



DeKalb County Government

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

Legislation Details (With Text)

File #: 2021-3517 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 12/7/2021 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/27/2022 **Final action:** 1/27/2022
Title: COMMISSION DISTRICT(S): District 04 Super District 07
Application of Salahadin Kazili for a Special Land Use Permit (SLUP) for an alcohol outlet within an existing shopping center in the C-2 (General Commercial) Zoning District, at 971 N. Hairston Road.

Indexes:

Attachments: 1. SLUP-22-1245311 Recommended Conditions 971 N Hairston Road, 2. SLUP-22-1245311 Staff Report Jan. 2022 971 N Hairston Rd

Date	Ver.	Action By	Action	Result
1/27/2022	1	Board of Commissioners - Zoning Meeting	rejected	Pass
1/27/2022	1	Board of Commissioners - Zoning Meeting	denied	Pass
1/4/2022	1	Planning Commission	denied	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): District 04 Super District 07

Application of Salahadin Kazili for a Special Land Use Permit (SLUP) for an alcohol outlet within an existing shopping center in the C-2 (General Commercial) Zoning District, at 971 N. Hairston Road.

PETITION NO: N3. SLUP-22-1245311 2021-3517

PROPOSED USE: Alcohol outlet.

LOCATION: 971 North Hairston Road, Stone Mountain, Georgia 30083

PARCEL NO. : 18-091-01-063

INFO. CONTACT: Jeremy McNeil, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Salahadin Kazili for a Special Land Use Permit (SLUP) for an alcohol outlet within an existing shopping center in the C-2 (General Commercial) Zoning District, in accordance with Section 27-4.2.8 of the DeKalb County Zoning Ordinance. The property is located east of Hairston Road, approximately 501 feet northeast of Memorial Drive in Stone Mountain, Georgia. The property has approximately 849 feet of frontage along Hairston Road and contains 8.52 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed use (with the recommended conditions) is consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) Character Area of the *DeKalb County Comprehensive Plan*, which calls for a mix of retail, office, services, and employment to serve along commercial corridors. 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 (Food Mart) and the other retail and restaurant tenants of the established Hairston Village 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: Denial 9-0-0. LaSonya Osler moved, Jana Johnson seconded for Denial due to the applicant not being present and opposition from the community.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral 6-5-1. The Board’s recommendation was due to weak community participation at the pre-community meeting. They recommended that the applicant consider holding another community meeting and increase the notification radius beyond what was required in the zoning ordinance so that more of the surrounding community would have the opportunity to participate.