



Legislation Text

File #: 2018-1639, **Version:** 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

N8. SLUP 18 22029 Sunny Gangwal.

PETITION NO: SLUP 18 22029

PROPOSED USE: Alcohol Outlet

LOCATION: 2100 Candler Road Suite A

PARCEL NO.: 15 151 05 011

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Sunny Gangwal for a Special Land Use Permit to allow an alcohol outlet (beer and wine sales) as part of a proposed 1,984 square foot convenience store within Suite A of the Candler Square Shopping Center in the Interstate 20 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 east side of Candler Road, approximately 690 feet north of Oakland Terrace at 2100 Candler Road in Decatur, Georgia. The property has approximately 175 feet of frontage along Candler Road and contains 0.6 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: DENIAL

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

PLANNING STAFF: APPROVAL WITH CONDITIONS

PLANNING STAFF ANALYSIS: (REVISED 3/14/18) This Special Land Use Permit (SLUP) is required since the proposed business qualifies as an alcohol outlet. It appears that the proposed retail use (alcohol outlet) with the recent building façade improvements (see attached site photo) and Staff's recommended conditions would be consistent with the following policies and strategies of the Commercial Redevelopment Corridor (CRC) Character Area of the DeKalb County Comprehensive Plan: 1) Upgrade the appearance of existing older commercial buildings with façade improvements (CRCCAS14); and 2) Focus development on parcels that abut the designated Commercial Redevelopment Corridor (CRCCAS12). Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed use is compatible with the commercial uses along this stretch of Candler Road, and there

is currently a 100-foot undisturbed open space area between the subject building and the abutting single-family subdivision to the east. Additionally, the site has access to a four-lane major thoroughfare road with a center turn lane (Candler Road). Staff notes that the request complies with the Supplemental Regulations for Alcohol Outlets as well as the distance requirements of the Alcohol Ordinance based on the submitted alcohol survey. Therefore, it is the recommendation of the Planning Department that the application be "Approved Conditionally", subject to Staff's recommended conditions which have been modified based on discussion at the March 6, 2018 Planning Commission meeting:

PLANNING COMMISSION VOTE: Approval with conditions 6-1-0. V. Moore moved, M. Butts seconded for approval as recommended and conditioned by Staff, with the removal of condition #1 and a modification to condition #4 to read, ""Establishment shall close by 12:00 midnight, Mondays - Saturdays and by 11 p.m. on Sundays".

COMMUNITY COUNCIL VOTE/RECOMMENDATION: DENIAL 6-0-2. The Council noted that there were too many alcohol outlets in area.