



Legislation Text

File #: 2020-1170, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 6

Application of Quik Trip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps for 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 4.2.28 Supplemental Regulations of the DeKalb County Code, at Memorial Drive and Collingwood Drive .

PETITION NO: SLUP-20-1244237 2020-1170

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

INFO. 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. L. Osler moved, A. Atkins seconded for Approval with Conditions, per Staff recommendation. The motion failed 4-4-0. J. Johnson, V. Moore, E. Patton and J. West opposed. This item moves forward to the BOC with No Recommendation. **(11/5/2020) Approval with Conditions 7-0-1.** L. Osler moved, G. McCoy seconded for Approval with Staff's recommended thirteen (13) conditions. J. Johnson abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (12/15/2020) Denial 7-5-1. 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 that 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 gas station is not necessarily consistent with those objectives. Additionally, the proposed gas station 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.