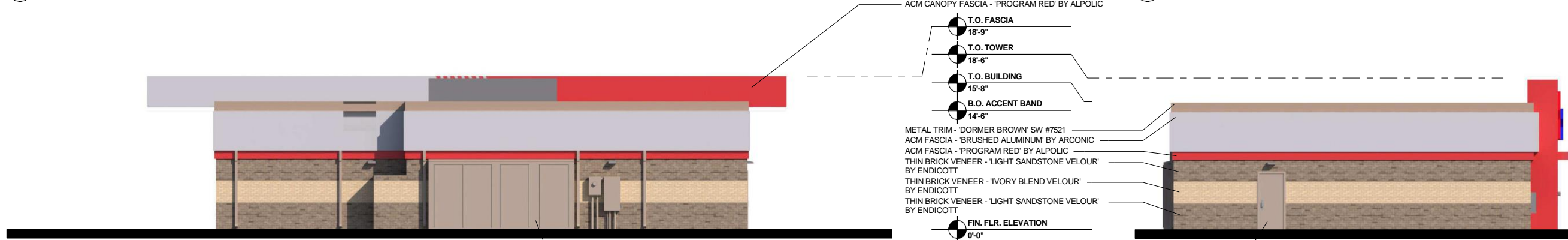
THENCE CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 27 DEGREES 35 MINUTES 07 SECONDS EAST A DISTANCE OF 7.73 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1869.80 FEET, WITH AN ARC DISTANCE OF 203.17 FEET, WITH A CHORD BEARING SOUTH 60 DEGREES 21 MINUTES 10 SECONDS WEST, AND A CHORD DISTANCE OF 203.07 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 58 DEGREES 21 MINUTES 19 SECONDS WEST A DISTANCE OF 17.09 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY OF MEMORIAL DRIVE NORTH 20 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 192.70 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 59 DEGREES 15 MINUTES 37 SECONDS EAST A DISTANCE OF 186.94 FEET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 27 DEGREES 34 MINUTES 48 SECONDS EAST A DISTANCE OF 201.00 FEET TO A 1/2-INCH REBAR FOUND, SAID 1/2-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.957 ACRES (41,690 SQUARE FEET).



1 ELEVATION - FRONT (FACING SOUTHEAST)

2 ELEVATION - RIGHT (FACING NORTHEAST)



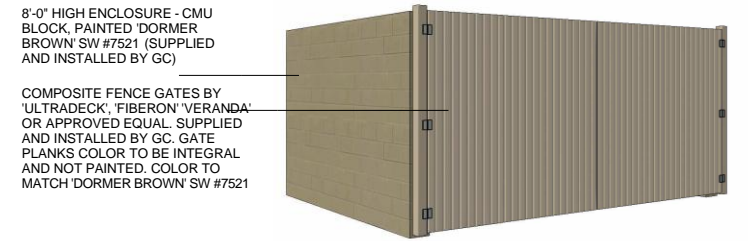
3 ELEVATION - REAR (FACING NORTHWEST)

