

SPECIAL LAND USE PERMIT (SLUP) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: 6252 Memorial Drive, LLC

Subject Property Address: 6252 Memorial Drive

City: Stone Mountain State: GA Zip: 30083

Parcel ID Number(s): 18 091 01 050

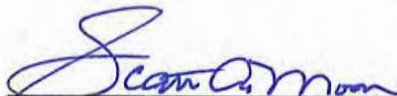
Acreage: 0.5900 Commission District(s): 04 Super District: 07

Existing Zoning District(s): C-1 Proposed Zoning District(s): No change

Existing Land Use Designation(s): 353-Office Building-Low Rise Proposed Land Use Designation(s): Convenience store*** (if applicable)
***with alcohol sale (beer and wine) and fuel pumps

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner Agent


Signature

6/12/2026

Date

Scott A. Moon, Manager (6252 Memorial Drive, LLC)

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:
\$400.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

6252 Memorial Drive, LLC

UPDATED NOTICE

May 22, 2026

RE: **Two (2) Proposed Special Land Use Permits for the property located at 6252 Memorial Drive, Stone Mountain, GA 30083**

Dear Community Stakeholder:

We are sending you this **UPDATED NOTICE** for the in-person community meeting. We have rescheduled this meeting because the DeKalb District 4 Community Council had another community meeting scheduled for Monday, June 8.

We would like to invite you to an in-person meeting on **Sunday, June 7, 2026**, from **4:00 PM to 5:00 PM** to discuss two proposed Special Land Use Permits for the property located at 6252 Memorial Drive, Stone Mountain, GA 30083.

Our proposal involves demolishing the existing building to construct a new convenience store with fuel pumps. We are seeking two Special Land Use Permits: one for fuel pumps and one for alcohol sales.

Meeting details are provided below.

If you have any questions, please contact Andrew Garcia at [REDACTED] or by email at [REDACTED]

Public Meeting Details

Location: Atlanta Creationz Events

6254 Memorial Dr A, Stone Mountain, GA 30083

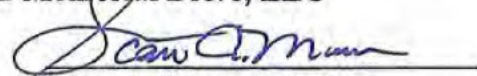
Date: Sunday, June 7, 2026

Time: 4:00 PM – 5:00 PM

Sincerely,

6252 Memorial Drive, LLC

By:


Scott A. Moon, Manager

**PRE-APPLICANT COMMUNITY MEETING
6252 MEMORIAL DRIVE
JUNE 7, 2026**

AFFILIATION
(e.g., property or home owner,
HOA, business owner, council
member)

NAME	ADDRESS	EMAIL	AFFILIATION
1. D. Kenneth Arlyls Wilk	cf A+1		
2. Casey Durkin	Hill Feley Ross Pasant Hill Rd		HFR - engineer
3. Andrew Garcia	4-12 1801 Parkway Jarcross GOLF		
4. Kathleen D. Tard	Royal Reunion		business
5. David Arica	Royal Reunion Jarcross		business
6. Debora L	Memorial Stone Mountain 30083		The Pentecostals of Stone Mountain
7. Carrie Morgan	Casey chr. 30084		The Pentecostals of Stone Mountain
8. Van Dunaway	Wood Dr		Self
9. Tyra Paytes	North Cir		homeowner
10. Kevin Daniel	Memorial Drive		The Pentecostals of Stone Mountain

**PRE-APPLICANT COMMUNITY MEETING
6252 MEMORIAL DRIVE
JUNE 7, 2026**

AFFILIATION
(e.g., property or home owner,
HOA, business owner, council
member)

NAME	ADDRESS	EMAIL	AFFILIATION
1. Curtis McBeal	Memorial Dr	[REDACTED]	Volunteer
2. Carol Brown	Memorial Dr	[REDACTED]	The Pentecostals of Stone Mtn
3. Terrian Branche	Memorial Dr	[REDACTED]	" " " "
4. Cecil Klass	Memorial Dr	[REDACTED]	" " " "
5. Rhema Henry	Memorial Dr	—	—
6. Shayla Osborne	Memorial Dr	N/A	" "
7. Cheyenne Osborne	Memorial Dr	—	—
8. Davia Henry	Memorial Dr	[REDACTED]	[REDACTED]
9. Cassandra Golden	Memorial Dr	[REDACTED]	[REDACTED]
10. Jadaiah Daniel	Memorial Dr	[REDACTED]	[REDACTED]

**PRE-APPLICANT COMMUNITY MEETING
6252 MEMORIAL DRIVE
JUNE 7, 2026**

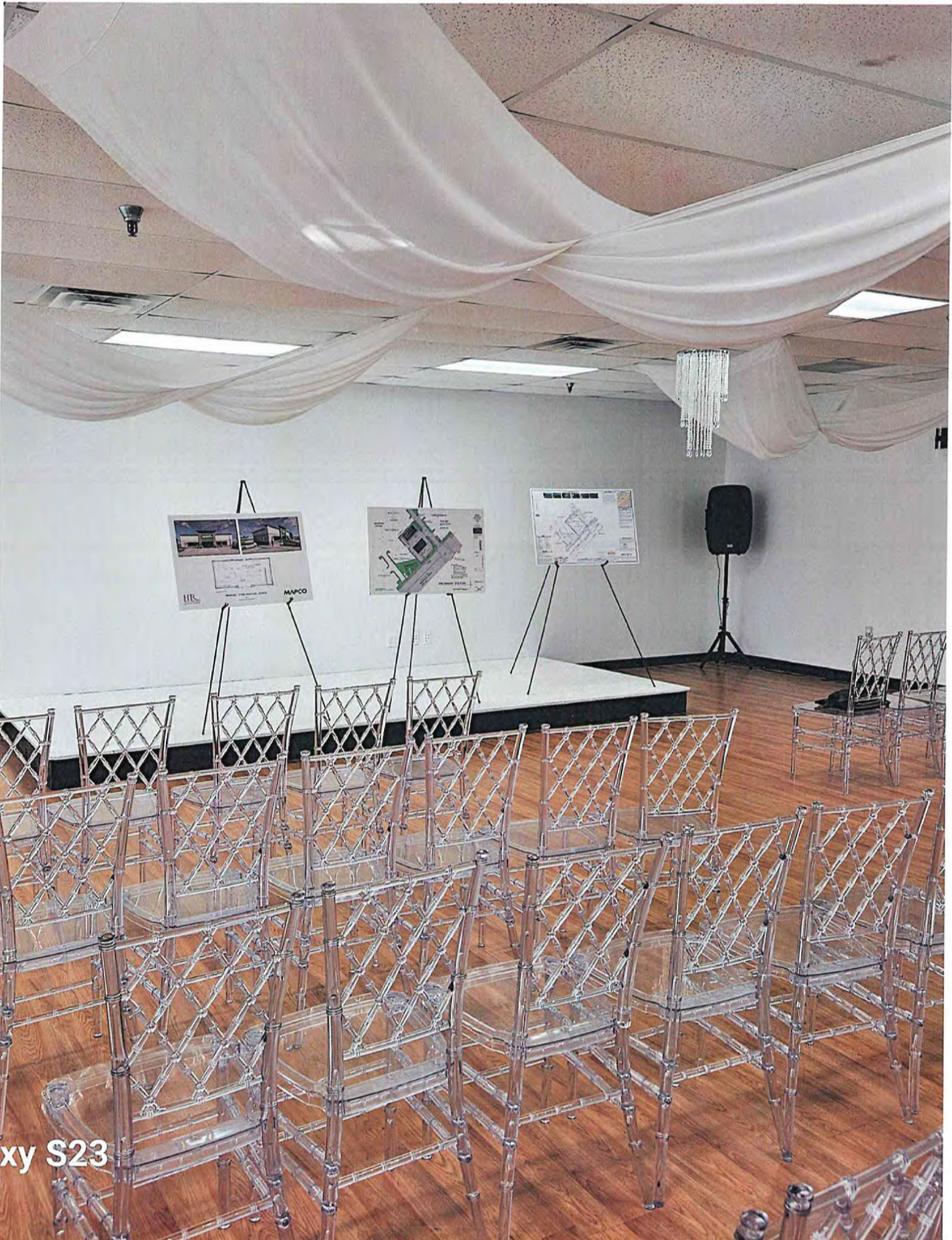
AFFILIATION
(e.g., property or home owner,
HOA, business owner, council
member)

