



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2018-2441    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 7/18/2018    **In control:** Board of Commissioners  
**On agenda:** 10/23/2018    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 3 & 7  
Siasim Columbia, LLC SLUP-18-1235010

**Indexes:**

**Attachments:** 1. SLUP 18 1235010 RECOMMENDED CONDITIONS, 2. N4 Siasim Columbia LLC SLUP 18 1235010

Date	Ver.	Action By	Action	Result
10/23/2018	1	Board of Commissioners	approved with conditions	Pass
9/25/2018	1	Board of Commissioners - Zoning Meeting		
9/6/2018	1	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 3 & 7  
Siasim Columbia, LLC SLUP-18-1235010  
**PETITION NO:** SLUP 18 1235010

**PROPOSED USE:** Fuel Pump

**LOCATION:** 2501 Columbia Drive

**PARCEL NO.:** 15 122 01 016

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Application of Siasim Columbia, LLC to request a Special Land Use Permit (SLUP) to expand the canopy over the fueling stations and add one (1) fuel pump on property in Tier 2 of the Interstate 20 Corridor Compatible Use Overlay District and the C-1 (Local Commercial) District in accordance with Section 27-3.33 and Section 4.2.28 of the DeKalb County Code. The property is located on the west side of Columbia Drive, approximately 130 feet south of Interstate 20 at 2501 Columbia Drive in Decatur, Georgia. The property has approximately 204 feet of frontage along Columbia Drive and contains 0.84 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: APPROVAL**

**PLANNING COMMISSION: APPROVAL WITH CONDITIONS**

**PLANNING STAFF: APPROVAL WITH CONDITIONS**

**PLANNING STAFF ANALYSIS:** (REVISED 9/7/18) The proposed SLUP is required to allow the addition of one gas pump. The gas canopy will be extended to accommodate the additional fuel pump. There are no proposed changes to the existing convenience store or the parking lot. The proposed gas pumps will be located no closer to the Columbia Drive right-of-way than the existing gas pumps, and the proposed gas canopy expansion will be no taller than the existing gas canopy or the existing 23-foot tall convenience store. Therefore, it does not appear that the proposed expansion would adversely impact adjacent and surrounding properties. Based on input from the Planning Commission meeting, Staff has revised the recommended conditions to modify Condition #3 and added a condition that restricted uses be put into the rental lease. It is the recommendation of the Planning & Sustainability Department that the application be "Approved, with Staff's recommended conditions".

**PLANNING COMMISSION VOTE: APPROVAL WITH CONDITIONS 8-0-0.** V. Moore moved, M. Butts seconded for approval per Staff recommendation, with a modification to condition #3, removing this statement: " and shall cut off no later than thirty (30) minutes after closure of the facility. Also, with an added condition that restricted uses be put into the rental lease.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: APPROVAL 8-2-0**