

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 6

Application of Quik Trip Corporation c/o Battle Law P.C. for 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, at Memorial Drive and Collingwood Drive.

PETITION NO: N4. SLUP-20-1244236 2020-1169

PROPOSED USE: An alcohol outlet within a new 4,993 square foot convenience store (Quik Trip).

LOCATION: 4729, 4731, 4745, 4737, 4744, 4759, 4761, 4763, 4765, 4767, 4773, 4775, and 4777 Memorial Drive.

PARCEL NO. : 18-012-13-001, 18-012-13-002, 18-012-13-003, 18-012-13-004, 18-012-13-005, 18-012-13-006, 18-012-13-007, 18-012-13-008, 18-012-13-009, 18-012-13-010, 18-012-13-011, 18-012-13-013, 18-012-13-015, 18-012-13-020, 18-012-13-021

INFO. CONTACT: Jeremy McNeil, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Quik Trip Corporation c/o Battle Law P.C. for 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. The property is located on 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. The property has approximately 916 feet of frontage along Memorial Drive and 140 feet of frontage along Collingwood Drive and contains 5.32 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The site is located within the Neighborhood Center (NC) by the DeKalb County 2035 Comprehensive Plan, the proposed use is consistent with the following area policies: Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures. The proposed use is located on a major arterial (Memorial Drive), should have little impact on traffic. Therefore, the Department of Planning and Sustainability recommends “Approval of the SLUP request for alcohol sales within the redeveloped QuikTrip on the site subject to Staff’s recommended conditions”.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 9-1-1. The Council recommended denial due to a potential conflict with the Memorial Drive Revitalization Small Area Plan which calls for a "Global City"

concept encouraging potential multi-story buildings with restaurants, offices, and retail uses that reflect local community culture and the relocation of a nearby convenience store is not necessarily consistent with those objectives. Additionally, the proposed convenience store will disrupt an existing business owner who operates a business on the site. It was suggested that the applicant look at design alternatives to allow the existing business owner to remain open.

RECOMMEND CONDITIONS **SLUP-20-1244236**

1. Allow an alcohol outlet (beer & wine sales) in conjunction with a convenience store as depicted on the site plan, landscape plan and elevations stamped received by the Planning and Sustainability Department on September 3, 2020. The proposed site plan is conceptual and is subject to compliance with C-1 (Local Commercial) District Development standards unless variances are obtained from appropriate regulatory authorities.
2. Limit site to one (1) curb cut each on Memorial Drive, subject to GDOT (Georgia Department of Transportation). Limit site to one (1) curb cut on Collingwood Drive, subject to the Transportation Division of the Department of Public Works.
3. All fuel trucks must access the site from Memorial Drive.
4. The retail/convenience store building façade shall consist of four (4) sided brick with accent materials.
5. Support columns for the pump/canopy island shall be composed of four-sided brick.
6. All refuse areas shall be constructed with a combination of brick and wood enclosure to match the building materials of the principal structure.
7. Provide outside trash receptacles for patrons at gasoline pumps and along store entrances.
8. Outside vending machines are prohibited. This prohibition shall not restrict outside equipment used for the storage and sale of ice or for Amazon lockers.
9. No car washing allowed on site.
10. Project signage with digital scrolling signage or with changing pictures shall be strictly prohibited.
11. All construction work shall be conducted in accordance with the DeKalb County Noise Ordinance.
12. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
13. This SLUP is being issued to QuikTrip Corporation and shall be non-transferable except to an affiliated entity of QuikTrip Corporation.



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

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:** 04 **Super District:** 06

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

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/Agent: 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%

SUBJECT PROPERTIES AND ZONING HISTORY

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. All sites combined contains approximately 5.32 acres with approximately 655 feet of frontage along Memorial Drive and approximately 365 feet along Collingwood Drive. The surrounding uses to the north, south and west are retail and commercial uses and zoned C-1 (Local Commercial) District. Directly, east are single-family detached residences and are zoned R-100 (Residential Medium Lot) District. The subject properties are zoned C-1 (Local Commercial) District with a land use designation of Neighborhood Commercial (NC).

PROJECT ANALYSIS

Based on the submitted materials, the applicant is seeking to obtain a Special Land Use Permit for a proposed alcohol outlet (beer and wine only) in conjunction with the development of a proposed a 4,993 sq. ft. QuikTrip convenience store, with 10 accessory gas pumps islands (20 fueling stations). Per the applicant, the proposed station will replace the existing QuikTrip store at 3870 Rockbridge Road, Decatur, GA, which is undersized for the volume of traffic at the store..