NAME	ADDRESS	EMAIL	AFFILIATION
1. Jordan Richardson	Laybourne Cove	[REDACTED]	Volunteer, Churchgoer
2. Faith Igboya	Mount Spring way	[REDACTED]	Home
3. Gift Igboya	Mountain Spring way		Home
4. Nehka Saunders	Ocean Lane ^{Mountain} Stone ³⁰⁰⁰	[REDACTED]	
5. Hyacinth Burns	Ten-Chastic outford mill		
6. JADAH DANIEL	VE TREE CIR. 101	[REDACTED]	VOLUNTEER, HOME
7. Naomi Phillips	-st Road Trl	[REDACTED]	home owner
8. Pat Degler	Kiddie Ct	[REDACTED]	-
9. Felicia Watters	renewal Dr	[REDACTED]	Volunteer / home owner
10. Joan Dankey	St. Michaels	[REDACTED]	mail - COM

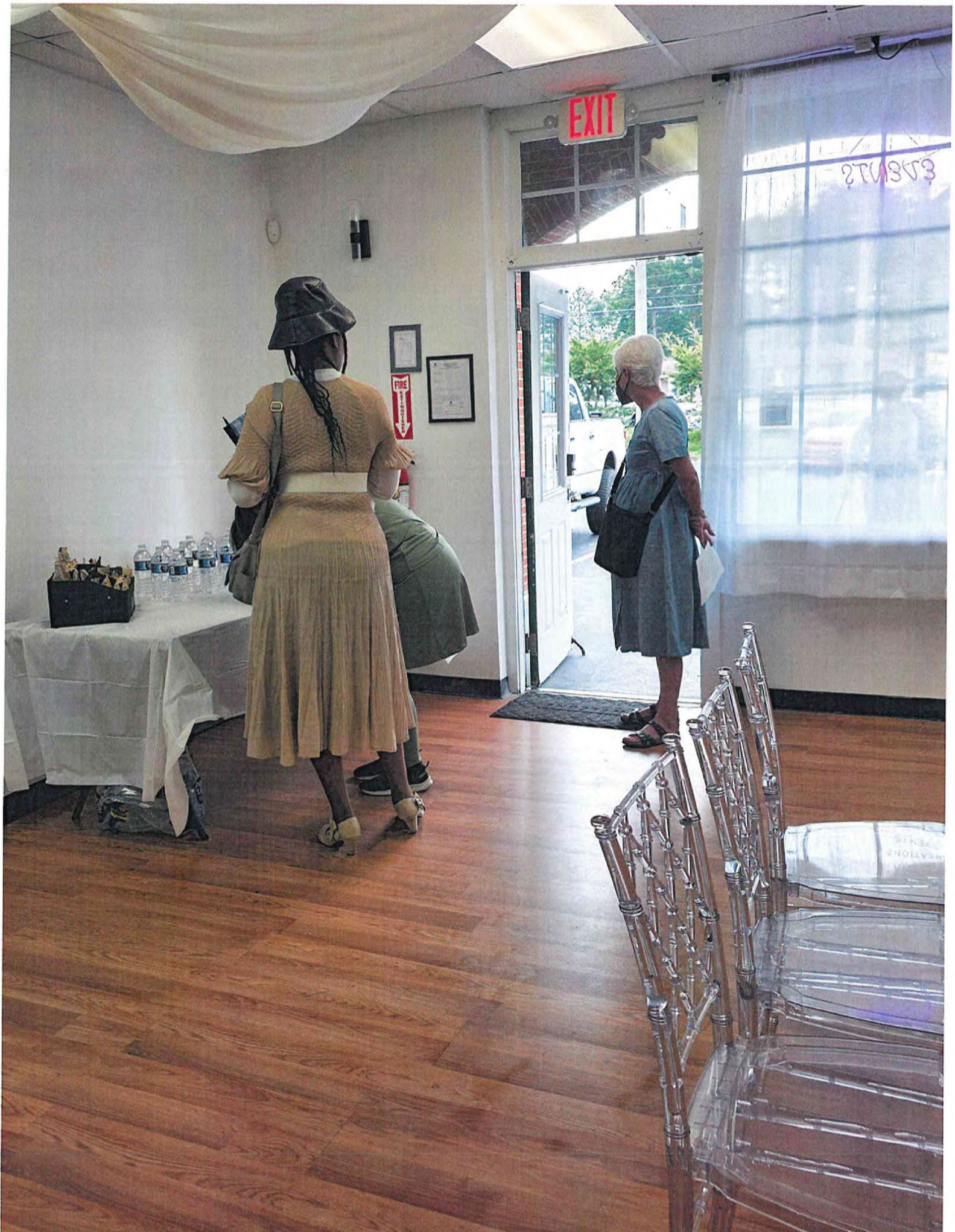
PRE-APPLICANT COMMUNITY MEETING
6252 MEMORIAL DRIVE
JUNE 7, 2026

AFFILIATION
(e.g., property or home owner,
HOA, business owner, council
member)

NAME	ADDRESS	EMAIL	AFFILIATION (e.g., property or home owner, HOA, business owner, council member)
1. <i>Alycinth Burns</i>	[REDACTED] <i>Strongsville OH</i>		
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			



xy S23







June 12, 2026

Dekalb County
Board of Commissioners
Attn: Director of Planning and Sustainability
178 Sams Street Decatur, GA 30030

RE: SPECIAL LAND USE PERMIT APPLICATION AND
LETTER OF APPLICATION FOR 6252 MEMORIAL DRIVE,
LLC (6252 MEMORIAL DRIVE, STONE MOUNTAIN,
GEORGIA)

Dear Board of Commissioners, Planning Commission and Planning Staff:

6252 Memorial Drive, LLC (the "Applicant") submits this Letter of Application for the purpose of requesting a special land use permit to allow beer and wine sales accessory to a proposed convenience store with fuel. The site is an approximate 0.588 acre-tract (the "Property") located at 6252 Memorial Drive, Stone Mountain, Georgia. The tax parcel for the Property is 18 091 01 050. The Property is currently zoned C-1 (Local Commercial). The Applicant intends to redevelop the property and construct a convenience store with fuel pumps. The special land use permit will allow for a high-quality development and construction of a convenience store with fuel pumps.

The Property currently is developed and is unoccupied. The Property currently contains an existing 1,320 square foot commercial building and asphalt parking lot and drive aisles. The Property is a corner lot containing an existing access driveway to Memorial Drive and an existing access driveway to W. Mountain Dr.