4 ELEVATION - LEFT (FACING SOUTHWEST)

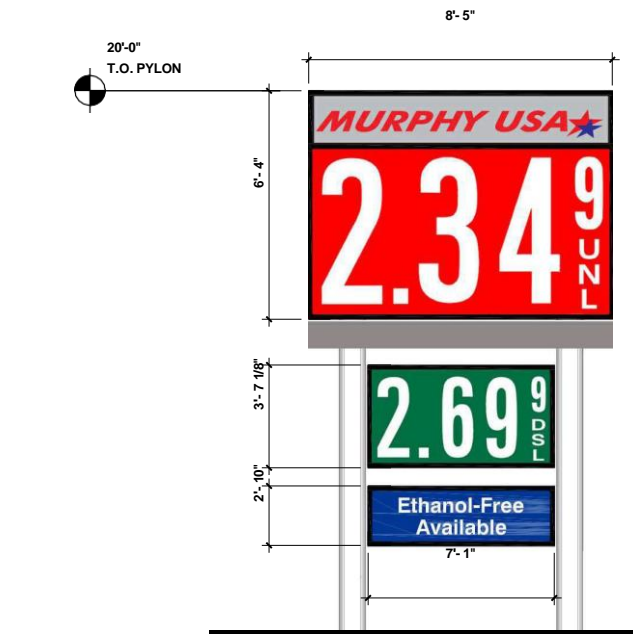


5 ELEVATION - FRONT BUILDING ONLY (FACING SOUTHEAST)

6 TRASH ENCLOSURE



7 PYLON SIGN



| SIGNAGE COLOR CHART | | | | |
|---|---------|--|--|--|
| BUILDING - ROUTED SIGNS FURNISHED AND INSTALLED BY FMS | | | | |
| MURPHY USA STAR LOGO | BLUE | EASTMAN BLUE, PANTONE 287 BLUE 3M 3630-87 ROYAL BLUE | | |
| | RED | PROGRAM RED, PANTONE 485 RED 3M 3630-43 RED | | |
| | WHITE | EASTMAN WHITE | | |
| CANOPY - ROUTED SIGNS FURNISHED AND INSTALLED BY FMS | | | | |
| MURPHY USA STAR LOGO | BLUE | EASTMAN BLUE, PANTONE 287 BLUE 3M 3630-87 ROYAL BLUE | | |
| | RED | PROGRAM RED, PANTONE 485 RED 3M 3630-43 RED | | |
| | WHITE | EASTMAN WHITE | | |
| CANOPY - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR | | | | |
| UNLEADED | RED | 3M 3632-73 | | |
| | WHITE | 3M 3632-20 | | |
| | DIGIT | RED/WHITE | | |
| | CABINET | BLACK | | |
| DIESEL | GREEN | 3M 3632-26 | | |
| | WHITE | 3M 3632-20 | | |
| | DIGIT | GREEN/WHITE | | |
| | CABINET | BLACK | | |
| PYLON - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR | | | | |
| MURPHY USA STAR LOGO | BLUE | 3M 3632-157 | | |
| | RED | 3M 3632-43 | | |
| | SILVER | 3M 3630-121 | | |
| | CABINET | BLACK | | |
| UNLEADED | RED | 3M 3632-73 | | |
| | WHITE | 3M 3632-20 | | |
| | DIGIT | RED/WHITE | | |
| | CABINET | BLACK | | |
| DIESEL | GREEN | 3M 3632-26 | | |
| | WHITE | 3M 3632-20 | | |
| | DIGIT | GREEN/WHITE | | |
| | CABINET | BLACK | | |
| ETHANOL FREE | BLUE | 3M 3632-157 | | |
| | WHITE | 3M 3632-20 | | |
| | DIGIT | BLUE/WHITE | | |
| | CABINET | BLACK | | |

| BUILDING & CANOPY SIGNS: | | QTY. | HEIGHT | WIDTH | AREA S.F. | TOTAL S.F. |
|---|--|------|--------------|---------|-----------|-------------|
| MURPHY USA BLDG. LOGO SIGN | | 1 | GRAPHIC AREA | | 47.90 | 47.90 |
| MURPHY USA CHANNEL STAR SIGN | | 1 | GRAPHIC AREA | | 34.90 | 34.90 |
| MURPHY USA CANOPY LOGO SIGN | | 1 | GRAPHIC AREA | | 47.90 | 47.90 |
| MEDIUM CANOPY PRICE SIGN COMBO | | 1 | 43.13" | 193.50" | 57.90 | 57.90 |
| BUILDING & CANOPY SIGNS TOTAL SIGNAGE : | | | | | | 188.60 S.F. |
| PYLON SIGN: | | QTY. | HEIGHT | WIDTH | AREA S.F. | TOTAL S.F. |
| UNLEADED W/LOGO | | 1 | 76.00" | 101.00" | 53.30 | 53.30 |
| DIESEL | | 1 | 43.13" | 85.00" | 25.50 | 25.50 |
| ETHANOL-FREE AVAILABLE | | 1 | 34.00" | 85.00" | 20.00 | 20.00 |
| PYLON SIGNS TOTAL SIGNAGE : | | | | | | 98.80 S.F. |
| TOTAL SIGN AREA : | | | | | | 287.40 S.F. |



Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Ken Peters Phone: 678-417-4008 Email: kpeters@keckwood.com
Property Address: 5922 Memorial Drive, Stone Mountain 30083
Tax Parcel ID: 18 071 02 006 Comm. District(s): 4 & 6 Acreage: 0.88
Existing Use: Vacant Structure Proposed Use: Convenience store w/fuel pumps.
Supplemental Regs: _____ Overlay District: No DRI: _____
Rezoning: Yes _____ No X
Existing Zoning: C-1 Proposed Zoning: _____ Square Footage/Number of Units: _____
Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No X
Existing Land Use: CRC Proposed Land Use: _____ Consistent _____ Inconsistent _____
Special Land Use Permit: Yes X No _____ Article Number(s) 27- _____
Special Land Use Request(s): Convenience store w/fuel pumps.and alcohol outlet--2 SLUPS required; one for fuel pumps and 1 for alcohol

Major Modification:

Existing Case Number(s): None
Condition(s) to be modified:
N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: 05/06/25 BOC: 05/22/25
Letter of Intent: X Impact Analysis: X Owner Authorization(s): _____ Campaign Disclosure: X
Zoning Conditions: _____ Community Council Meeting: 04/15/25 Public Notice, Signs: X
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): X Sketch Plat: _____
Bldg. Permits: X Fire Inspection: X Business License: X State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: X
Enhanced Open Space: _____ Setbacks: front X sides X side corner X rear _____
Lot Size: X Frontage: X Street Widths: _____ Landscape Strips: X
Buffers: _____ Parking Lot Landscaping: X Parking - Auto: X Parking - Bicycle: _____
Screening: X Streetscapes: X Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: X Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _ _ X
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: X
Possible Variances: _____

Comments: must hold community meeting with 15 days notice no later than Feb 10 2025 to make the May 2025 agenda cycle. Filing Deadline is

Feb 17, 2025. The property falls within the Memorial Drive Corridor Small Area Plan which may/will impact the land uses allowed. Must comply with alcohol and fuel pump supplemental regulations

for alcohol outlet and fuel pumps. Must show how proposed SLUPs are consistent/compatible with surrounding area. Must show how proposed application is consistent with the CRC Character Area.

Planner: John Reid, Sr. Planner Date: 01/30/2025

FILING FEES

| | |
|---|----------|
| REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 | \$500.00 |
| RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 | \$750.00 |
| OI, OD, OIT, NS, C1, C2, M, M2 | \$750.00 |
| LAND USE MAP AMENDMENT | \$500.00 |
| SPECIAL LAND USE PERMIT | \$400.00 |



Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson

PRE-APP FORM ADDITIONAL COMMENT PAGE, IF NEEDED

APPLICANT: Ken Peters

ADDRESS/PARCEL: 5922 Memorial Drive / 18 071 02 006

COMMENTS: Must show compliance with Zoning Ordinance requirements including but not limited to minimum and maximum number of

parking spaces, max building height, building materials, building setbacks, sidewalks and street

trees along Memorial Drive. Review of plans is conceptual only, final review shall occur when

an official application is submitted and deemed complete by the Planning Department.

ALSO THERE IS A DISTANCE REQUIREMENT BETWEEN GAS STATIONS AND SMALL BOX

DISCOUNT STORES

PLANNER: John Reid, Sr. Planner

From: Kristin Turgeon <kristin.turgeon@gmail.com>

Sent: Thursday, April 17, 2025 9:22 AM

To: Chappell, Adam W <awchappell@dekalbcountyga.gov>

Subject: Please DENY SLUPs 5922 Memorial Drive for a Fuel/convenience store that sells beer and wine

My name is Kristin Turgeon and I live at 980 Fellsridge Court in Stone Mountain. Snapfinger Creek runs through my property.

I'm **against** putting a fuel station at 5922 Memorial Drive.

Snapfinger Creek: Snapfinger Creek is already burdened with huge amounts of storm water from all the impervious surfaces near the intersection of North Hairston and Memorial Drive. Adding another gas station is likely to increase run-off pollution from leaking petroleum products. This will really affect the wetlands near Fellsridge subdivision (and the lake and wetlands of our neighbors in the City of Pine Lake.)

Property Size: The size of the property seems too cramped to accommodate delivery trucks, store customers, gas customers, and pedestrians,

Traffic: This usage may add a steady stream of additional traffic feeding the busy, dangerous, and confusing North Hairston/Memorial Drive intersection.

Other options available: This convenience store is not needed due to other options already available within 1000 feet (including Dollar General.)

Memorial Drive Revitalization Plan: I cannot imagine that adding a gas station cramped between the existing commercial properties is in line with the MDRP.

Please deny:- I'm asking for denial of the "SLUPs 5922 Memorial Drive for a Fuel/convenience store that sells beer and wine".

Thank you.

Kristin Turgeon
980 Fellsridge Court
Stone Mountain, GA 30083
404-441-3763

From: Warner, Brenda <BHWarner@AtlantaGa.Gov>

Sent: Thursday, April 17, 2025 9:03 AM

To: Chappell, Adam W <awchappell@dekalbcountyga.gov>

Subject: SLUPs 5922 Memorial Drive for a Fuel/convenience store that sells beer and wine

Importance: High

Good morning!

