



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-2745 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 9/25/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 11/13/2018 **Final action:** 11/13/2018
Title: COMMISSION DISTRICT(S): 2 & 6
Application of QuikTrip Corporation c/o Battle Law P.C. to rezone property from R-75 (Residential Medium Lot) District, C-1 (Local Commercial) District and C-2 (General Commercial) District to C-1 (Local Commercial) District to redevelop and construct a QuikTrip convenience store with accessory fuel pumps and alcohol sales, at 1910 Lawrenceville Hwy & 2580 Pine Bluff Dr.

Indexes:

Attachments: 1. N4 Z-18-1235207 Recommended Conditions, 2. N4 Staff Report Z 18 1235207

Date	Ver.	Action By	Action	Result
11/13/2018	1	Board of Commissioners - Zoning Meeting		
11/1/2018	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of QuikTrip Corporation c/o Battle Law P.C. to rezone property from R-75 (Residential Medium Lot) District, C-1 (Local Commercial) District and C-2 (General Commercial) District to C-1 (Local Commercial) District to redevelop and construct a QuikTrip convenience store with accessory fuel pumps and alcohol sales, at 1910 Lawrenceville Hwy & 2580 Pine Bluff Dr.

PETITION NO: N4. Z-18-1235207

PROPOSED USE: QuikTrip Convenience Store; Alcohol Outlet and Accessory Fuel Pumps

LOCATION: 1910 Lawrenceville Highway & portion of 2580 Pine Bluff Drive

PARCEL NO.: 18-063-14-009 & 18-101-02-001

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of QuikTrip Corporation c/o Battle Law P.C. to rezone property from R-75 (Residential Medium Lot) District, C-1 (Local Commercial) District and C-2 (General Commercial) District to C-1 (Local Commercial) District to redevelop and construct a QuikTrip convenience store with accessory fuel pumps and alcohol sales. The property is located on the north side of Lawrenceville Highway and the west side of Orion Drive, approximately 135 feet east of Harrington Drive at 1910 Lawrenceville Highway. The property has

approximately 224 feet of frontage along the north side of Lawrenceville Highway, 185 feet along the west side of Orion Drive and contains 1.97 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral

PLANNING COMMISSION: Approval Conditional with 24 conditions submitted by applicant

PLANNING STAFF: Approval with Conditions

STAFF ANALYSIS: The proposed request for C-1 (Local Commercial) District is consistent with the existing commercial zoned districts on the site and in the immediate surrounding area along Lawrenceville Highway and Orion Drive. The existing commercial use on the site support this request for C-1 zoning to redevelop and upgrade the QuikTrip convenience store on the subject site. Located within a Commercial Redevelopment Corridor 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; Improve the aesthetic appearance along major corridors; Encourage development within and near transportation corridors and activity centers; and Upgrade the appearance of existing older commercial buildings with façade improvements. The subject site located on a major arterial (Lawrenceville Highway) should not have an adverse impact on traffic or transportation facilities in the area. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning request for C-1 (Local Commercial) District on the subject site be "Approved with Staff's conditions".

PLANNING COMMISSION VOTE: Approval w/Conditions 6-0-0. V. Moore moved, J. Johnson seconded for approval with twenty-four (24) conditions submitted by the applicant.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: 5-1-0. Defer Full Cycle to address the following concerns: rear fence; location of dumpster; landscaping; signage; and pest control.