The proposed use is the same as originally developed use. The proposed convenience store will redevelop the site and will consist of a single building totaling approximately 2,962 square feet. The proposal calls for a total of six gas pumps located under a single canopy. The surrounding properties are all zoned C-1. The property directly touching the proposed convenience store is mixed use shopping center and the shopping center's extensive parking lot surrounds the proposed convenience store. A two-lane access road (which sits at a traffic light) touches the Subject Property to the east while, on the opposite side of Memorial Drive, there are two automotive repair shops. As indicated, the Applicant is seeking to obtain a Special Land Use Permit to allow for beer and wine sales accessory to the proposed convenience store along with fuel pumps. A copy of the site plan is enclosed herein for your convenience.

The principals of Applicant have successfully operated as a convenience store in numerous locations throughout the State, providing a safe and valuable service to the citizens of the State of Georgia and they look forward to continuing that same level of service at this location. The proposed location is centrally located at the intersection of Memorial Drive and W. Mountain Dr., and is surrounded by commercial uses along Memorial Drive. The site has access to both Memorial Drive and W. Mountain Dr., and the requested special Land use permit will provide ample parking and circulation, in compliance with Dekalb County and GDOT transportation requirements. The property has access to a public water supply, public sanitary sewer, and convenient direct access to major thoroughfares and state and interstate highways.

The proposed development of the Property would allow for redevelopment of the property and an opportunity to bring it up to current standards based on the Code of Ordinances. The Applicant is committed to developing a high-quality convenience store to serve Dekalb County residents and visitors. Based on the feedback from the pre-application community meeting, residents of the area complained of the existing convenience stores in the area due to unkept properties, unsafe environments, loitering, prostitution, and

illegal activity. The redevelopment of the Property will help to improve the look of the corridor and provide the community with a newer, safer, and cleaner convenience store with fuel. Applicant will have security cameras which will be under surveillance 24 hours a day, 7 days a week.

The Applicant and its representatives welcome the opportunity to meet with staff of the Dekalb County Department of Planning & Sustainability to answer any questions or to address any concerns relating to the matters set forth in this Letter of Application or in the Special Land Use Permit Application filed herewith. The Applicant respectfully requests your approval of the Special Land Use Permit Application.

Respectfully,

6252 Memorial Drive, LLC

/s/ Scott A. Moon

Scott A. Moon
Manager

Enclosures

MAPCO
6252 Memorial Drive
IMPACT ANALYSIS

- 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, TRANSITIONAL BUFFER ZONES, AND ALL OTHER APPLICABLE REQUIREMENTS OF THE ZONING DISTRICT IN WHICH THE USE IS PROPOSED TO BE LOCATED.

The Subject Property has a total acreage of 0.588 acres. The site is a redevelopment of an existing vacant gas station. The existing building and fuel station canopy are to be demolished. The proposed building location is to the rear of the site located outside the 60 ft. maximum building setback. Exceptions are required for the site plan layout of the proposed fuel canopy and building location.

- B. COMPATIBILITY OF THE PROPOSED USE WITH ADJACENT PROPERTIES AND LAND USES AND WITH OTHER PROPERTIES AND LAND USES IN THE DISTRICT, AND WHETHER THE PROPOSED USE WILL CREATE ADVERSE IMPACTS UPON ANY ADJOINING LAND USE BY REASON OF TRAFFIC VOLUME/CONGESTION, NOISE, SMOKE, ODOR, DUST, OR VIBRATION GENERATED BY THE PROPOSED USE.

The proposed fuel pumps and beer & wine accessory outlet is compatible with the uses along Memorial Drive in the area. The distance to the shopping center behind the site is approximately 322 feet, The Subject Property has +/- 124 lineal feet of frontage on Memorial Drive. Memorial Drive is a commercial corridor with a variety of uses. The Subject Property is zoned C-1 within the commercial redevelopment corridor. The subject site is currently developed with an abandoned 1,320 square foot building, fuel canopy and associated asphalt parking lot and drive aisles. All parcels surrounding the Subject Property are zoned C-1. The adjacent parcels are part of an older shopping center. Two churches and "Jams Athletics" are noted as infill development within the adjacent shopping center. The proposed use is the same as originally developed use and thus will not be changing any impacts on any adjoining land use through noise, smoke, odor, dust, or vibration generated by the proposed use.

- C. ADEQUACY OF PUBLIC SERVICES, PUBLIC (OR PRIVATE) FACILITIES, AND UTILITIES TO SERVE THE PROPOSED USE;

There is adequate public services, public facilities and utilities to serve the proposed use. The Subject Property has existing access to public water and sewer.

- 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 USE PROPOSED SO AS NOT TO UNDULY INCREASE TRAFFIC AND CREATE CONGESTION IN THE AREA.

Memorial Drive is a major arterial right of way with adequate capacity to carry the proposed use. The Subject Property will have a primary access point at an existing traffic signal on Memorial Drive. Existing access points on Memorial Drive and secondary access points to the shopping center to remain.

- E. 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 Property and to the proposed building and fueling stations. The proposed site will provide pedestrian access from the public sidewalks to the building entrance and will take into consideration pedestrian safety. The fuel trucks will access the site from the signal at Memorial Drive and thru the existing access points of the shopping center.

- F. WHETHER THE PROPOSED USE WILL CREATE ADVERSE IMPACTS UPON ANY ADJOINING LAND USE BY REASON OF THE MANNER AND HOURS OF OPERATION OF THE PROPOSED USE.

The proposed use will have similar hours of operation as the convenience store across the street of Memorial Drive. Therefore, the hours of operation will not create adverse impacts upon any adjoining use. All lighting will be downward facing. There will be security cameras that see every spot of the Subject Property, which are recorded 24 hours a day, 7 days a week. This will assist with cracking down on loitering, and other criminal activity in the immediate area.

- G. WHETHER THE PROPOSED USE IS OTHERWISE CONSISTENT WITH THE REQUIREMENTS OF THE ZONING DISTRICT CLASSIFICATION IN WHICH THE USE IS PROPOSED TO BE LOCATED.

The proposed use is consistent with all Dekalb County zoning requirements of the zoning classification.

- H. WHETHER THE PROPOSED USE IS CONSISTENT WITH, ADVANCES, CONFLICTS, OR DETRACTS FROM THE POLICIES OF THE COMPREHENSIVE PLAN.

The Subject Property has a land use designation of Local Commercial and is within a Commercial Redevelopment Corridor. The proposed use is consistent with the zoning district and the redevelopment of the site is consistent with and advances the intent of the Commercial Redevelopment Corridor.

- I. WHETHER THERE IS ADEQUATE PROVISION OF REFUSE AND SERVICE AREAS.

The refuse area will remain in its current location as shown on the submitted site plan and enclosed on all four sides. Service area for the fuel delivery trucks will provide adequate space for the fuel trucks to unload with additional space for vehicle circulation.

- J. WHETHER THE LENGTH OF TIME FOR WHICH THE SPECIAL LAND USE PERMIT IS GRANTED SHOULD BE LIMITED IN DURATION.

There should not be a time limit on the duration of this special land use permit, if granted. The proposed use is suitable for the current location.

- K. WHETHER 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; AND WHETHER THE PROPOSED USE WILL CREATE ANY SHADOW IMPACT ON ANY ADJOINING LOT OR BUILDING AS A RESULT OF THE PROPOSED BUILDING HEIGHT.

The size, scale and massing of the proposed development is appropriate in relation to the size of the Subject Property and in relation to the size, scale and massing of adjacent and nearby lots. The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

- L. WHETHER THE PROPOSED USE WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

To the best of the Applicant's knowledge, the proposed use will not adversely affect historic buildings, sites, districts, or archaeological resources. The adjacent cemetery will not be impacted.

- M. WHETHER THE PROPOSED USE SATISFIES THE REQUIREMENTS CONTAINED WITHIN THE SUPPLEMENTAL REGULATIONS FOR SUCH SPECIAL LAND USE PERMIT.