This SLUP request is compatible with other surrounding uses along the Memorial Drive corridor. The proposed use for a alcohol outlet must comply with the following supplemental regulations per Sec.27- 4.2.8 of the *DeKalb County Zoning Code*:

- A. *Package stores, unless part of a mixed use development, shall not be located:*
 - a. *1. Within one thousand (1,000) feet of an existing package store or alcohol outlet;*
 - 2. Within six hundred (600) feet of any residence, church, school, school building or grounds, educational facility, college campus, or adult entertainment establishment; or*
 - 3. Within six hundred (600) feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.*
- B. *Alcohol outlets shall not be located:*
 - 1. Within three hundred (300) feet of any school building, school grounds, educational facility, college campus, or adult entertainment establishment; or*
 - 2. Within six hundred (600) feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.*
- C. *For the purpose of this section, distance shall be measured according to section 4-101.1(d).*
- D. *For alcohol sales as an accessory use to retail, the area devoted to the sale and storage of alcohol shall not exceed twenty (20) percent of gross floor area.*
- E. *The sale or distribution of individual cups and individual servings of ice at package stores is prohibited.*
- F. *Alcohol outlets accessory to convenience stores with gas pumps do not require a special land use permit if the convenience store and gas pumps meet the criteria of section 4.2.28.D.*

The proposed SLUP request does comply with all the supplemental regulations.

IMPACT ANALYSIS

Section 27-7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

The approximately 5.32-acre site is adequate for alcohol sales (beer & wine) within the redeveloped QuikTrip convenience store.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

The proposed use for alcohol sales within the QuikTrip convenience store is compatible with nearby commercial and retail developments on Memorial Drive.

- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

Given that the area along Memorial Drive is developed with various commercial uses, it appears that there are adequate public services, public facilities, and utilities to serve the proposed automobile fuel sales on the site.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:**

Given that Memorial Drive is a major arterial, Planning Staff anticipates little or no impact on public streets or traffic in the area.

- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

Given that Memorial Drive is a major arterial with turning lanes, existing land uses along access routes would not be adversely impacted by traffic generated by alcohol sales within the QuikTrip convenience store.

- F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:**

The proposed redevelopment will have adequate ingress and egress to the subject site. The proposed location will have the fuel pumps to the north side of the store which may assist with pedestrian safety by reducing vehicular/pedestrian conflicts between fuel patrons and retail patrons near store entrances. Per the applicant, the fuel trucks will access the site from Memorial drive, while the regular automotive traffic will have access from both Memorial Drive and Collingwood Drive to provide adequate circulation.

- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:**

The proposed redevelopment should not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

The hours of operation should not create adverse impacts upon adjoining land uses.

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The proposed use will not create adverse impact on the adjoining land use by reason of manner of use. While there are residential properties directly to the east of the subject properties, there will be a 50-foot transitional buffer and 75-foot stream buffer (of largely existing vegetation) that separates most of the site from the residential uses to the rear of the subject property.

J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Proposed use is a permitted use within the C-1 (Local Commercial) District with a Special Land Use Permit (SLUP).

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan.

The site is located within the Neighborhood Center (NC) by the *DeKalb County 2035 Comprehensive Plan*, the proposed use expansion is consistent with the following area policies: Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures.

L. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The submitted site plan depicts a required transitional buffer adjacent to residentially zoned properties.

M. Whether or not there is adequate provision of refuse and service areas.

Adequate refuse areas will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

The proposed use (alcohol outlet for beer & wine sales within the QuikTrip convenience store) is a permanent use and should not be limited to any length of time on the subject site.

O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

The proposed SLUP is compatible in size and massing to adjacent and nearby commercial buildings in the area.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed SLUP will not adversely affect historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The proposed SLUP complies with all of the following supplemental regulations per Sec.27-4.2.8 of the *DeKalb County Zoning Code*:

Package stores, unless part of a mixed use development, shall not be located:

a. *1. Within one thousand (1,000) feet of an existing package store or alcohol outlet;*

2. Within six hundred (600) feet of any residence, church, school, school building or grounds, educational facility, college campus, or adult entertainment establishment; or

3. Within six hundred (600) feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.

b. Alcohol outlets shall not be located:

1. Within three hundred (300) feet of any school building, school grounds, educational facility, college campus, or adult entertainment establishment; or

2. Within six hundred (600) feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.

G. For the purpose of this section, distance shall be measured according to section 4-101.1(d).

H. For alcohol sales as an accessory use to retail, the area devoted to the sale and storage of alcohol shall not exceed twenty (20) percent of gross floor area.

I. The sale or distribution of individual cups and individual servings of ice at package stores is prohibited.

J. Alcohol outlets accessory to convenience stores with gas pumps do not require a special land use permit if the convenience store and gas pumps meet the criteria of section 4.2.28.D.

R. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed SLUP request does not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed use would provide consumers an option for beverage sales (beer & wine) in the area.

COMPLIANCE WITH DISTRICT STANDARDS

The site zoned C-1) District must comply with minimum development standards per Article 2 – Table 2.2 Residential Zoning Districts Dimensional Requirements of the DeKalb County Zoning Ordinance.

STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
LOT WIDTH (C-1)	MINIMUM OF 100 FEET ON A PUBLIC STREET FRONTAGE	655 FEET	YES
LOT AREA (C-1)	25,000 SQUARE FEET	231,739 SQUARE FEET	YES
LOT COVERAGE	Max. 80%	57%	YES
FRONT BUILDING SETBACK Collingwood Drive	50 FEET	50 Feet	YES
FRONT BUILDING SETBACK ON ARTERIALS Memorial Drive	60 FEET	60 Feet	

TRANSITIONAL BUFFER Table 5.2(a)	50 feet adjacent to Residential Districts	50 FEET	YES YES
HEIGHT	2 stories/35 Feet	1-Story	YES
PARKING Article 6	Minimum 1 space for each 500 square feet of floor area= 10: Max 1 space for each 150 square feet of floor	51 parking spaces	YES

STAFF RECOMMENDATION:

The site is located within the Neighborhood Center (NC) by the *DeKalb County 2035 Comprehensive Plan*, the proposed use is consistent with the following area policies: Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures. The proposed use is located on a major arterial (Memorial Drive), should have little impact on traffic. Therefore, the Department of Planning and Sustainability recommends **“APPROVAL”** of the SLUP request for alcohol sales within the redeveloped QuikTrip on the site subject to the following attached conditions:

1. Allow an alcohol outlet (beer & wine sales) in conjunction with a convenience store as depicted on the site plan, landscape plan and elevations stamped received by the Planning and Sustainability Department on September 3, 2020. The proposed site plan is conceptual and is subject to compliance with C-1 (Local Commercial) District Development standards unless variances are obtained from appropriate regulatory authorities.
2. Limit site to one (1) curb cut each on Memorial Drive, subject to GDOT (Georgia Department of Transportation). Limit site to one (1) curb cut on Collingwood Drive, subject to the Transportation Division of the Department of Public Works.
3. All fuel trucks must access the site from Memorial Drive.
4. The retail/convenience store building façade shall consist of four (4) sided brick with accent materials.
5. Support columns for the pump/canopy island shall be composed of four-sided brick.
6. All refuse areas shall be constructed with a combination of brick and wood enclosure to match the building materials of the principal structure.
7. Provide outside trash receptacles for patrons at gasoline pumps and along store entrances.
8. Outside vending machines are prohibited. This prohibition shall not restrict outside equipment used for the storage and sale of ice or for Amazon lockers.
9. No car washing allowed on site.
10. Project signage with digital scrolling signage or with changing pictures shall be strictly prohibited.
11. All construction work shall be conducted in accordance with the DeKalb County Noise Ordinance.

12. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
13. This SLUP is being issued to QuikTrip Corporation and shall be non-transferable except to an affiliated entity of QuikTrip Corporation.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map and Land Use Map
5. Aerial Photograph/Site Photographs



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-20-1244236

Parcel I.D. #: 18-012-13-001 thru 013; 18-012-13-015 & 18-012-13-021

Address: 4729, 4731, 4745, 4737, 4744, 4759, 4761, 4765, 4765, 4767, 4773, 4775, and 4777 Memorial Drive
Decatur, Georgia

WATER:

Size of existing water main: 8" DI & 16" DI Water Main (adequate/inadequate) *mfo*

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Indian Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____

Water Treatment Facility: Snappfinger WTF adequate () inadequate *mfo*

Sewage Capacity: * (MGPD) Current Flow: 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: *Carlos [Signature]*

N-4



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-20-124423 Parcel I.D. #: 18-012-13001

Address: Collingwood Dr
@ Memorial Dr

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour Volume (VPH) _____	Peak Hour Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Field and plan review did not problem found that would interrupt traffic.

Signature: [Signature]

10/19/2020

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed Food Service Operations, Tourist Accommodations, Body Art Studios, Swimming Pools and Water Parks prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

- N.1 SLUP-20-1244121 2020-1166/16-060-03-039
5797 Marbut Road, Lithonia, GA 30058
- Please review general comments.
- N.2 SLUP-20-1244230 2020-1166/16-060-03-039
1880 Singer Way, Lithonia, GA 30058
- Please review general comments.
- N.3 Z-20-1244231 2020-1167/15-228-01-003; 15-228-01-005;
15-228-01-093; 15-288-01-094
1014 Elder Lane, Stone Mountain, GA 30083
- Please review general comments.
- N.4 SLUP-20-1344236 2020-1169/18-012-13-001,18-012-13-002,18-012-13-003,18-012-13-004,18-012-13-005,18-012-13-006,18-012-13-007,18-012-13-008,18-012-13-009,18-012-13-010,18-012-13-011,18-012-13-013,18-012-13-015,18-012-13-020,18-012-13-021
4775 Memorial Drive, Decatur, Georgia, GA 30032
- Septic installed on nearby property 4738 Memorial Drive, Decatur, GA on this date of 08/10/1963.
- Please review general comments.
- N.5 SLUP-20-1244237 2020-1170/18-012-13-001,18-012-13-002,18-012-13-003,18-012-13-004,18-012-13-005,18-012-13-006,18-012-13-007,18-012-13-008,18-012-13-009,18-012-13-010,18-012-13-011,18-012-13-013,18-012-13-015,18-012-13-020,18-012-13-021
4775 Memorial Drive, Decatur, GA 30032
- Septic installed on nearby property 4738 Memorial Drive, Decatur, GA on this date of 08/10/1963.
- Please review general comments.
- N.6 Z-20-1244238 2020-117/18-121-02-001,18-121-12-007
4549 Erskine Road, Clarkston, Georgia 30021
- Septic system installed on nearby property 4479 Erskine Road, Clarkston, Georgia 30021
- Please review general comments.
- N.7 SLUP-20-1244241 2020-1172/18-191-01-010
1896 Ludovie Lane, Decatur, Georgia
- Please review general comments.



