



## Legislation Text

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**File #:** 2017-1494, **Version:** 1

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**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:** SLUP-18-21937

**COMMISSION DISTRICT(S):** 5 & 7

SLUP-18-21937 Quik Trip Corporation.

**PETITION NO:** SLUP-18-21937

**PROPOSED USE:** Quik Trip Convenience Store with accessory fuel pumps

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

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

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

To request a Special Land Use Permit (SLUP) to develop a 4,840 square foot Quik Trip convenience store with accessory fuel pumps in a C-1 (Local Commercial) District within Tier III of the Stonecrest Overlay District in accordance with Chapter 27-Article 4.1 Use Table and Article 4.2.28 of the DeKalb County Code. 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 per Staff recommendation

**PLANNING STAFF:** Approval with Conditions

**PLANNING STAFF ANALYSIS:** Located at an intersection of two major arterials (Turner Hill Road and Covington Highway), the proposed use for automobile fuel sales accessory to a convenience store is compatible with other commercial uses in the area. Along with various retail and business uses along the Covington Highway corridor, there is one (1) other automobile fuel sale establishment within a half mile of 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. Located along major arterials, the proposed use should have little impact on traffic. The Department of Planning and Sustainability recommends “**APPROVAL**” of the SLUP request for automobile fuel sales on the site subject to the following attached conditions:

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

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