The proposed use satisfies the requirements contained within the supplemental regulations for the Applicant's special land use permit.

- N. WHETHER THE PROPOSED USE WOULD BE CONSISTENT WITH THE NEEDS OF THE NEIGHBORHOOD OR THE COMMUNITY AS A WHOLE, AS EXPRESSED AND EVIDENCED DURING THE REVIEW PROCESS.

The proposed use is consistent with the needs of the neighborhood and community as a whole and is compatible with the neighborhood. Based on the Memorial Drive Revitalization Plan Online Survey (Social Pinpoint), many of the people polled had negative things to say about the existing convenience stores along the corridor due to unkept properties, unsafe environments, loitering, prostitution, and illegal activity. The redevelopment of the Subject Property will help to improve the look of the corridor and provide the community with a newer, safer, and cleaner convenience store with both fuel pumps and beer and wine accessory uses. Mapco provides security cameras as noted previously and has a plan in place for all stores to keep the sites clean and orderly.



DeKalb County
GEORGIA

404.371.2155 (o) | Government Services Center
DeKalbCountyGa.gov | 178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Authorization

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

6.12.2026
Date

TO WHOM IT MAY CONCERN:

I/We Marvin & Jeff, LLC
Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

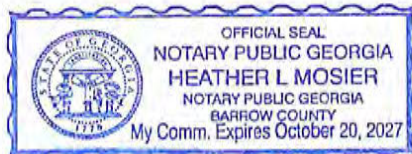
6252 Memorial Drive, LLC
Name of Agent or Representative(s)

to file an application on my/our behalf.

Heather Mosier
Notary Public

[Signature]
Owner

6/12/2026
Date



Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Disclosure of Campaign Contribution

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filling of this application?

Yes No

If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

***Notary seal not needed if answer is "No"**

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030



Notary



Signature of Applicant

6/12/2026
Date



Check one: Owner Agent

Expiration Date/ Seal _____

SITE PHOTOGRAPHS

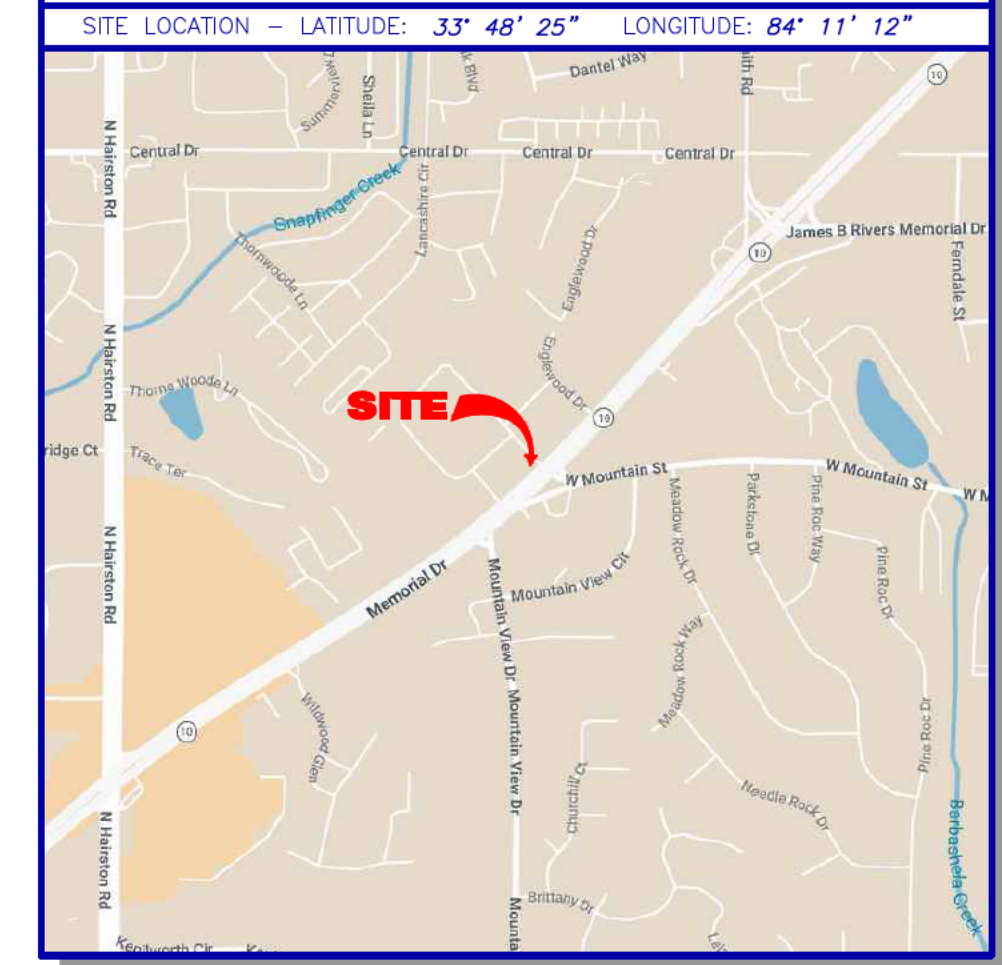


PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 91 of the 1st District of DeKalb County Georgia and being more particularly described as follows:
 Commencing at a concrete monument found 312.67 feet southwest of the edge of the 60' private drive known as Englewood Drive and thence run North 43 degrees 07 minutes 22 seconds West, a distance of 12.03 feet to a point; thence South 46 degrees 30 minutes 03 seconds West, a distance of 47.47 feet to a mag nail found; thence South 46 degrees 07 minutes 35 seconds West, a distance of 24.83 feet to a 5/8 inch rebar set and the Point of Beginning; thence from said Point of Beginning thus established and continue along the right of way of Memorial Drive having a variable right of way South 46 degrees 14 minutes 13 seconds West, a distance of 12.37 feet to a concrete monument found; thence continue South 41 degrees 07 minutes 15 seconds East, a distance of 12.01 feet to a concrete monument found; thence continue South 47 degrees 29 minutes 22 seconds West, a distance of 112.36 feet to a 5/8 inch rebar found; thence leaving said right of way and run North 44 degrees 35 minutes 26 seconds West, a distance of 198.22 feet to a 5/8 inch rebar found; thence North 46 degrees 28 minutes 31 seconds East, a distance of 133.77 feet to a 5/8 inch rebar set; thence South 42 degrees 02 minutes 34 seconds East, a distance of 188.19 feet to a 5/8 inch rebar set and the Point of Beginning.

