



DeKalb County Government

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

Legislation Details (With Text)

File #: 2021-2900 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/23/2021 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 9/30/2021 **Final action:**
Title: COMMISSION DISTRICT(S): Commission District 02; Super District 06
Application of Richard Adams to request a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) within an existing grocery store (Oak Grove Market) in the C-1 (Local Commercial) district, at 2757 LaVista Road.

Indexes:

Attachments: 1. SLUP-21-1245054 2021-2900 Recommended Conditions 2757 LaVista Rd, 2. SLUP 21 1245054 Staff Report Sept. 2021 BOC 2757 LaVista Rd.

Date	Ver.	Action By	Action	Result
9/30/2021	1	Board of Commissioners - Zoning Meeting		
9/9/2021	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 02; Super District 06

Application of Richard Adams to request a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) within an existing grocery store (Oak Grove Market) in the C-1 (Local Commercial) district, at 2757 LaVista Road.

PETITION NO: N1. SLUP-21-1245054 (2021-2900)

PROPOSED USE: Alcohol outlet (beer and wine sales).

LOCATION: 2757 LaVista Road, Decatur, Georgia 30033

PARCEL NO. : 18-149-02-011

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Richard Adams to request a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) within an existing grocery store (Oak Grove Market) in the C-1 (Local Commercial) district, in accordance with Section 27-4.1.3, Table 4.1 of the Zoning Ordinance. The property is located on the southwest corner of LaVista Road and Oak Grove Drive, at 2757 LaVista Road in Decatur, Georgia. The property has 180 feet of frontage along LaVista Road and 290 feet of frontage along Oak Grove Road and contains 1.3 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with modified conditions.

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: The proposed use (with the recommended conditions) is consistent with the policies and strategies of the Neighborhood Center (NC) Character Area of the *DeKalb County Comprehensive Plan*, which calls for a mix of retail, office, services, and employment to serve neighborhoods. It appears that the proposed retail use (alcohol outlet) is consistent with the retail use of the existing grocery store wherein it will be located (Oak Grove Market) and the other retail and restaurant tenants of the established Oak Grove Shopping Center (Sec 7.4.6.B). Additionally, the Planning Department is recommending as a condition of approval that there be compliance with all supplemental regulations relating to alcohol outlet, to reinforce the regulations themselves. Since the request is merely to expand the retail offerings of an existing grocery store within an established shopping center, no additional traffic impacts are anticipated (Sec 7.4.6.B). Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”.

PLANNING COMMISSION VOTE: Approval with modified conditions 7-0-1. April Atkins moved, Jon West seconded for Approval with four (4) conditions, per Staff recommendation, with an amendment to condition #2 that the square footage of the suite be changed from 3,000 square feet to 3,400 square feet. Tess Snipes abstained; Edward Patton was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-0.