



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: November 05, 2020

Board of Commissioners Hearing Date: November 17, 2020

STAFF ANALYSIS

Case No.: SLUP-20-1244236 **Agenda #:** N.4

Location/Address: The property is located along the east side of Memorial Drive and the north side of Collingwood Drive at 4729, 4731, 4745, 4737, 4744, 4759, 4761, 4763, 4765, 4767, 4773, 4775, and 4777 Memorial Drive in Decatur, Georgia. **Commission District:** 4 **Super District:** 6

Parcel ID: 18-012-13-001 thru 013; 18-012-13-015 & 18-012-13-021

Request: To request a Special Land Use Permit (SLUP) to allow an alcohol outlet within a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.8 Supplemental Regulations of the DeKalb County Code.

Property Owner: Powell Property Consultants, Inc. a/k/a Powell Properties Consultants

Applicant/Agent: Quik Trip Corporation c/o Battle Law, P.C.

Acreage: 5.32 Acres

Existing Land Use: Commercial and Retail uses

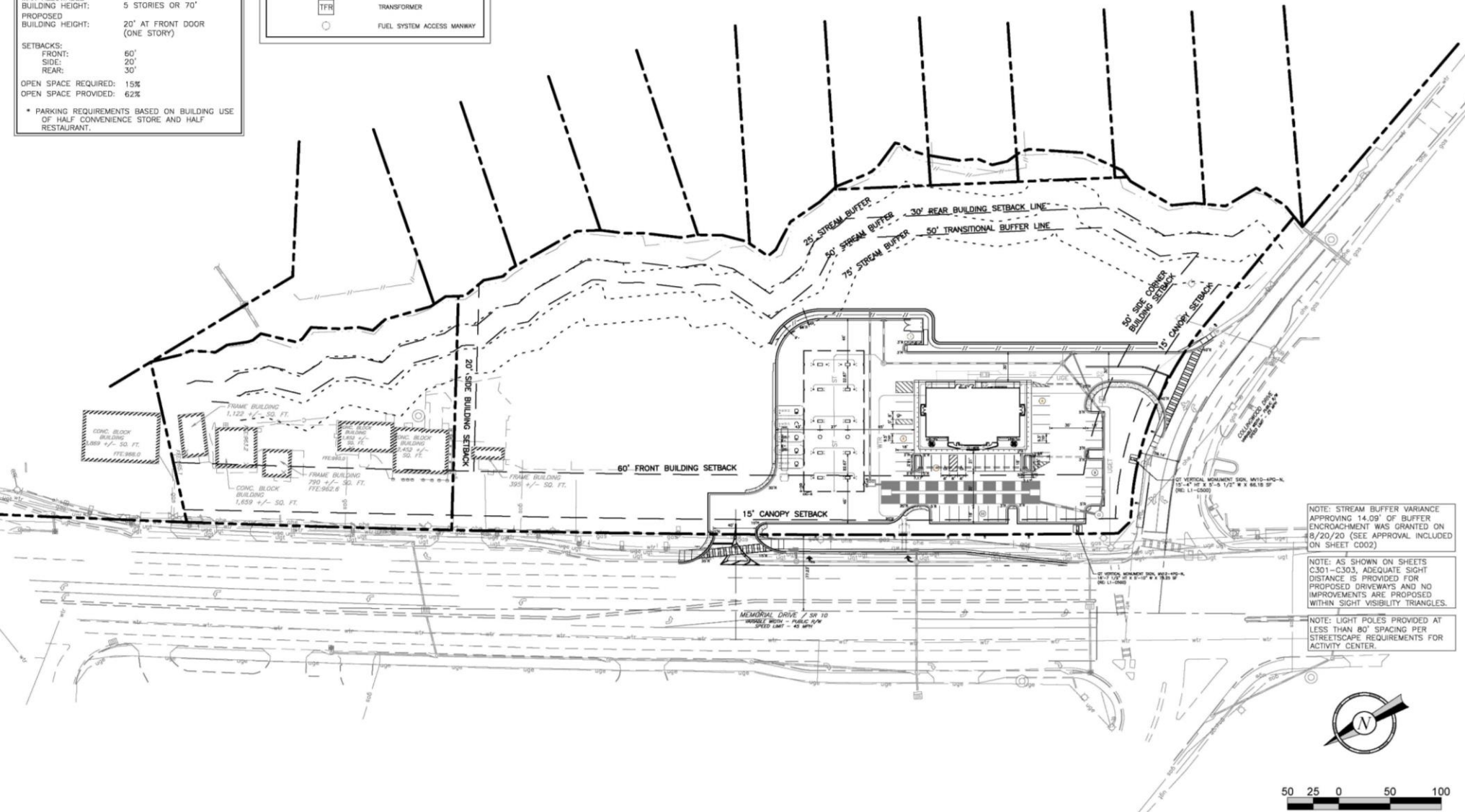
Surrounding Properties Adjacent Zoning: North, south and west are retail and commercial uses zoned C-1 (Local Commercial) District and East are single-family detached residences zoned R-100 (Residential Medium Lot) District .