Said Tract or Parcel contains 0.588 Acres

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C003K, AND THE DATE OF SAID MAP IS DECEMBER 9, 2016. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

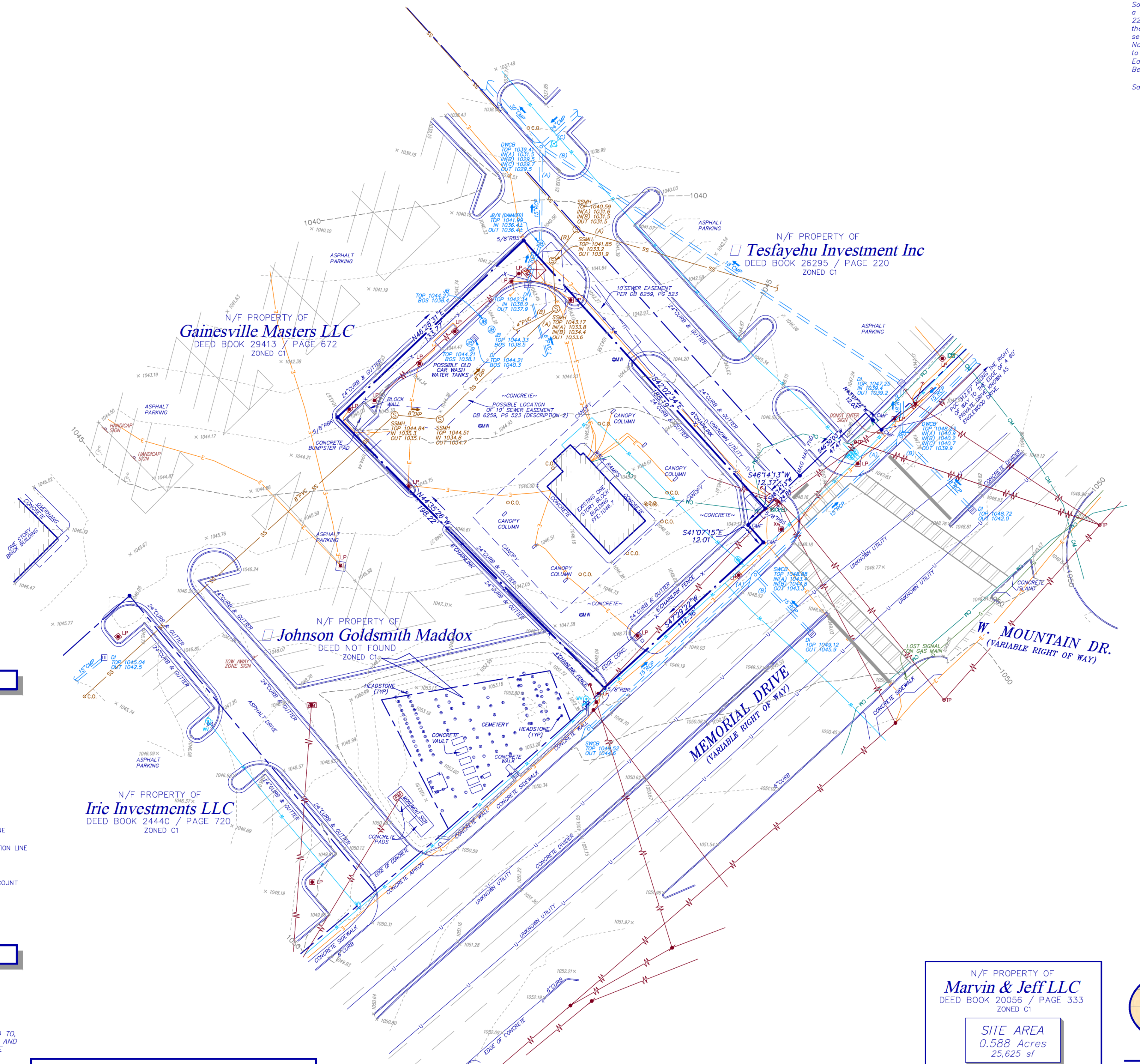
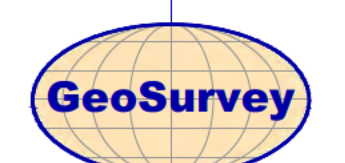
NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "C1" (LOCAL COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF DEKALB COUNTY. THE MINIMUM YARD SETBACKS ARE: FRONT - 60 FEET; SIDE - 15 FEET; AND REAR - 20 FEET. LOT WIDTH MINIMUM: 100 FEET.

D. SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

(CLERK OF COURT RECORDING INFORMATION)

GRID NORTH - GA. WEST ZONE



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POWER POLE
BH BORE HOLE	GUY WIRE
BSL BUILDING SETBACK LINE	POWER LINE
CI CURB INLET	LIGHT POLE
CMP CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	WATER VAULT
CO SANITARY CLEANOUT	GAS VALVE
CPED COMMUNICATION PEDESTAL	WATER VALVE
CTP CRIMPED TOP PIPE	WATER METER
DI DROP INLET	FIRE HYDRANT
DIP DUCTILE IRON PIPE	UNDERGROUND ELECTRIC LINE
DIW DOUBLE WING CATCH BASIN	UNDERGROUND GAS LINE
FND FOUND	UNDERGROUND COMMUNICATION LINE
GM GAS METER	UNDERGROUND WATER LINE
GMV GAS METER	PHOTO POSITION INDICATOR
IB INVERT	REGULAR PARKING SPACE COUNT
JB JUNCTION BOX	HANDICAP PARKING SPACE
MH MANHOLE	TREE POSITION INDICATOR
NT NAIL FOUND	SIGN
NS NAIL SET	
OCS OUTLET CONTROL STRUCTURE	
OTR OPEN TOP PIPE	
PBX POWER BOX	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8"RBR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
 GROUNDHAWK
 355 ONETA STREET - SUITE D200
 ATHENS, GEORGIA 30601
 (762) 728-9155
 GROUNDHAWK UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

IF YOU DIG

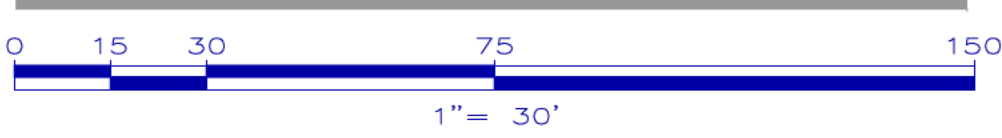


Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 68,394, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.
 THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,278,398 FEET, C.A.L. INT.

GRAPHIC SCALE



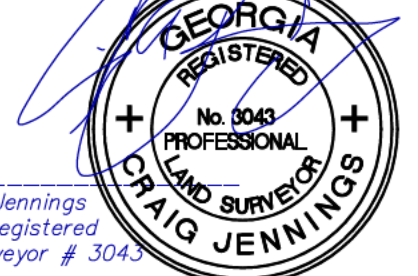
N/F PROPERTY OF
Marvin & Jeff LLC
 DEED BOOK 20056 / PAGE 333
 ZONED C1
SITE AREA
 0.588 Acres
 25,625 sf



Professional Land Surveying Services
 1660 Barnes Mill Road
 Marietta, Georgia 30062
 Phone: (770) 795-9900
 Fax: (770) 795-8880
 www.geosurvey.com
 EMAIL: info@geosurvey.com
 Certificate of Authorization #LSF-000621

SURVEYOR CERTIFICATION (GA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Craig A. Jennings
 Georgia Registered
 Land Surveyor # 3043

BOUNDARY AND TOPOGRAPHIC SURVEY OF

6252 Memorial Drive, Stone Mountain

FOR

Marvin & Jeff LLC

GS JOB NO:	20268528	DRAWING SCALE:	1" = 30'	SURVEY DATE:	04-16-2026
FIELD WORK:	PG	CITY:	UNINCORPORATED	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	CAJ	COUNTY:	DEKALB	STATE:	GA
REVIEWED:		LAND LOT:	91	No. Date	Description
DWG FILE:	20268528.dwg	DISTRICT:	18TH		

AS-SURVEYED LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 91 of the 18th/ District of Dekalb County Georgia and being more particularly described as follows.