Board of Health

- N.8 SLUP-20-1244242 2020-1174/15-159-09-007,15-159-09-071
2030 Wesley Chapel Road, Decatur, Georgia 30035
- Septic system on 09/27/1983
- Please review general comments
- N.9 TA-20-1244234 2020-1175
- N.10 TA-20-1244234 2020-1183
- N.11 TA-20-1244277 2020-1184
- N.12 TA-20-1244271 2020-1188



SURVEY REFERENCES

- 1. DEED RECORDED IN BOOK 26086 PAGE 324
- 2. DEED RECORDED IN BOOK 25897 PAGE 230
- 3. DEED RECORDED IN BOOK 24459 PAGE 682
- 4. DEED RECORDED IN BOOK 24920 PAGE 356
- 5. GRADIENT PROJECT NO. GPHW-07-061794

ZONING

THE SUBJECT PROPERTY IS ZONED G-1 PER THE DEKALB COUNTY INTERACTIVE GIS.
 THE SETBACKS FOR ZONE "G-1" LOCAL GOVERNMENT DISTRICT ARE:

- FRONT 50 FEET
- SDC 50 FEET (INTERIOR); 50 FEET (CORNER)
- REAR 30 FEET
- HEIGHT 30 FEET OR 2 STORIES

ZONING REPORT NOT PROVIDED TO SURVIVOR AT THE TIME OF SURVEY.

SURVEY NOTES

- 1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVIVOR HAS KNOWLEDGE ARE SHOWN HEREON. OTHERS MAY FIRST BE FOUND IN THE SURVIVOR'S RECORDS AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- 3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA, COMMUNITY-PANE, NUMBER 13089 CO086 K, DATED JULY 16, 2004, ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- 4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES AND WAYS AND/OR FIELD LOCATED MARKERS PROVIDED BY SUBSURFACE UTILITY INVESTIGATIONS, LLC AND ARE APPROXIMATE ONLY. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION SURVEY OR CALLED BY 877-438-5694, THE 800-1 NUMBER IS 1009-300-020.
- 5. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - RAD 83 ADJUSTED 2011, USING CLASSICAL POSITIONING SYSTEM (GPS) AND CONTROL BY THE OBSERVATIONS ON 11/19/2015 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL. STATION MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
- 6. THE "TWO" DATA UPON WHICH THIS PLAN IS BASED HAS A CIRCULAR ERROR OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 0.005 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 7. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
- 8. EQUIPMENT USED FOR MEASUREMENTS: ANGLAR TRIMBLE SC-RB300 TOTAL STATION (1/4" MILE, TRIMBLE 68 ROBOTIC TOTAL STATION GPS; TRIMBLE 86 GPS RECEIVER).
- 9. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WHOSE INTERESTS WOULD BE AFFECTED BY THE SURVEY UNLESS SAID PERSON, PERSONS, OR ENTITY.
- 10. STATE, COUNTY, & LOCAL OFFICES AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- 11. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON U.S.G.S. DATUM (NAVD 83). SITE BENCHMARKS ARE SHOWN HEREON.
- 12. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR.
- 13. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR OTHER INTERESTS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- 14. ATWELL, LLC DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.

ACREAGE
 5.327 ACRES
 232,063 SQ. FT.

