

The Berkeley Park Neighborhood Association is opposed to redevelopment of a portion of Howell Mill Road between Defoors Avenue and Chattahoochee Boulevard for the creation of a gas station mini-mart along the lines of the proposed QuikTrip station that was presented at the September 25th meeting of Neighborhood Planning Unit D. The reasons for this opposition are as follows:

1. A gas station development on this segment of Howell Mill is anathema to the Beltline zoning overlay that applies in this area. No gas-station plan has been presented that conforms to the extant requirements of the overlay. The QuikTrip plan that has been presented failed to meet the requirements of the overlay in that it included :
 - a. paved parking and fuel service between the proposed building and the road, which is forbidden by the zoning overlay under sections 16-36.011, 5 and 6; 16-36.016,1; 16-36.014,2; and 16-36.020, 5b, among others;
 - b. inadequate fenestration relative to the requirements of section 16-36.017,7a. ii (a-c);
 - c. and curb cuts in excess of the two permitted under section 16-36.017,e iii.
2. The underlying zoning of the parcels that this use has been proposed for is split between two zoning districts (C-1 and I-1), this is problematic for the following reasons:
 - a. C-1 zoning is intended to define community businesses whereas the proposed gas station mini-mart is intended to serve commuters without ordination and destination points in the surrounding community.
 - b. The zoning boundary and associated CDP planned future-land-use boundary between these parcels is intended to delineate a change of use and of character for these parcels, which address different street frontages, rather than to encourage a single development across the boundary.
 - c. C-1 zoning only permits gas sales at mini-marts as a legacy from the original permission of “service stations”, which was codified in the 1970s. Modern gas station mini-marts differ greatly from the form that this permission was intended for and clearly violate the strictures of section 16-11.003.
 - d. The plan that has been presented violates the requirements of section 16-11.003 as it does not include any enclosed buildings on the portion of the assemblage with C-1 zoning.
3. Traffic congestion in this area is extremely bad at three times of day (morning, noon and evening). Northbound, southbound, and eastbound traffic is queued beyond the extents of this assemblage at these times. A gas station will be a large generator of turning movements and will greatly exacerbate the existing problems. It will generate large numbers of turning movements across or into eastbound queues at on both Defoors and Chattahoochee and increase the number of cars that are stranded in intersections during light cycles and the two adjacent intersections on Howell Mill. This in turn, will create unnecessary delays for westbound traffic, which is otherwise seldom gridlocked under current conditions.
4. The surrounding community’s vision for the Howell Mill corridor is clearly described in the Beltline Sub Area 8 plan and the Berkeley Park Blueprints plan. The Beltline plan calls for transit and pedestrian oriented development, which a gas station mini-mart clearly is not. The vision of the Beltline also calls for a mix of uses. Automobile and freeway oriented uses already dominate this section of Howell Mill. A gas station mini-mart would further the homogenization of this corridor in an exurban form rather than adding to its diversity. The Blueprints plan calls for developing Howell Mill into an “urban boulevard” with fully

enclosed commercial structures directly accessible from sidewalks rather than developments of the form that have been proposed for the QuikTrip gas station mini-mart.

5. The site is extremely close to a single-family residential area. The quality of life for neighbors in this area will be adversely impacted by the traffic, litter, noise, and light pollution that would be generated by a gas station mini-mart development with 24-hr operation, beer and wine sales, and lottery ticket sales. In this regard, the site is much better suited to a commercial establishment that operates only during normal business hours.
6. A gas station mini-mart on this site would offer nothing of value to the surrounding community, which already has abundant 24-hour access to gasoline, groceries, and sundries within two blocks of this site.
7. Deliveries to this site will be problematic as large trucks will have difficulty turning in and out of the site, and late-night deliveries will generate noise that will disturb the residents of the surrounding community.