To whom it may concern:

I'm in opposition to the above referenced subject matter for the following reasons:

1. The property adjoins a very environmentally sensitive piece of property that impacts Fellsridge, Hearthstone, Snapfinger Creek and the City of Pine Lake. We know that fuel stations and convenience store all result in cars leaking oil, fuel spills and the stormwater would go directly into the environmentally sensitive area. A major fuel spill could be a disaster to this area, Snapfinger Creek, and the lake/wetlands at Pine Lake. The streams are spring fed and continue to flow. The lake property takes over 50 acres of imperious surface stormwater from Memorial and North Hairston. (New people to the group may not be aware of the number of balls from the McDonalds bouncy area that is now closed. Many of those balls remain around the lakebed today).
2. The property is too small for the intended use. Trucks delivering fuel or supplies would block the area, forcing cars onto busy Memorial Drive.
3. This property is part of the MDRP and this use does not meet the requirement.
4. There is a Dollar store within 700 feet of the property which is not allowed per the ordinance.
5. Walmart agreed, prior to approval, not to build a fuel station as the runoff goes directly into the Fellsridge Lake Property. There is underground detention that is directed under Memorial Drive to the Lake property. Although Murphy Oil is no longer a part of Walmart, they want to be located in the vicinity of Walmart. Cameras for fuel stations/convenience stores are required by ordinance.

Fellsridge and Hearthstone would be subject to extreme noise from this use. Cars pulling up with their loud radios and mufflers would send the noise directly to us.

Thank you & do enjoy your day,
Brenda

From: Steve Goss <stevegossradio@gmail.com>

Sent: Thursday, April 17, 2025 10:43 AM

To: Chappell, Adam W <awchappell@dekalbcountyga.gov>

Subject: Opposition to SLUP 25-1247423 and SLUP 25-1247424 at 5922 Memorial Drive

Dear Mr. Chappell--

I am hoping you can forward to the Planning Department my comments in opposition to the SLUP applications by Murphy Oil USA to build yet another gas station that sells alcohol on Memorial Drive (5922 Memorial Drive). My comments in opposition are below.

Many thanks for your assistance!

Steve Goss

727 Kenilworth Circle

Stone Mountain, GA 30083

404-454-2736

Dear Members of the DeKalb County Planning Department:

My name is Steve Goss, I live at 727 Kenilworth Circle, Stone Mountain. I have been a resident of that neighborhood for 43 years. I am writing in opposition to the SLUP applications by Murphy Oil USA to build a convenience store with 6 fuel pumps that will also sell alcohol at 5922 Memorial Drive. (SLUP 25-1247423 and SLUP 25-1247424). My reasons for DENIAL are several:

*Snapfinger Creek and Fellsridge Lake are directly behind (north) of 5922 Memorial Drive. The rear of the paved property has a severe downward slope that carries runoff to the spring-fed creek and the adjacent wetlands. In addition to the Fellsridge neighborhood, Snapfinger Creek runs through Hearthstone subdivision and then south directly into Pine Lake at the City of Pine Lake. Oil and gasoline fuel spills from routine business at the proposed gas station would pose a significant environmental threat to these communities. Add the possibility of leaks from the underground fuel tanks and the proposed business is courting an environmental disaster.

*The Memorial Drive Revitalization Project calls for development of more walkable enterprises. A gas station that sells gasoline to cars and trucks is far from a "walkable use." Currently, there are six convenience stores that sell gasoline and alcohol within less than a mile and a half stretch of Memorial Drive between Hambrick Road and West Mountain Street. If approved, Murphy Oil USA would bring that total to seven!

*A recent Zoning regulation prohibits convenience stores that sell fuel from being within 1000 feet of a "dollar" store. Dollar General at 5976 Memorial Drive in neighboring Stonewood Village Shopping Center is just 700 feet from the proposed Murphy Oil USA convenience store/gas station.

*The current site plan by Murphy Oil USA is not large enough to accommodate large fuel delivery trucks and/or other delivery trucks without impeding traffic flow on Memorial Drive and Lauren Parkway.

*A noise generating business like a 24-hour convenience store gas station that sells alcohol would adversely impact the peace and quiet of the adjacent neighborhoods of Fellsridge and Hearthstone with high volume music from cars/trucks.

*Directly across Memorial Drive is the East Campus of DeKalb Alternative High School (only 500 feet south of the proposed Murphy Oil USA convenience store that wants to sell alcohol).

*At the community meeting that the developer and owner of the proposed site held for residents on February 10, 2025 to explain their plans, everyone who attended the zoom meeting spoke in opposition; no one spoke in favor. At the DeKalb Community Council District 4 meeting on April 15, 2025, again everyone spoke in opposition, no one spoke in favor. The Council members were unanimous in their opposition, voting 9-0 for DENIAL for both applications.

Please recommend DENIAL.

Thank you for your consideration.