SURVEY LEGEND

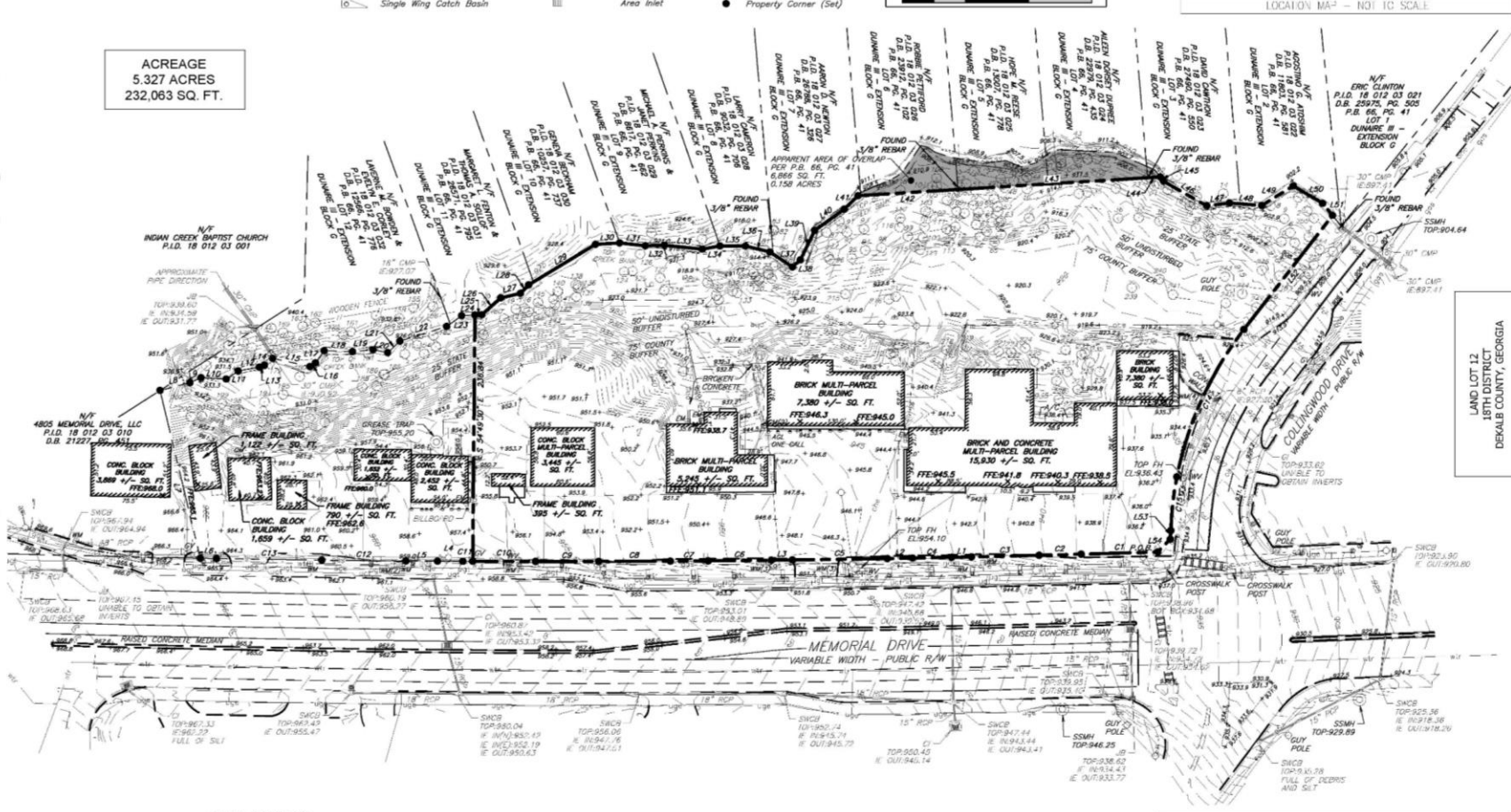
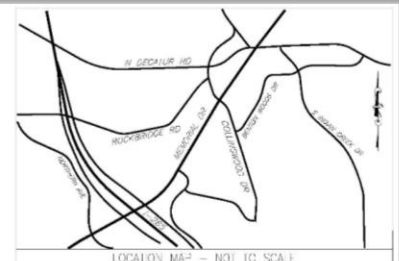
- Utility Pole
- Utility Meter (Plus Type)
- Utility Valve (Plus Type)
- Utility Clean Out
- Guy Wire
- Light Pole
- Fire Hydrant
- Single Post Sign
- Traffic Control Box
- Bollard
- Utility Pedestal/Riser
- Junction Box
- Single Wing Catch Basin

ABBREVIATIONS

- ASPH Asphalt
- CMC Concrete
- CB Junction Box
- EM Electric Meter
- FDH Fire Hydrant
- FCV Inflation Control Valve
- LP Light Pole
- OCS Outlet Control Structure
- PL Property Line
- SSMH Sanitary Sewer Manhole
- WM Water Meter
- WV Water Valve
- CMP Corrugated Metal Pipe
- DIP Ductile Iron Pipe
- PVC Polyvinyl Chloride Pipe
- IE Invert Elevation
- R/W Right-of-Way
- GI Grate Inlet
- SWCB Single Wing Catch Basin

CONTROL LEGEND

- Property Corner (Found)
- Property Corner (Set)



UTILITY CONTACTS

ATLANTA GAS LIGHT-EDWARD CROSS-404-772-1888

COMMUNICATIONS

- AT&T 73 WILSON-AUSTIN HWY-305-409-1540
- CONCAST TELECOM-QUINN BROOKS-470-781-4607
- DEKALB COUNTY (W-9 & S-4) 7-80-010 (753-401-0741)
- GOOGLE FIBER AND TELECOM-CARLE L'ECOUTOIR-404-901-4239
- AMERICA'S CABLE SPIN-CO INC LLC TELECOM-CODE PRTRY-252-500-08
- VERIZON BUSINESS (DC FACETS) TELECOM-MC NATIONAL, FIBER
- SCORPIO (T-1) 800-808-9671
- UNIT FIBER LLC (DTR FIBER) LLC-877-632-3324
- ZAVO FIBER LLC (FANAL) 866-770-349-3284