Commencing at a concrete monument found 312.67 feet southwest of the edge of the 60' private drive known as Englewood Drive and thence run North 43 degrees 07 minutes 22 seconds West, a distance of 12.03 feet to a point; thence South 46 degrees 30 minutes 03 seconds West, a distance of 47.47 feet to a mag nail found; thence South 46 degrees 07 minutes 35 seconds West, a distance of 24.83 feet to a 5/8 inch rebar set and the Point of Beginning, Thence from said Point of Beginning thus established and continue along the right of way of Memorial Drive having a variable right of way South 46 degrees 14 minutes 13 seconds West, a distance of 12.37 feet to a concrete monument found; thence continue South 41 degrees 07 minutes 15 seconds East, a distance of 12.01 feet to a concrete monument found; thence continue South 47 degrees 29 minutes 22 seconds West, a distance of 112.36 feet to a 5/8 inch rebar found; thence leaving said right of way and run North 44 degrees 35 minutes 26 seconds West, a distance of 198.22 feet to a 5/8 inch rebar found; thence North 46 degrees 28 minutes 31 seconds East, a distance of 133.77 feet to a 5/8 inch rebar set; thence South 42 degrees 02 minutes 34 seconds East, a distance of 188.19 feet to a 5/8 inch rebar set and the Point of Beginning.

Said Tract or Parcel contains 0.588 Acres

SHOPPING CENTER

N/F PROPERTY OF
Marvin & Jeff LLC
DEED BOOK 20056 / PAGE 333
ZONED C1
SITE AREA
0.588 Acres
25,625 sf

N/F PROPERTY OF
Gainesville Masters LLC
DEED BOOK 29413 / PAGE 672
ZONED C1

N/F PROPERTY OF
Tesfayehu Investment Inc
DEED BOOK 26295 / PAGE 220
ZONED C1

N/F PROPERTY OF
Johnson Goldsmith Maddox
DEED NOT FOUND
ZONED C1

N/F PROPERTY OF
Irie Investments LLC
DEED BOOK 24440 / PAGE 720
ZONED C1

EX. TANKS TO BE DEMOLISHED

RELOCATE EX. SANITARY SEWER

RELOCATE DRIVE-1 TRUCK ACCESS

PROPOSED RELOCATE TANKS

PROPOSED 5' S/W

PROPOSED TREE (TYP.)

EX. SIGN TO REMAIN

TRAFFIC SIGNAL

EX. DRIVE-2 TO REMAIN

W. MOUNTAIN DR.
(VARIABLE RIGHT OF WAY)

(VARIABLE RIGHT OF WAY)
MEMORIAL DRIVE
(SR 154)

PROPOSED C-STORE
2962 SF
ZONED C-1, CRC OVERLAY
18 SPACES (ON-SITE)
6 SP/1000 SF

EX. 1500 SF C-STORE & CANOPY TO BE DEMOLISHED, PROPOSED 3,800 SF CANOPY

DEKALB NOTES:

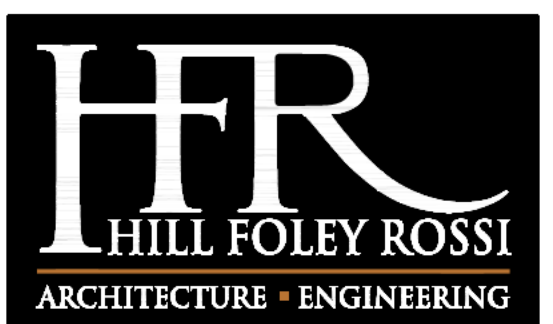
1. SITE: 0.588 ACRES (25,625 SF). BOUNDARY SURVEY BY GEOSURVEY DATED 4-16-2026.
2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0091K, AND THE DATE OF SAID MAP IS DECEMBER 8, 2016. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED. AS STATED ON THE SURVEY BY GEOSURVEY DATED 4-16-2026.
3. NO EXISTING TREES WITHIN PARCEL LIMITS PER SURVEY. PROPOSED LANDSCAPING PER DEKALB COUNTY STD.
4. PROPOSED BUILDING 2,962 SF. EX. BUILDING 1,320 SF PROPOSED BUILDING HEIGHT 17 FT. EXISTING LOT IMPERVIOUS AREA = 21,990 SF PROPOSED LOT IMPERVIOUS AREA = 21,900 SF PROPOSED OPEN SPACE = 18,863 SF (25,625 SF LOT) - (2962 SF BLDG.-3,800 SF PROPOSED CANOPY)

MAPCO
Convenience Store Remodel

6252 MEMORIAL DR.,
STONE MOUNTAIN, GA
30083
#MMOXXX

Owner:

Majors Development
1255 Lakes Pkwy Ste 180,
Lawrenceville, GA 30043
770-338-2620



Hill Foley Rossi & Associates
ARCHITECTURE + ENGINEERING
3680 Pleasant Hill Road
Suite 200
Duluth, GA 30096
770.622.9858



SEALS AND SIGNATURES



NOT ISSUED FOR CONSTRUCTION

ISSUED DATE

6.11.2026

NO. DATE ISSUE

SHEET TITLE

PRELIMINARY SITE PLAN

PROJECT NUMBER

HFR 25.165

CP.3

SHEET NUMBER

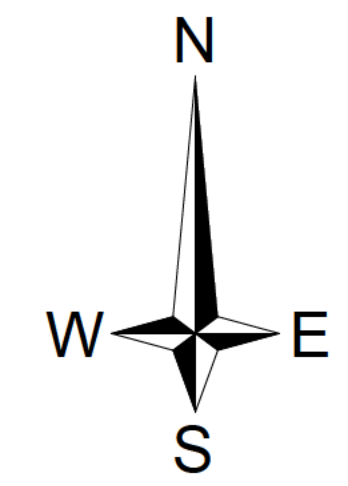
SURVEY REFERENCE

INFORMATION SHOWN HAS BEEN BASED ON AN ELECTRONIC AS-BUILT SURVEY BY GEOSURVEY DATED 4-16-2026.