Steve Goss

404-454-2736

stevegossradio@gmail.com

From: Dr. Tyra Paytes <tlpaytes@gmail.com>
Sent: Thursday, April 17, 2025 7:07 PM
To: Chappell, Adam W <awchappell@dekalbcountyga.gov>
Subject: Reject the SLUPs for 5922 Memorial Drive

As I reflected on the CC4 meeting yesterday, I found Murphy Oil reps highly disrespectful. To tell us anything is better than what is currently there and then taut security cameras as a selling point. And then smugly ask us if we read the Memorial Drive revitalization plan and then misrepresent its contents. They would not say these things to a project in North DeKalb.

I forgot to mention during the call this location is across the street from the DeKalb Alternative School. This should be considered as well. In addition, it is only a few yards from the Masjid Taweed Mosque at 5848 Memorial Dr. Within a 4 mile stretch between the entrance to Hwy 78 & I-285. There is a concentration of gas stations and liquor stores not found in North DeKalb.

GAS STATIONS - There are 11 gas station. Many of these also sell beer and wine.

BP Gas Station at JBR Memorial at the entrance to Hwy 78

Exxon at North Hairston & Memorial

Chevron at North Hairston & Memorial

Shell at Memorial & Hambrick

BP at Memorial & Hambrick

Texaco at Memorial & Village Square

Chevron at Memorial & Village Square

Amoco at Memorial & Rays Rd

Exxon at Memorial & Rays Rd

Valero at Memorial & Rockbridge

New QT (under construction)

LIQUOR STORES

Big Johns 5345 Memorial

Beverage Club 6167 Memorial

M&M Package 5095 Stone Mill Way

FiFi Package 4848 Memorial Dr

C&D Package Store 6098 Memorial Dr

City Life Liquors 4689 Memorial Dr

Avondale Package Store 189 Northern Ave

Memorial Package

Jumbo Package 4071 Redan Rd

American Package at 4583 Rockbridge Rd

Happy's Package at 4463 Rockbridge Rd SW

Z Package at 414 N Hairston Rd

When Walmart sought approval for this location, it met with Kenilworth Estates, the immediately adjacent community it was promised to the neighborhood not to have liquor or a gas station at the location.

I understand that current condition is not ideal. But the proposed usage is not the highest nor best use suited for this property or the community.

The community does not need another opportunistic business that does nothing positive for the residents. The "selling point" the representatives from Murphy Oil said the business would function as the "eyes and ears" of the community and include 16 cameras. Liquor stores are known for noise, crime and loitering. This type of business is inconsistent with expressed wishes of the community and is inconsistent with the Memorial Drive revitalization.

From: Karen Goss <klsgoss@gmail.com>
Sent: Thursday, April 17, 2025 5:08 PM
To: Chappell, Adam W <awchappell@dekalbcountyga.gov>
Subject: Opposition to SLUP 25-1247423 and SLUP 25-1247424 at 5922 Memorial Drive

April 17 2025

Dear Mr. Chappell,

Please forward my email letter below to the members of the DeKalb County Planning Department. I oppose the SLUP applications by Murphy Oil USA to build another gas station that plans to sell wine and beer on Memorial Drive. (5922 Memorial Drive). As you will read below that is not my only reason for requesting the denial of the SLUP.

I appreciate your assistance in getting this email to the members of the DeKalb County Planning Department.

Kind regards,
Karen Goss
727 Kenilworth Circle
Stone Mountain, GA 30063

April 17, 2025

Dear DeKalb County Planning Department Members:

My name is Karen Goss. I have been a resident of the Stone Mountain neighborhood at 727 Kenilworth Circle for 43 years, and I am writing in opposition to the SLUP applications by Murphy Oil USA to build a convenience store with 6 fuel pumps and alcohol sales at 5922 Memorial Drive. (SLUP 25-1247423 and SLUP 25-1247424).

My reasons for requesting DENIAL are as follows:

- **Environmental Threat:** Snapfinger Creek and Fellsridge Lake are directly behind the proposed site, and the severe downward slope at the rear of the property could carry runoff into the spring-fed creek and wetlands. This would pose a significant environmental threat to the Fellsridge and Hearthstone communities, and Pine Lake, due to oil and gasoline spills. The possibility of underground fuel tank leaks also creates a risk for environmental disaster.
- **Conflicts with Revitalization Project:** The Memorial Drive Revitalization Project aims to develop more walkable enterprises, which a gas station does not support. There are already six convenience stores selling gasoline and alcohol within a 1.5-mile stretch of Memorial Drive.
- **Zoning Violation:** A recent Zoning regulation prohibits convenience stores that sell fuel from being within 1000 feet of a dollar store. The Dollar General at 5976 Memorial Drive is only 700 feet from the proposed site.
- **Traffic Issues:** The current site plan cannot accommodate large fuel delivery trucks and other delivery trucks without impeding traffic flow on Memorial Drive and Lauren Parkway.
- **Noise Pollution:** A 24-hour convenience store and gas station that sells alcohol would create noise pollution for the adjacent neighborhoods of Fellsridge and Hearthstone.
- **Proximity to School:** The East Campus of DeKalb Alternative High School is directly across Memorial Drive, only 500 feet south of the proposed site.
- **Community Opposition:** At both the community meeting on February 10, 2025, and the DeKalb Community Council District 4 meeting on April 15, 2025, all attendees and Council members (voting 9-0) opposed the applications.

