



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-2748 **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:**
Title: COMMISSION DISTRICT(S): 2 & 6
Application of Quik Trip Corporation c/o Battle Law, P.C. to request a Special Land Use Permit (SLUP) to allow an alcohol outlet accessory to a QuikTrip convenience store in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.8-Supplemental Regulations of the DeKalb County Code, at 1910 Lawrenceville Hwy & 2580 Pine Bluff Dr.

Indexes:

Attachments: 1. N6 SLUP-18-1235206 Recommended Conditions, 2. N6 Staff Report SLUP 18 1235206

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 Quik Trip Corporation c/o Battle Law, P.C. to request a Special Land Use Permit (SLUP) to allow an alcohol outlet accessory to a QuikTrip convenience store in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.8-Supplemental Regulations of the DeKalb County Code, at 1910 Lawrenceville Hwy & 2580 Pine Bluff Dr.

PETITION NO: N6. SLUP-18-1235206

PROPOSED USE: Alcohol Outlet accessory to QuikTrip Convenience Store

LOCATION: 1910 Lawrenceville Highway & 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 Quik Trip Corporation c/o Battle Law, P.C. to request a Special Land Use Permit (SLUP) to allow an alcohol outlet accessory to a QuikTrip convenience store in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.8-Supplemental Regulations of the DeKalb County Code. 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 and 2580

Pine Bluff Drive in Decatur, Georgia. The property has approximately 224 feet of frontage along the north side of Lawrenceville Highway and 200 feet of frontage along the west side of Orion Drive and contains 1.97 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Approval Conditional with 24 conditions submitted by the applicant.

PLANNING STAFF: Approval with Conditions

STAFF ANALYSIS: The proposed use for alcohol sales as an accessory use to retail within a QuikTrip convenience store is compatible with other commercial uses in the area. 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: Reduce automobile dependency and travel to obtain basic services and consumer products. The proposed use located on a major arterial (Lawrenceville Highway), should have little impact on traffic. The Department of Planning and Sustainability recommends, "Approval, with 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: 6-0-0/Approval.