PRELIMINARY SITE PLAN

SCALE: 1 INCH = 20 FEET

GRAPHIC SCALE



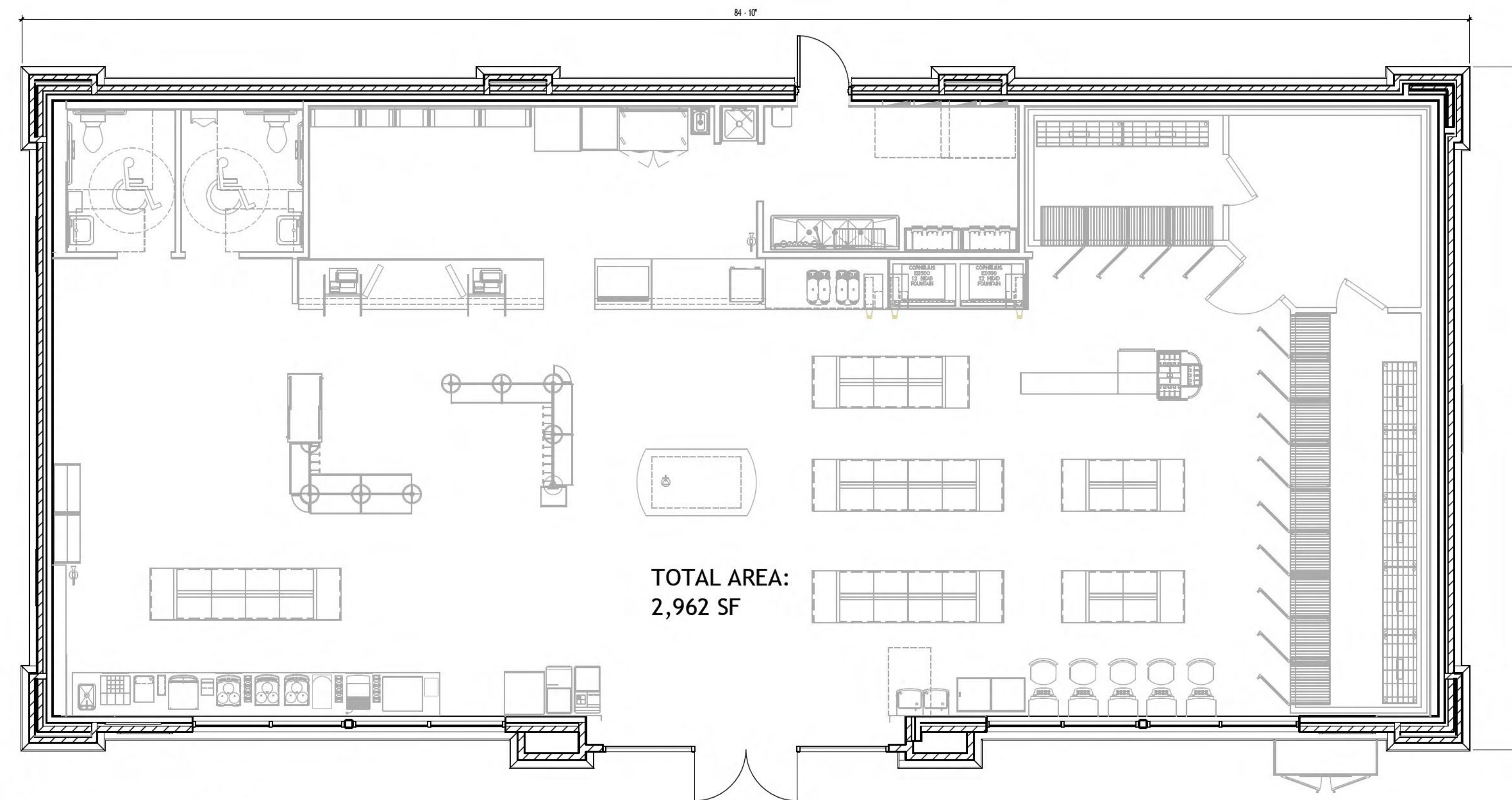
H:\Cadd\DWG\251100\251165 Majors Development Dr., Dekalb GA\10 Drawings\12 Preliminary\25.165 Memorial CP.3.dwg, 6/11/2026 4:23:54 PM, c:\users\candrea