For these reasons, I urge you to recommend DENIAL of these applications.

Thank you for your time and consideration.

Sincerely,

Karen Goss
727 Kenilworth Circle
Stone Mountain, GA 30063

From: J D DUNAWAY <dunawayjd@bellsouth.net>

Sent: Thursday, April 17, 2025 1:38 PM

To: Chappell, Adam W <awchappell@dekalbcountyga.gov>

Subject: Opposition to Murphy Oil 5922 Memorial Drive-can you forward to the appropriate planner

Opposition to N10-2025-0295 and 0296 for Murphy Oil USA at 5922 Memorial Drive

1. The adjoining property to the rear contains an extremely environmentally sensitive site which contains two springs that feed multiple streams through the site with a confluence to Snapfinger Creek. This site is mainly in the flood plain as well and is undeveloped. The site contained a 2+ acre lake until around 2005 when the earthen dam breached. This site was part of the ACOE ISIS (Intrenchment, Sugar, Indian and Snapfinger Creek) project that was not completed due to a Deputy Director of Watershed saying she could do it better. This caused the ACOE project to get out of the funding cycle and despite attempts by Congressman Hank Johnson's to get the funding restored, this did not occur. Deputy Director, Joanna Macrina (who is now in Federal prison for bribery) completed a study that revealed the lake area contains more than 50 acres of stormwater runoff from both Memorial Drive and North Hairston. This was before Walmart was built on Memorial Drive which drains directly into this property. This site impacts Fellsridge, Hearthstone Subdivisions, Snapfinger Creek and the lake at the City of Pine Lake. Fuel stations and convenience stores are areas where oil dripping from cars, fuel spilled onto the pavement would all run off to the property behind this site, negatively impacting the streams quality and damaging the environment.

2. My property at 4672 Fellswood Drive is about 1100 feet from the rear of the proposed SLUP property. The amount of noise that would be directed at those of us along East Anderson Road, and Fellswood, would decrease our quality of life.

3. The property is not large enough for the intended use. There is not enough room for the fuel trucks and delivery trucks to move throughout the site.

4. There is a Dollar Store in the Stonewood Village Shopping Center which is about 700 feet from this site which does not conform to the ordinance.

5. This site is covered by the Memorial Drive Revitalization Plan and does not conform to the recommended uses. The current owner should be required to demolish the current, partially burned, building at this site. Having nothing on this site is far better than the wrong use.

6. Murphy Oil is no longer a part of Walmart; however, they wish to be in very close proximity to Walmart. During the negotiations with the community with Walmart, during their rezoning, they agreed to not have a fuel station to protect the environmentally sensitive property across the street. There were many agreements reached between the community and Walmart but are not included in the conditions of zoning. One was to add a right only turn across the street from the entrance on North Hairston from Kenilworth Estates to prevent people from riding through their neighborhood from Walmart. Walmart paid for those changes; however, they are not included in the conditions of zoning.

7. There are currently 10 convenience/fuel stations that sell beer and wine within a one-mile radius of this property, one of which is brand new. There are another 3 within 1.5 miles of the site. There are two liquor stores, which sell beer and wine, within a half mile of the site and one other that is 1.5 miles away. The last thing we need is another convenience/fuel store and especially one that sells beer and wine. The DeKalb County Alternative School is located just across Memorial Drive and Lauren Parkway.

The Community is vehemently opposed to the SLUP applications for this site.

Sincerely,

Jan Dunaway

Community member and DeKalb Soil and Water Conservation District Supervisor

From: Tommie Hamilton <tommie.hamilton@att.net>

Sent: Saturday, April 19, 2025 4:31 PM

To: Chappell, Adam W <awchappell@dekalbcountyga.gov>

Subject: Murphy Oil USA N10-2025-0295 SLUP-25-1247423; N11-2025-0296 SLUP-25-1247424

**** WARNING:** The sender of this email could not be validated and may not match the person in the "From" field.

April 19, 2025

Greetings,

I'm Tommie Hamilton. I'm a homeowner in the Fellsridge Subdivison.