SURVEYOR'S CERTIFICATION

I, DAVID A. HARPER, REGISTERED PROFESSIONAL SURVEYOR, FIRST AMERICAN TITLE INSURANCE COMPANY...
 DATE: 01-21-2020

SURVEY CERTIFICATION

THIS MAP IS A REPRESENTATION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURVIVE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BURDENS...
 DATE: 01-21-2020

ATWELL
 866.850.4200 parkway-atwell-group.com
 1255 LAKES PARKWAY, SUITE 120
 LAWRENCEVILLE, GA 30043
 (770) 962-1100
 (25) # 002718

PROJECT NO: 18004175

QuikTrip No. 712R
 MEMORIAL DRIVE AND COLLINGWOOD DRIVE
 DECATUR, GEORGIA

QT

PROTOTYPE:
 DIVISION:
 VERSION:
 DESIGNED BY: SOC
 REVIEWED BY: DAH

REV DATE DESCRIPTION
 1 9-23-20 REVISIONS
 2 9-23-20 REVISIONS

ORIGINAL ISSUE DATE: 01-21-2020

SHEET TITLE:
 ALTA/NSPS
 LAND TITLE SURVEY

SHEET NUMBER:
 1 OF 2

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: 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

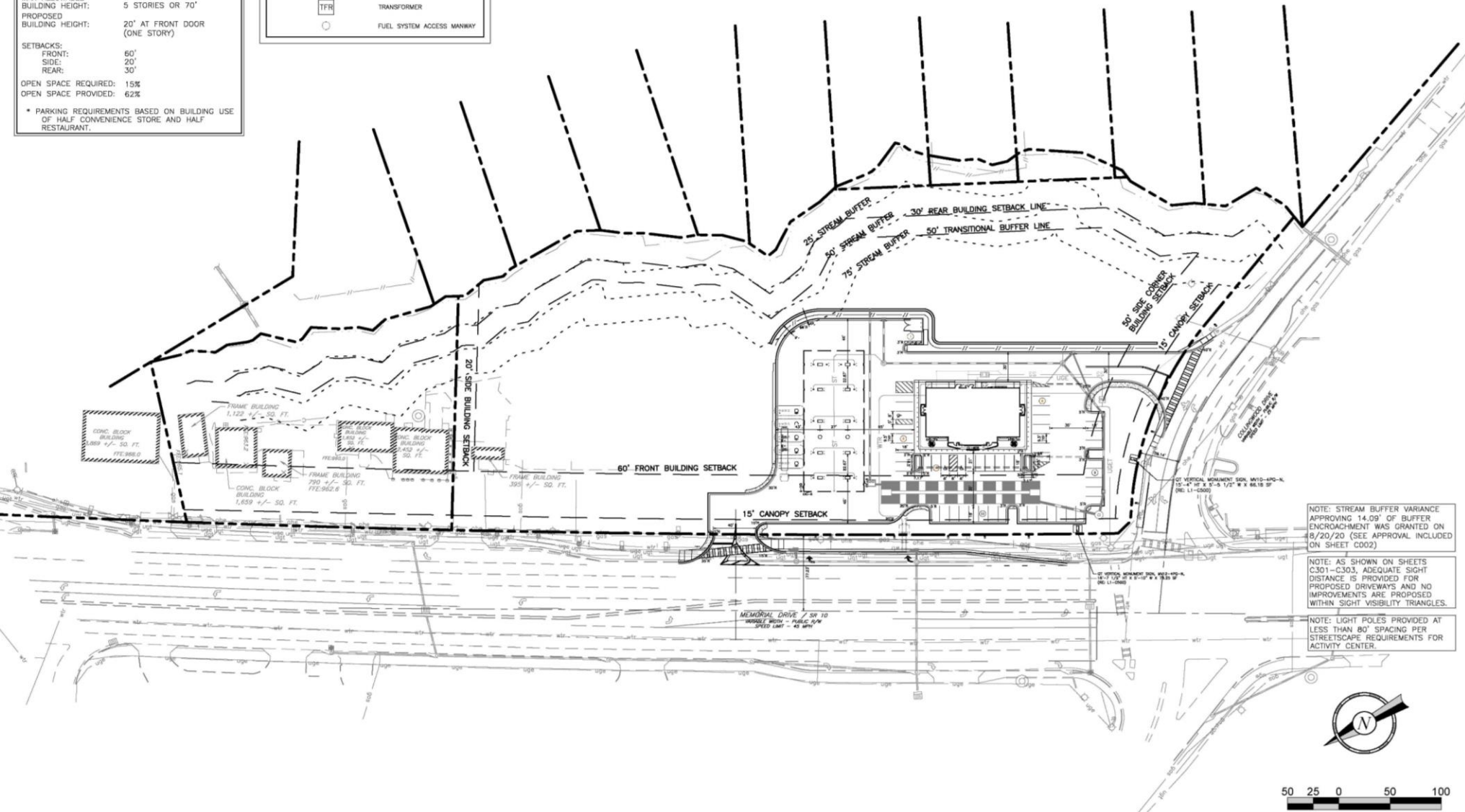
PARKING SPACE INDICATOR

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. 12/30/2022



QuikTrip No. 0712
 4775 MEMORIAL DR.
 DECATUR, GA



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PHOTO/TITLE: P-101 (02/01/20)
 DESIGNER:
 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