Comprehensive Plan: Neighborhood Center (NC) **Consistent** **Inconsistent**

Proposed Convenience Store Building Sq. Footage: 4,993 Square Feet	Existing Building Sq. Footage: Approximately 32,395 Square Feet
Proposed Lot Coverage: 38%	Existing Lot Coverage: <80%

SITE DATA (QUIKTRIP STORE)	
EXISTING ZONING:	C-1
PROPOSED USE:	QUIKTRIP CONVENIENCE STORE / GAS STATION
SITE AREA INFORMATION:	
TOTAL SITE AREA:	232,063 SF (5.327 AC)
QUIKTRIP BUILDING:	4,993 SF
QUIKTRIP FUELING CANOPY:	8,408 SF
PARCEL COVERAGE:	38 %
PARKING REQUIRED*:	MIN: 22 SPACES MAX: 51 SPACES
PARKING PROVIDED:	48 SPACES + 3 ACCESSIBLE = 51 SPACES
MAX ALLOWABLE BUILDING HEIGHT:	
PROPOSED BUILDING HEIGHT:	5 STORIES OR 70'
PROPOSED BUILDING HEIGHT:	20' AT FRONT DOOR (ONE STORY)
SETBACKS:	
FRONT:	60'
SIDE:	20'
REAR:	30'
OPEN SPACE REQUIRED: 15%	
OPEN SPACE PROVIDED: 62%	
* PARKING REQUIREMENTS BASED ON BUILDING USE OF HALF CONVENIENCE STORE AND HALF RESTAURANT.	

SITE LEGEND	
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY



NOTE: STREAM BUFFER VARIANCE APPROXIMATING 14.09' OF BUFFER ENCROACHMENT WAS GRANTED ON 8/20/20 (SEE APPROVAL INCLUDED ON SHEET C002)

NOTE: AS SHOWN ON SHEETS C301-C303, ADEQUATE SIGHT DISTANCE IS PROVIDED FOR PROPOSED DRIVEWAYS AND NO IMPROVEMENTS ARE PROPOSED WITHIN SIGHT VISIBILITY TRIANGLES.

NOTE: LIGHT POLES PROVIDED AT LESS THAN 80' SPACING PER STREETSCAPE REQUIREMENTS FOR ACTIVITY CENTER.



PROJECT NO. 20-LD-019
 GEINCC CERTIFICATION NO. 62979
 GEINCC CERTIFICATION EXP. 12/31/2022



QuikTrip No. 0712
 4775 MEMORIAL DR.
 DECATUR, GA



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PROJECT NO. 20-LD-019
 DATE: 05/26/2020
 REVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:
 OVERALL SITE PLAN