5922 Memorial Drive, Stone Mountain, GA 30083 doesn't need another gas station with a permit to sell alcohol.

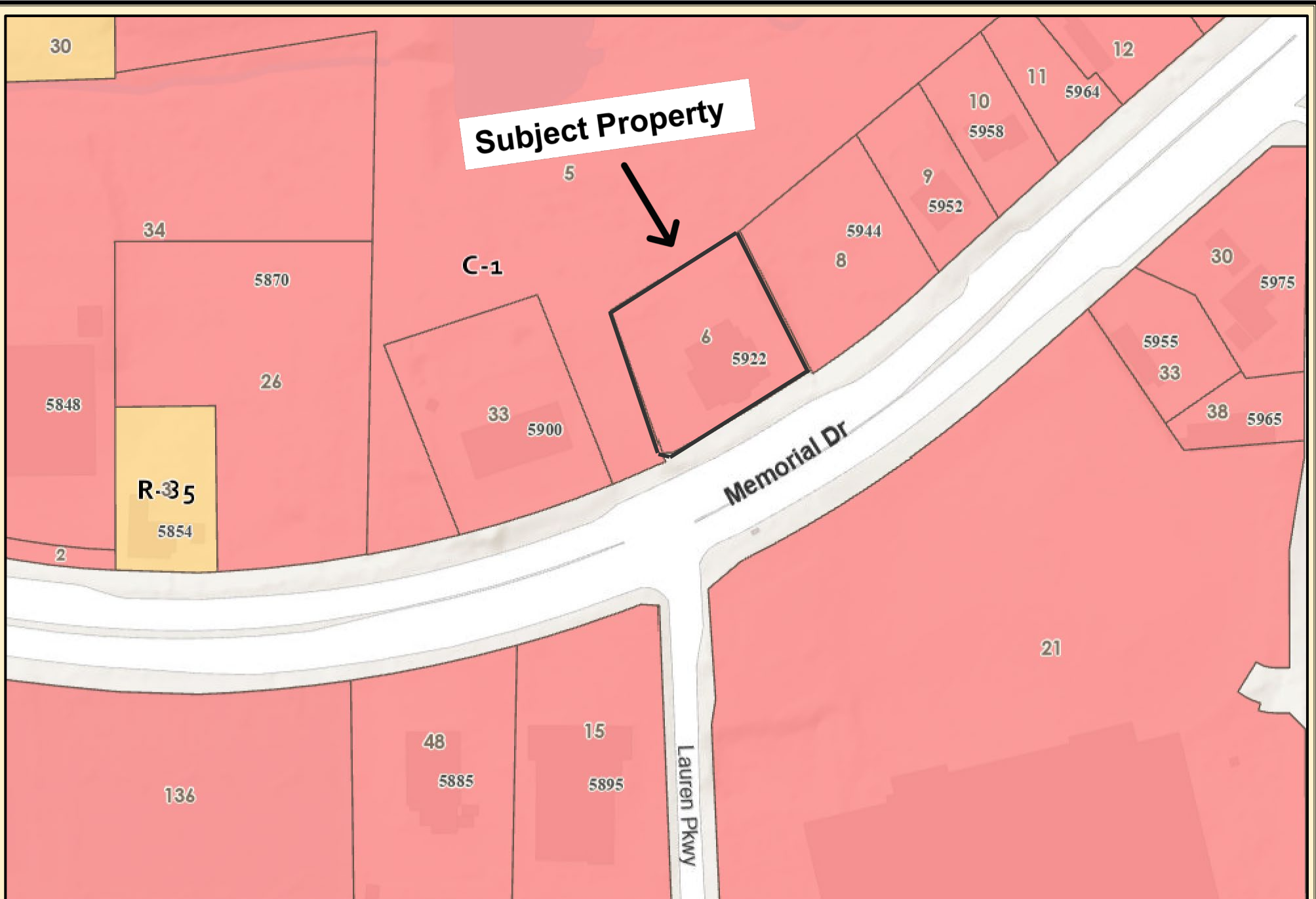
The affects of neighborhoods where there is a gas station that sells alcohol is horrendous. There is a high rate of violent crimes.

Pacific Institute for Research and Evaluation indicates on page 2 "Greater numbers of off-premise outlets such as liquor stores or convenience stores that sell alcohol were associated with greater injuries from accidents, assaults, and traffic crashes for both underage and of-age young adults. Underage youth are more affected by off-premises establishments like liquor and convenience stores."2

Today's health and safety guidelines are issued for opening such as these to follow, but they aren't followed. Gas stations still pose significant hazards to neighborhoods, especially children. Some of the hazards are ground level ozone caused by gasoline fumes, groundwater hazard from petroleum products leaking into the ground, and exposure hazards from other chemicals used at the station.

