



DeKalb County Government

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

Legislation Text

File #: 2017-1208, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

SLUP-17-21888 SMZ Jonesboro LLC

COMMISSION DISTRICT(S): 4 & 7

PETITION NO: SLUP-17-21888

PROPOSED USE: Convenience Store with Alcohol Outlet (Beer and Wine sales)

LOCATION: 4736 Redan Road

PARCEL NO.: 15 224 02 001

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of S M Z Jonesboro, LLC for a Special Land Use Permit to allow an alcohol outlet (beer and wine sales) as part of a proposed 3,277 square foot convenience store within the Hidden Hills Overlay District (Tier 2) and the C-1 (Local Commercial) district in accordance with Section 27-4.1 Use Table of the DeKalb County Code. The property is located on the northeast intersection of Redan Road and Ashton Oak Circle, approximately 330 feet west of South Hairston Road at 4736 Redan Road in Stone Mountain, Georgia. The property has approximately 181 feet of frontage along Redan Road and 192 feet of frontage along Ashton Oak Circle and contains 0.94 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: DENIAL

PLANNING COMMISSION: DENIAL

PLANNING STAFF: Based upon field investigation of the project site, it appears that the SLUP proposal to operate an alcohol outlet in association with a proposed convenience store and gas pumps would be incompatible with the existing residential uses of this area along Ashton Oak Circle. Though located in a Neighborhood Center (NC) character area which calls for commercial type uses that support the surrounding community, the proposed convenience store/alcohol outlet and fuel pumps is located in proximity to three other gas stations existing around the Redan Road/South Hairston Road intersection. The proposed location is located away from the major intersection of Redan and South Hairston and at the entrance to an established residential street. The character of use and hours of operation would generate high traffic volumes, promoting

loitering, noise, and glare (during night time hours) that could overflow and adversely impact the adjacent single-family area. Given these adverse impacts, the proposed SLUP request conflicts with the following Comprehensive Plan Policies: Preserve and enhance the integrity and quality of existing residential neighborhoods (Sec 7.4.6.K). Furthermore, the proposed plan does not comply with the policy and intent of the Hidden Hills Overlay District as there are several requirements of the Hidden Hills Overlay District that are not addressed on the site plan including street trees, street lights, maximum building setback and internal pedestrian sidewalks (Section 27-7.4.6.B & G). It appears that ingress and egress to the subject property would not be adequate since the proposed driveway access off Redan Road does not directly align with the driveway access of the shopping center across the street to provide safer turning movements (Sec. 7.4.6.F). Given that the proposed use is incompatible with the adjacent residential area along Ashton Oaks Circle and would have adverse impacts on traffic flow, it is the recommendation of the Planning Department that the application be “Denied”.

PLANNING STAFF ANALYSIS: DENIAL

PLANNING COMMISSION VOTE: DENIAL 7-0-0. L. Osler moved, V. Moore seconded for denial per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: DENIAL 13-0-0