SHEET NUMBER:
C100

ORIGINAL ISSUE DATE: 05/26/2020

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 PROPOSED USE: QUIKTRIP CONVENIENCE STORE / GAS STATION

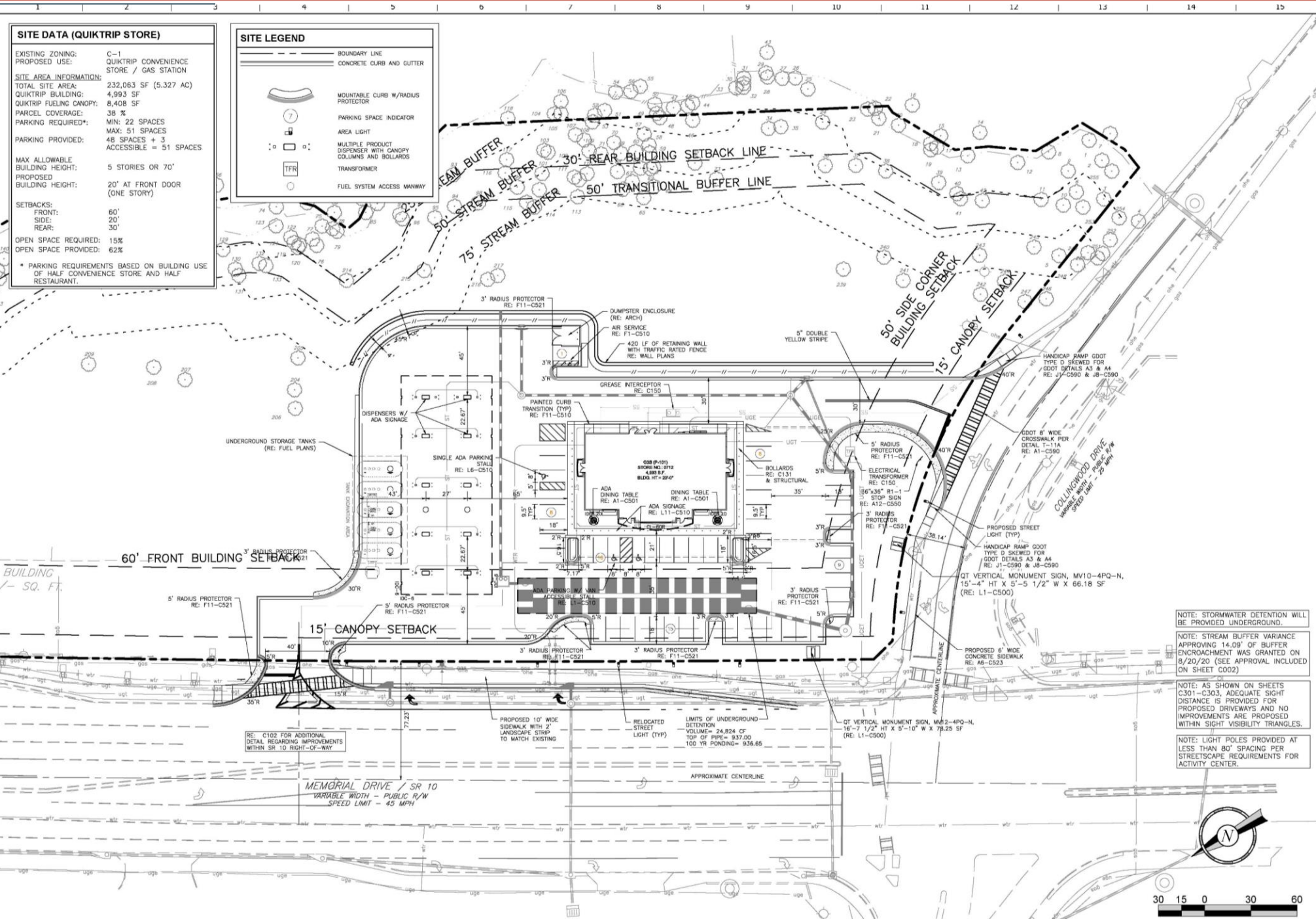
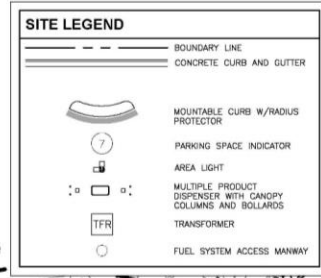
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PROJECT NO.: 20-1244-019
 GEWCC CERTIFICATION NO. 62970
 GEWCC CERTIFICATION EXP. 12/10/2022



