



# DeKalb County Government

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

## Legislation Text

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File #: 2017-1495, Version: 1

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**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:** SLUP-18-21958

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

SLUP-18-21958 Quik Trip Corporation.

**PETITION NO:** SLUP-18-21958

**PROPOSED USE:** Alcohol Outlet within Quik Trip Convenience Store

**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 allow an alcohol outlet (beer and wine) within a 4,840 square foot Quik Trip convenience store 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 4.2.8 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 as recommended by Planning Staff

**PLANNING STAFF:** Approval with Conditions

**PLANNING STAFF ANALYSIS:** Located at a major intersection (Turner Hill Road and Covington Highway), the proposed use for alcohol outlet is compatible with other commercial uses in the area. 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 a major arterials, the proposed use should have little impact on traffic. The Department of Planning and Sustainability recommends “**APPROVAL**” of the SLUP request for

alcohol sales on the site subject to the following attached conditions:

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

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