SITE DATA (QUIKTRIP STORE)

EXISTING ZONING: C-1
 PROPOSED USE: QUIKTRIP CONVENIENCE STORE / GAS STATION

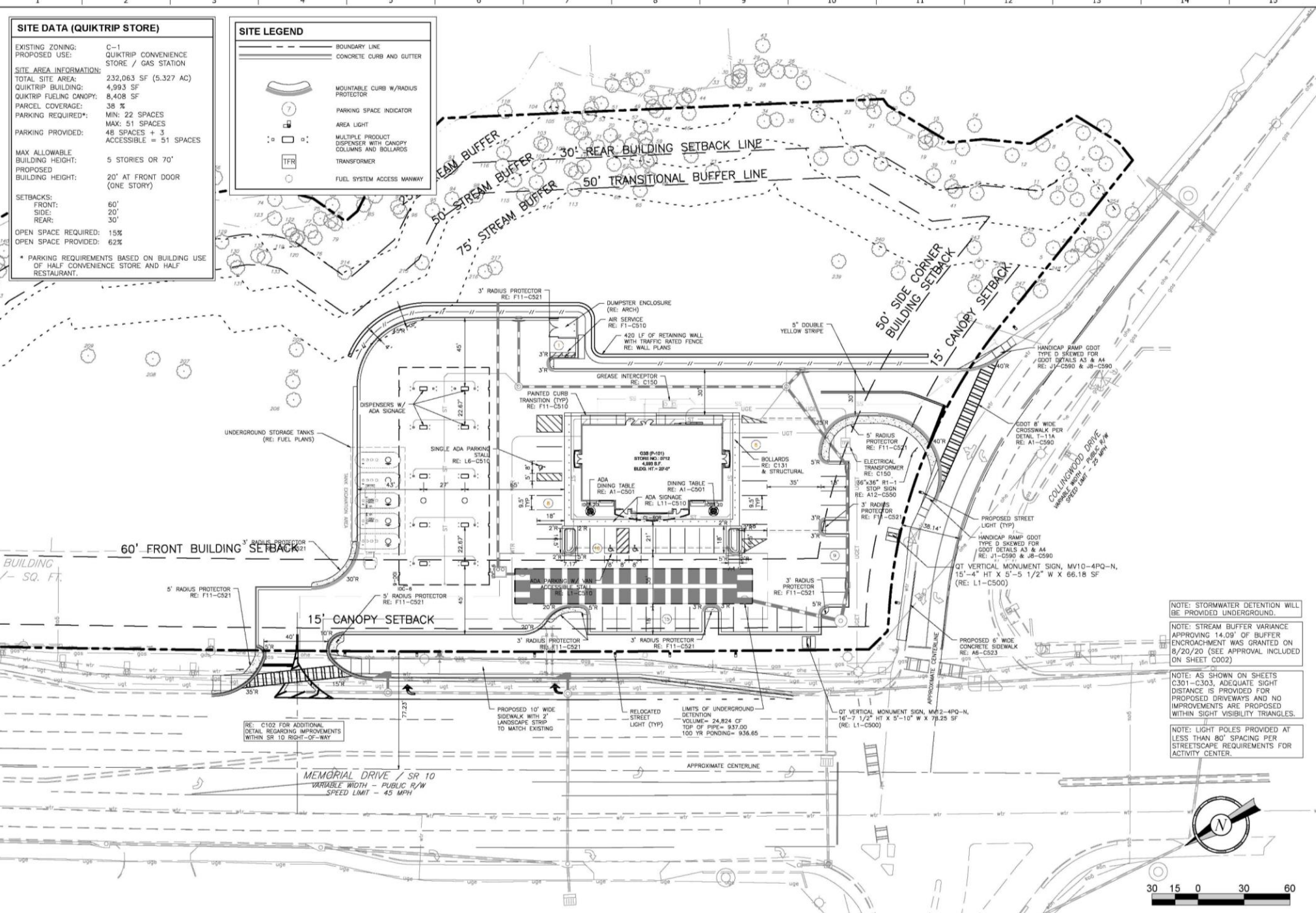
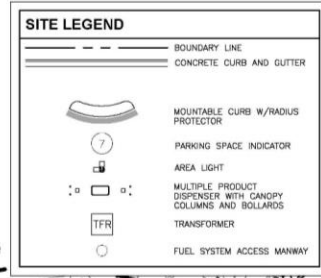
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 SIDE: 20'
 REAR: 30'

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 OPEN SPACE PROVIDED: 62%

* PARKING REQUIREMENTS BASED ON BUILDING USE OF HALF CONVENIENCE STORE AND HALF RESTAURANT.