QuikTrip No. 0712
 4775 MEMORIAL DR.
 DECATUR, GA



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PROTOTYPE: P 101 (02/01/20)
 DESIGNER: P01
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:

REV.	DATE	DESCRIPTION

SHEET TITLE:
 SITE PLAN

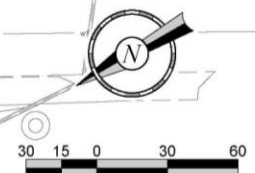
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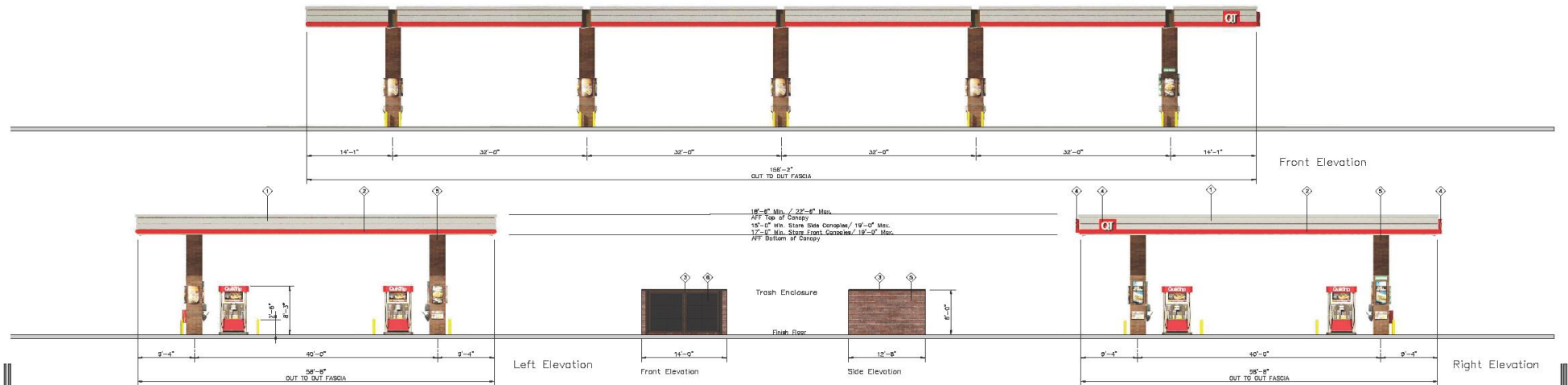
NOTE: STORMWATER DETENTION WILL BE PROVIDED UNDERGROUND.

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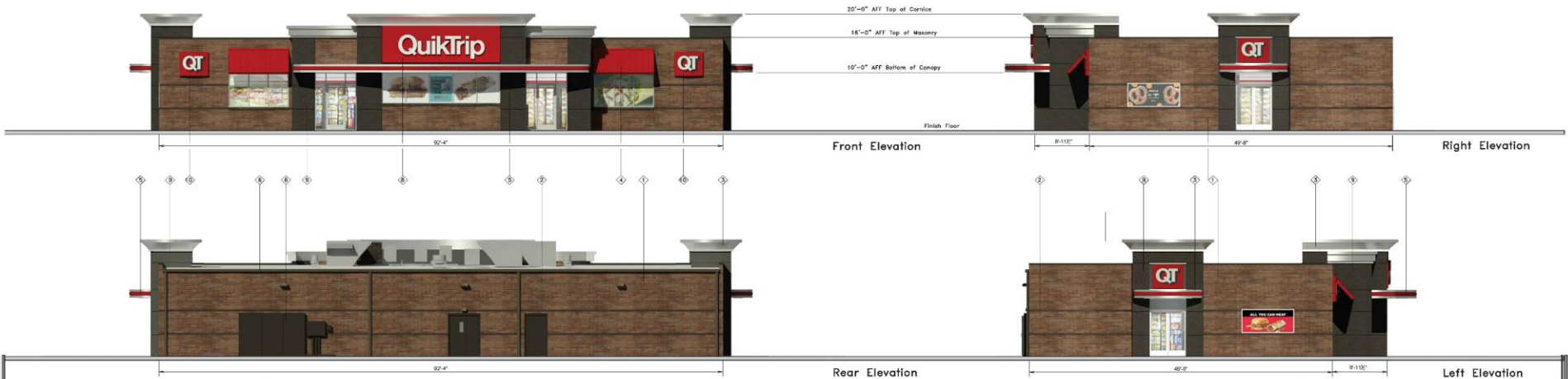
QuikTrip.
4705 South 128th East Ave.
Tulsa, OK 74124-7008
P.O. Box 2432
Tulsa, OK 74101-3425
(918) 615-1700

