



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2017-0908, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

Special Land Use Permit - Ramana R. Bathini.

COMMISSION DISTRICT(S): 5 & 7

PETITION NO: SLUP-17-21696

PROPOSED USE: Retail Liquor Store

LOCATION: 1026 Holcombe Road

PARCEL NO.: 15-228-08-006

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Ramana Reddy Bathini for a Special Land Use Permit (SLUP) to allow a retail liquor store

(Alcohol Outlet) to operate within a 1,880 square foot suite (Suite A-1) of a 5,100 square foot multi-tenant building in the C-1 (Local Commercial) 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 east side of Holcombe Road, approximately 350 feet north of Redan Road at 1026 Holcombe Road in Decatur, Georgia. The property has approximately 126 feet of frontage along Holcombe Road and contains 0.65 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial.

PLANNING COMMISSION: Denial

PLANNING STAFF: Denial.

PLANNING STAFF ANALYSIS: Denial. The Special Land Use Permit is required since the proposed business qualifies as an alcohol outlet (package store). New supplemental regulations for package stores/alcohol outlets were adopted by the Board of Commissioners on May 23, 2017, which require that new package stores be located at least 1,000 feet away from existing package stores and alcohol outlets. These new requirements were adopted based on local studies that had shown that the concentration of certain land uses in DeKalb County were associated with increased crime and increased likelihood of business failure, which lead

to abandoned property and diminished aesthetic and commercial appeal. The proposed package store will be located next door to the existing Food Mart alcohol outlet and does not comply with these supplemental regulations. Since the proposed use does not comply with the 1,000 foot separation standard designed to minimize the concentration of alcohol sales in DeKalb County, it appears that the proposed use would not be compatible with adjacent and surrounding properties (Section 7.4.6 B & Q). Therefore, it is the recommendation of the Planning & Sustainability Department that this application be “Denied”.

PLANNING COMMISSION VOTE: Denial 6-0-0. J. West moved, J. Johnson seconded for denial.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 7-0-1. Council was opposed to allowing an alcohol outlet on the site and in the area.