There is a small creek behind that address that would be affected as well.

I'm AGAINST Murphy Oil or any other company of this nature acquiring property in this area to contribute to the destruction of the land and water way.

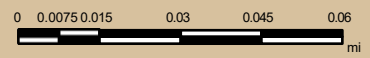


Subject Property

Memorial Dr

Lauren Pkwy

DeKalb County Parcel Map



Date Printed: 3/6/2025



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S30B

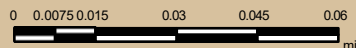
Subject Property

CRC

Memorial Dr

Lauren Pkwy

DeKalb County Parcel Map

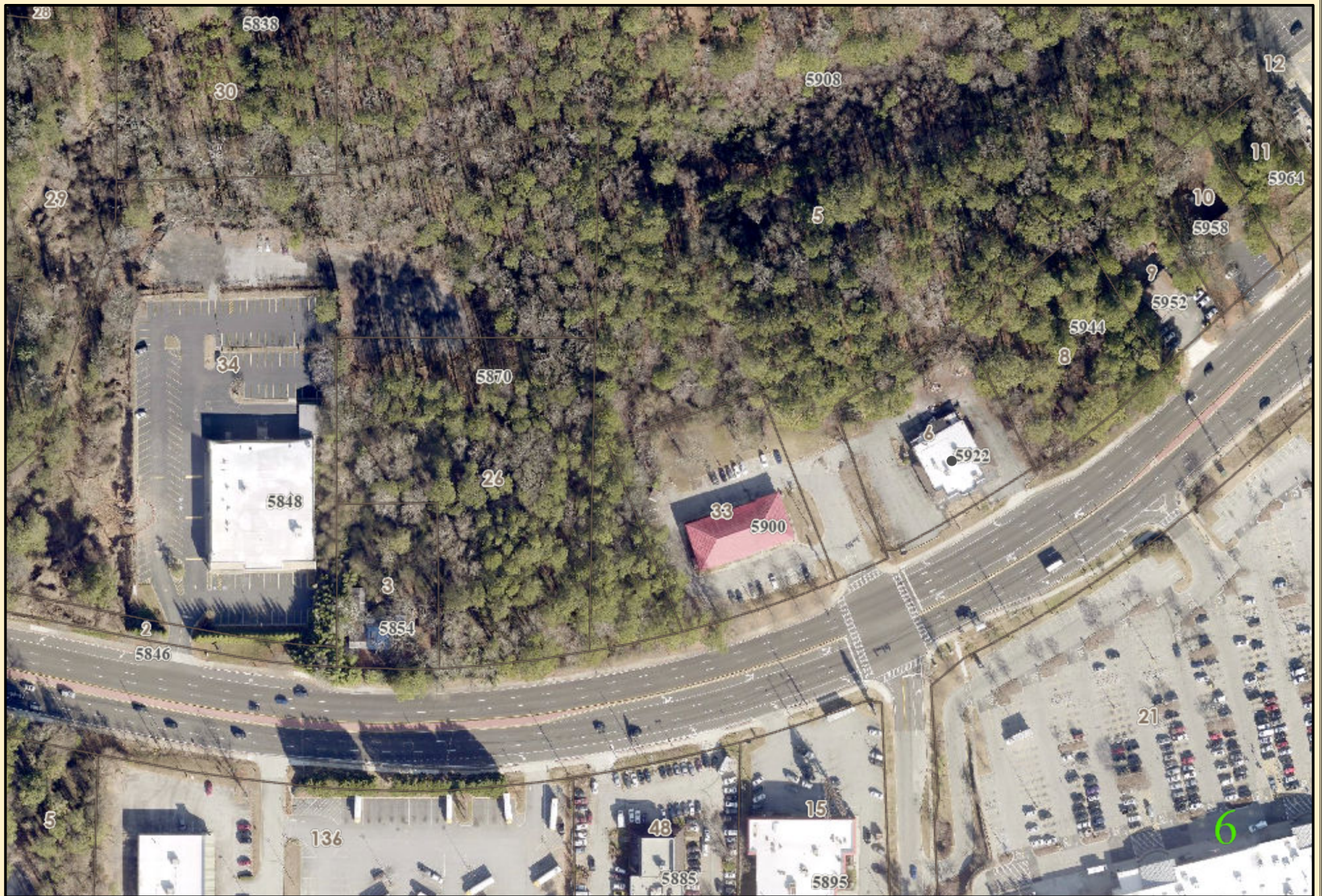


Date Printed: 3/6/2025



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DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06
mi

Date Printed: 4/21/2025



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