Perspective - Main Approach



Perspective - SW Corner

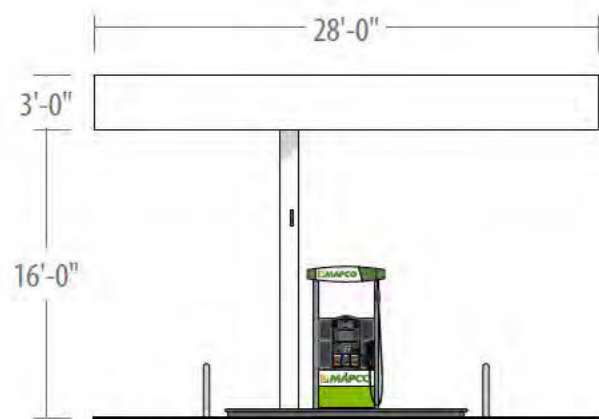


First Floor Plan - N.T.S

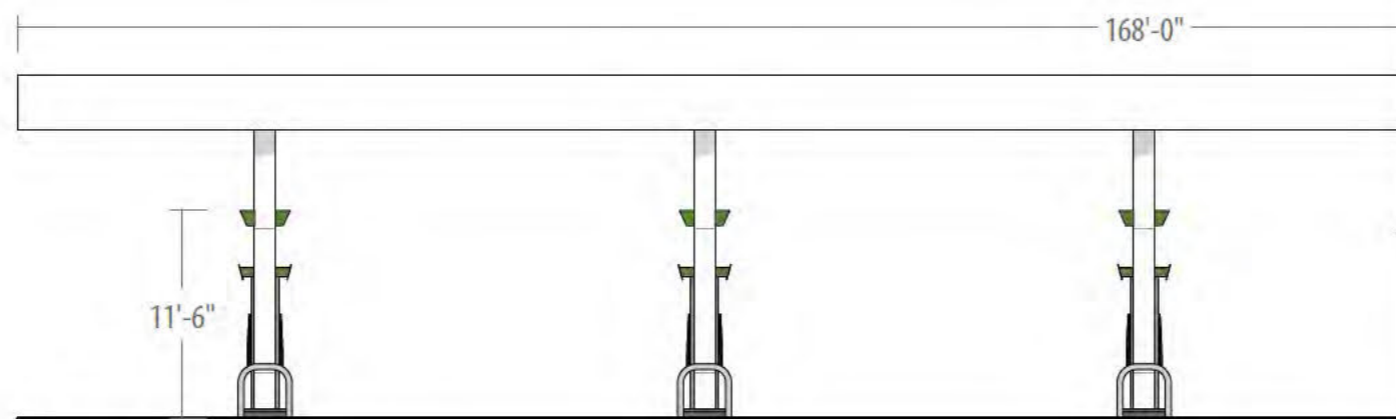
PROPOSED - STONE MOUNTAIN, GEORIGIA

OPTION 5

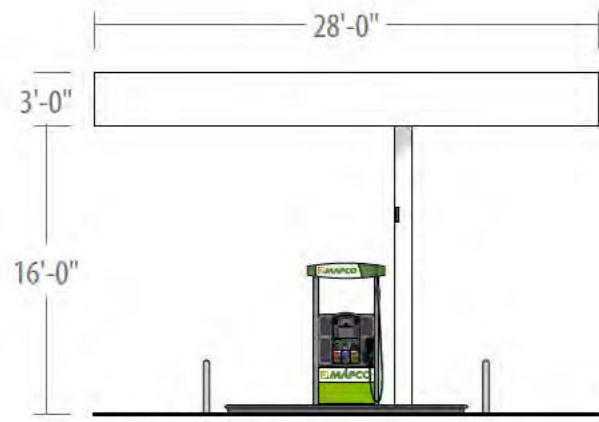
6252 Memorial Drive, Stone Mountain, GA



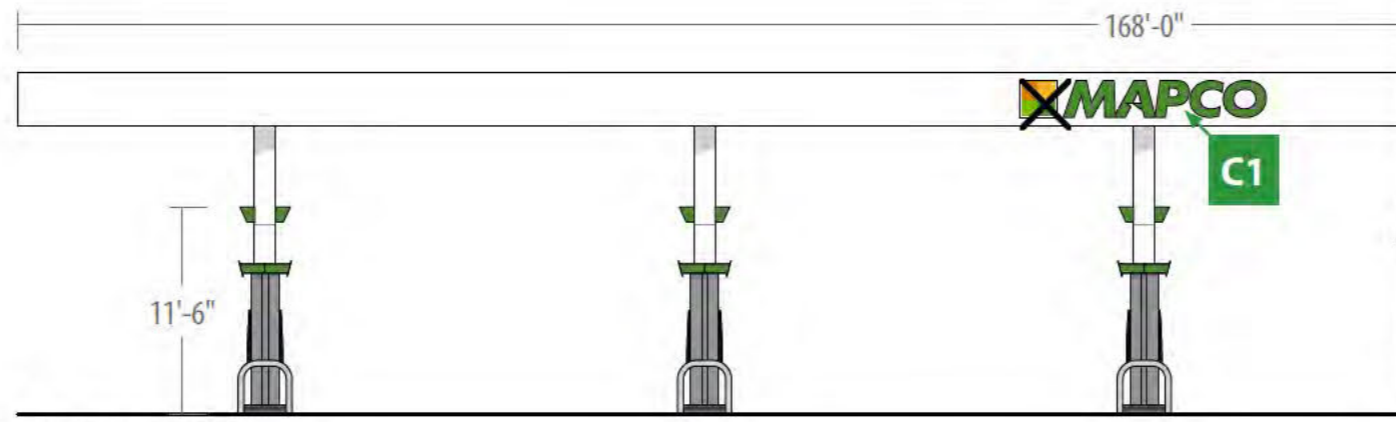
WEST ELEVATION
70.0 SF



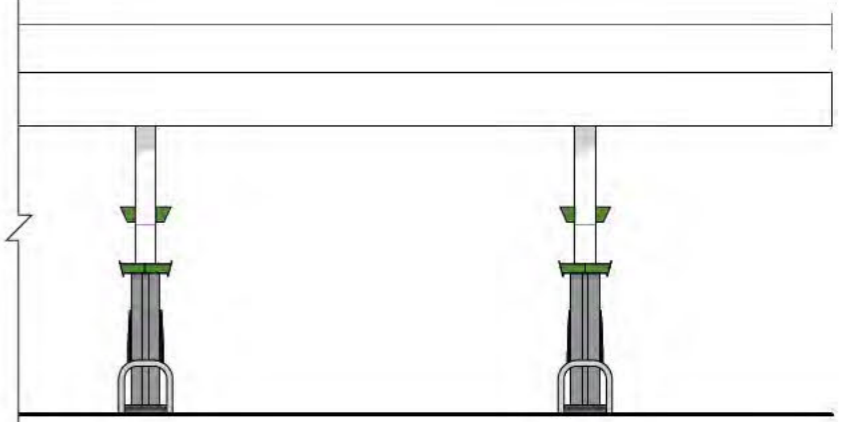
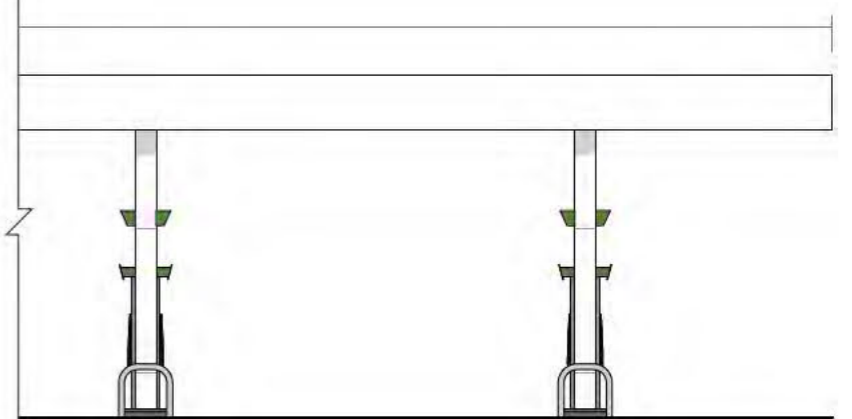
SOUTH ELEVATION
504.0 SF



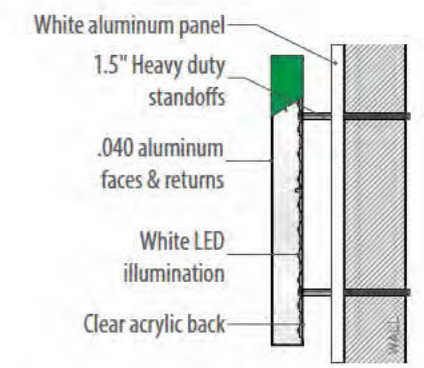
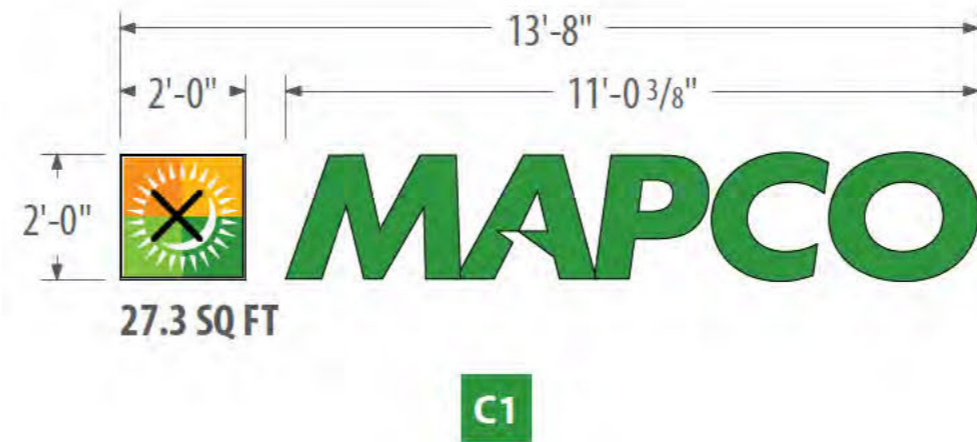
EAST ELEVATION
70.0 SF



NORTH ELEVATION
504.0 SF



SCOPE OF WORK				
SIGN #	DESCRIPTION	SIZE	AREA	% OF SPACE
NORTH ELEVATION				
C1	Halo-illuminated MapCo Channel Letters	2'-0" x 13'-8"	27.3 SF	5.4%
EAST ELEVATION				
Eastman White ACM Panels				
WEST ELEVATION				
Eastman White ACM Panels				
SOUTH ELEVATION				
Eastman White ACM Panels				



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Jackie Mashburn Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 4 & 7

Property Address: 6252 & 6200 Memorial Drive, Stone Mountain 30083

Tax Parcel ID: 18 091 01 050 & 18 091 01 011 Acreage: 0.59 acre

Existing Use: Vacant Proposed Use: Convenience store w/fuel pumps.

Supplemental Regs: yes Sec 4.2.8 and 4.2.28 Overlay District: NA

Rezoning: Existing Zoning: C-1 Proposed Zoning: NA

DRI: N/A Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment - Existing Land Use: CRC Proposed Land Use: _____ Consistent Inconsistent

Land Use Amendment Request: _____

Special Land Use Permit Article Number(s) 27-

Special Land Use Request(s): Demolish existing building & rebuild a convenience store with fuel pumps. Will need two (2) Special Land Use Permit (SLUP) applications: 1) for alcohol sales and 2) for fuel pumps.

Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n.a

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 06.08.2026 w/15-day notice Calendar Dates: CC: 08.18.2026 (Zoom)

PC: 09.01.2026 (Zoom) BOC: 09.24.2026 (In-Person)

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable):

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking – Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

Possible Variances: Parking needs to be on same property that it's accessory to.

Comments: Applicant must show how proposed convenience store and gas station are compatible with surrounding area, and how project is consistent with Commercial Redevelopment Corridor Character Area and the Memorial Drive Corridor Small Area Plan. Additionally, you must show compliance with Supplemental Regulations for gas pumps (Sec 4.2.28) & alcohol outlet (4.2.8) as well as show compliance with C-1 zoning requirements including but not limited to a minimum number of parking spaces, parking lot landscaping, sidewalks & street trees along Memorial Drive, minimum building setbacks, building materials, etc. Need to follow up on sewer capacity issues with the Department of Watershed Management. Questions relating to driveway location off of public arterial should be addressed to Transportation Department (Patreece Keeter). Questions concerning stormwater detention can be addressed to Land Development Department (Lelti). Applicant must file 1) SLUP application for fuel pumps and 2) SLUP application for alcohol outlet.

Planner: John Reid, Sr. Planner

Date: April 7, 2026