Store #	712	Double Stack 10 Canopy Elevations	
Serial #	07-0712-GD10	Scale:	1/8" = 1'-0"
Issue Date:	08.18.20	Drawn By:	JK

Address:	Memorial Dr & Collingwood Dr	City, State:	Decatur, GA
Rev/Notes:			

②	FINISH	MANUFACTURER	SPECIFICATION
1	BURBURA ALUMINUM	DEYOUNG	CANOPY
2	SPRINKLE CARBONACEOUS	VALTEC INDUSTRIES	EMERGENCY LIGHT
3	PAINT	SPRINT - WILDMAN	NETS / FLOOR
4	DOOR	ALUMINUM	ALUMINUM DOOR
5	BRICK/STONE	INTERSTATE BRICK	ALUMINUM STRUCTURAL BRICK
6	BLANK	ALL SOFT FABRICS	POLYPROPYLENE MESH

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	QuikTrip 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 415-7700	Store # 712 Serial # 07-0712-G3S	G3S Building Elevations Scale: 1/8"=1'-0" Issue Date: 08.18.20	Address: Memorial Dr & Collingwood Dr Drawn By: JK	City, State: Decatur, GA Rev/Notes:	Copyright © 2011 QuikTrip Corporation. Design Patents and Trademarks are the exclusive property of QuikTrip Corporation, Tulsa, Oklahoma. These plans are protected in their entirety by domestic and international copyright and patent statutes. Any unauthorized use, reproduction, publication, distribution or sale in whole or in part, is strictly forbidden.	<table border="1"> <thead> <tr> <th>Q#</th> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> </tr> <tr> <td>2</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> </tr> <tr> <td>3</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> </tr> <tr> <td>4</td> <td>QT SIGN</td> <td>SHERWIN WILLIAMS</td> <td>STANDING SEAM SIGNING</td> </tr> <tr> <td>5</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> </tr> <tr> <td>6</td> <td>TRUCKING BRICK</td> <td>SHERWIN WILLIAMS</td> <td>STANDING SEAM SIGNING</td> </tr> <tr> <td>7</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> </tr> <tr> <td>8</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> </tr> <tr> <td>9</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> </tr> <tr> <td>10</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> <td>TRUCKING BRICK</td> </tr> </tbody> </table>	Q#	FINISH	MANUFACTURER	SPECIFICATION	1	TRUCKING BRICK	TRUCKING BRICK	TRUCKING BRICK	2	TRUCKING BRICK	TRUCKING BRICK	TRUCKING BRICK	3	TRUCKING BRICK	TRUCKING BRICK	TRUCKING BRICK	4	QT SIGN	SHERWIN WILLIAMS	STANDING SEAM SIGNING	5	TRUCKING BRICK	TRUCKING BRICK	TRUCKING BRICK	6	TRUCKING BRICK	SHERWIN WILLIAMS	STANDING SEAM SIGNING	7	TRUCKING BRICK	TRUCKING BRICK	TRUCKING BRICK	8	TRUCKING BRICK	TRUCKING BRICK	TRUCKING BRICK	9	TRUCKING BRICK	TRUCKING BRICK	TRUCKING BRICK	10	TRUCKING BRICK	TRUCKING BRICK	TRUCKING BRICK
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Decatur, GA
Date: 08.18.20 By:JK



