



Legislation Text

File #: 2017-1488, Version: 2

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

Z-18-21942

COMMISSION DISTRICT(S): 5 & 7

Z-18-21942 Quik Trip Corporation.

PETITION NO: Z-18-21942

PROPOSED USE: Quik Trip Convenience Store

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

PARCEL NO.: 16-17-02-001; 26-170-02-008; 16-170-02-012; 16-170-02-014

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone properties from M (Light-Industrial) and C-1 (Local Commercial) to C-1 (Local Commercial) to develop a Quik Trip convenience store within Tier III of the Stonecrest Overlay District. 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: The proposed request for C-1 (Local Commercial) District is consistent with the existing commercial zoned districts on the site and in the immediate surrounding area along Covington Highway and Turner Hill Road. The existing commercial uses along Covington Highway (U.S. Highway 278) and Turner Hill Road (State Route 124) support this request for C-1 zoning on the subject site. 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; Improve the aesthetic appearance along major corridors; and Encourage

development within and near transportation corridors and activity centers. The subject site located at the intersection of two major arterials should not have an adverse impact on traffic or transportation facilities in the area. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning request for C-1 (Local Commercial) District on the subject site be "**APPROVED CONDITIONAL**" subject to the following attached conditions.

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

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