



Legislation Details (With Text)

File #: 2017-1495 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 12/22/2017 **In control:** Board of Commissioners
On agenda: 2/27/2018 **Final action:** 2/27/2018
Title: COMMISSION DISTRICT(S): 5 & 7
SLUP-18-21958 Quik Trip Corporation.

Indexes:

Attachments: 1. SLUP-18-21958 Recommended Conditions, 2. N14 Quik Trip Corp SLUP 18 21958

Date	Ver.	Action By	Action	Result
2/27/2018	1	Board of Commissioners	approved	Pass
1/23/2018	1	Board of Commissioners - Zoning Meeting	deferred	Pass
1/9/2018	1	Planning Commission	approved with conditions per staff recommendation	Pass

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

SUBJECT: SLUP-18-21958
COMMISSION DISTRICT(S): 5 & 7
SLUP-18-21958 Quik Trip Corporation.
PETITION NO: SLUP-18-21958

PROPOSED USE: Alcohol Outlet within Quik Trip Convenience Store

LOCATION: 8175, 8187 & 8193 Covington Highway and 2841 Turner Hill Road

PARCEL NO.: 16-170-02-001; 16-170-02-008; 16-170-02-012; 16-170-02-014

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To request a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine) within a 4,840 square foot Quik Trip convenience store in a C-1 (Local Commercial) District within Tier III of the Stonecrest Overlay District in accordance with Chapter 27-Article 4.1 Use Table and Article 4.2.8 of the DeKalb County Code. The property is located on the southwest intersection of Covington Highway (U.S. Highway 278) and Turner Hill Road (State Route 124) at 8175, 8187 and 8193 Covington Highway and 2841 Turner Hill Road, Lithonia, Georgia. The property has approximately 367 feet of frontage along the south side of Covington Highway and approximately 316 feet of frontage along the west side of Turner Hill Road and contains 2.59 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Approval with Conditions as recommended by Planning Staff

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS: Located at a major intersection (Turner Hill Road and Covington Highway), the proposed use for alcohol outlet is compatible with other commercial uses in the area. Located within a Regional Center character area, the proposed use is consistent with the following plan policies and strategies of the 2035 Comprehensive Plan: Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services. Located along a major arterials, the proposed use should have little impact on traffic. The Department of Planning and Sustainability recommends “**APPROVAL**” of the SLUP request for alcohol sales on the site subject to the following attached conditions:

PLANNING COMMISSION VOTE: 8-0-0. M. Butts moved, L. Osler seconded for approval as recommended and conditioned by Staff.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-1-0.