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

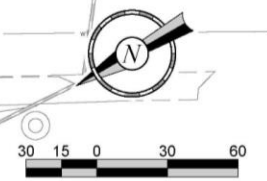
SHEET NUMBER:
 C101

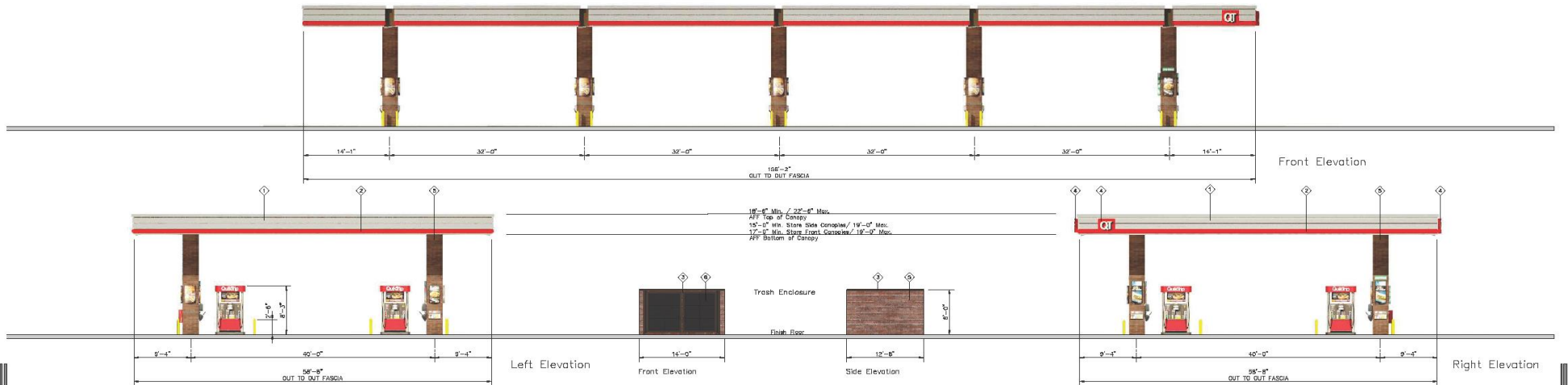
NOTE: STORMWATER DETENTION WILL BE PROVIDED UNDERGROUND.

NOTE: STREAM BUFFER VARIANCE APPROXING 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.





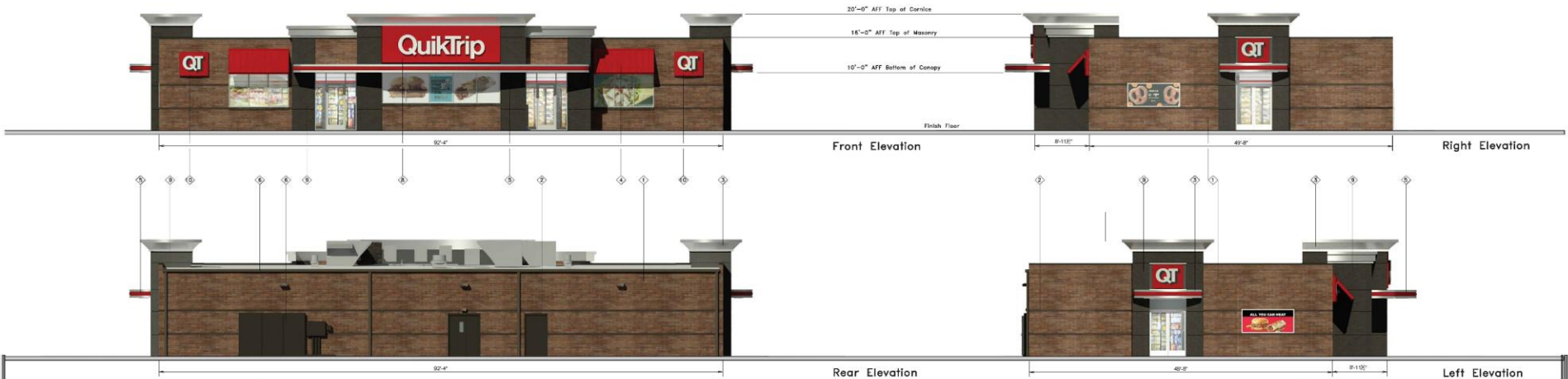
QuikTrip.
4705 South 128th East Ave.
Tulsa, OK 74124-7008
P.O. Box 2432
Tulsa, OK 74101-3425
(918) 615-1700

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	SPRINKLE - WILDMAN	NETS / FLOOR
4	DOOR	ALUMINUM	ALUMINUM DOOR
5	BRICK/STONE	INTERSTATE BRICK	ALUMINUM STRUCTURAL BRICK
6	BLANK	ALL SOFT FABRICS	POLYESTER 60 WESH

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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 City, State: Decatur, GA Drawn By: JK	Rev/Notes: <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>				COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. 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