

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT (SLUP) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Rohail Hada

Subject Property Address: 2510 Bouldercrest Road,

City: Atlanta

State: GA

Zip: 30316

Parcel ID Number(s): 15 077 02 011

Acreage: 1.066

Commission District(s): 3

Super District: _____

Existing Zoning District(s): C1

Proposed Zoning District(s): C1

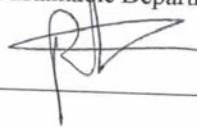
Existing Land Use Designation(s): C-Store with gas pumps

Proposed Land Use Designation(s): C-store with gas pumps (if applicable)

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



08/13/2026

Date

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE

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.**



Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department Current Planning / Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

APPLICANT PERSONAL CONTACT INFORMATION PAGE

Applicant Name: Rohail Hada

Address: 2510 Bouldercrest Road City: Atlanta State: GA Zip: 30316

Applicant Phone #: [REDACTED] Email: [REDACTED]

Address: _____ City: _____ State: _____ Zip: _____

Owner Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Subject Property Address: 2510 Bouldercrest Road,

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I hereby authorize the staff of the Planning and Sustainability Department, Current Planning/Zoning Division, to inspect the property that is the subject of this application.

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Signature

08/13/2026
Date

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:

\$400.00

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Be aware of scammers and fraudulent emails.**



Notice of Special Land Use Permit Application Community Meeting

Date: 07/23/2026

Dear Property Owner,

We are planning to apply for a Dekalb County Special Land Use Permit to build a bigger and a better convenience store with gas-pumps. There was an existing gas station at this location. The address is 2510 Bouldercrest Road, Atlanta, GA, 30316.

Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: August 10, 2026

Time: 5:30 pm EST

Location: Zoom meeting (details are mentioned below)

Join Zoom Meeting

<https://us04web.zoom.us/j/79758515177?pwd=ylajaghJvWIo2nLrbahIDOrixxn8qo.1>

Meeting chat link

<https://us04web.zoom.us/jc/79758515177>

Meeting ID: 797 5851 5177

Passcode: 0m4pDV

If you have any questions about the meeting, please call [REDACTED] or e-mail [REDACTED]. We look forward to seeing you there!

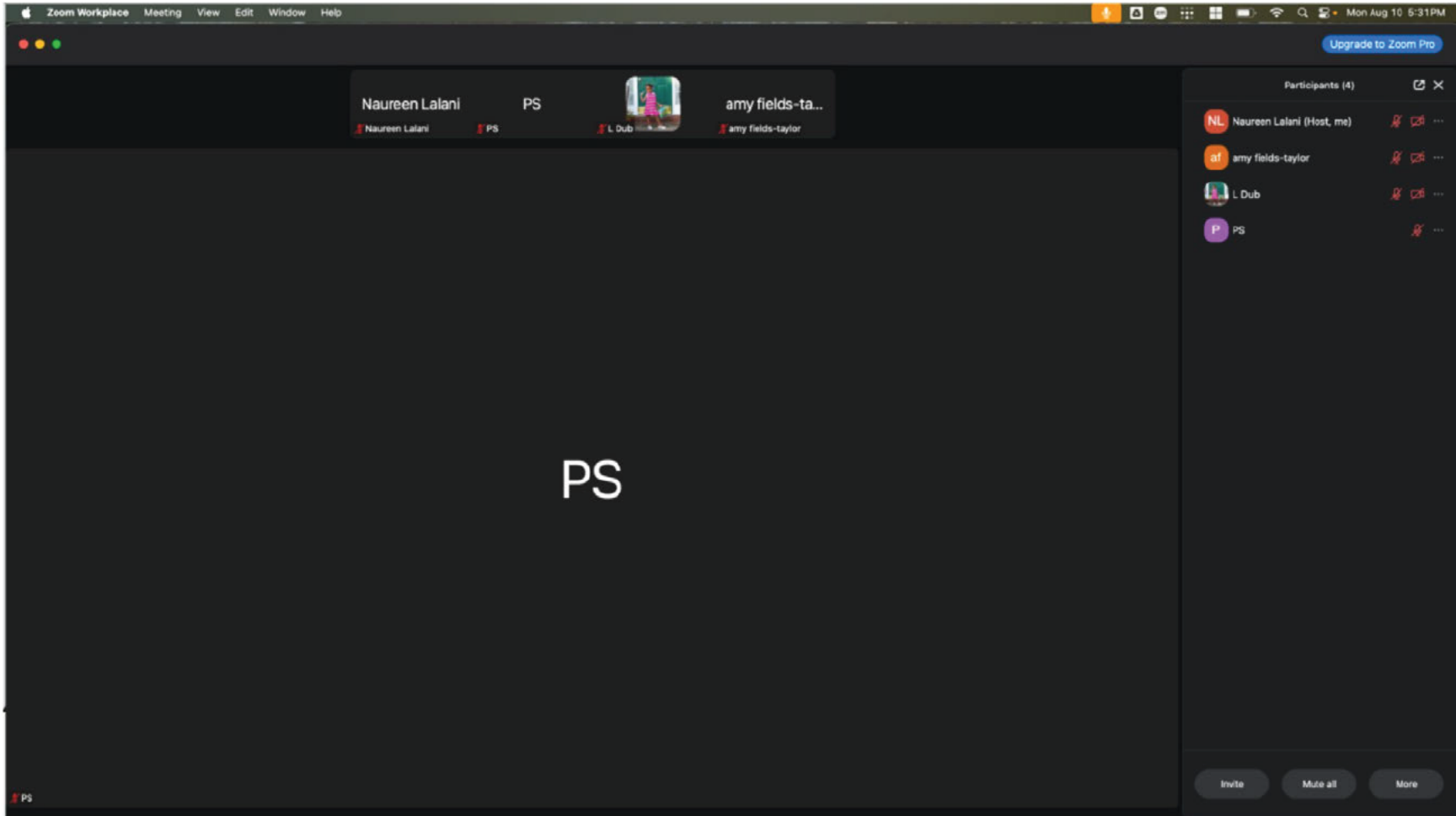
Sincerely,

On behalf of the Property Owners

Naureen Lalani

Office Manager

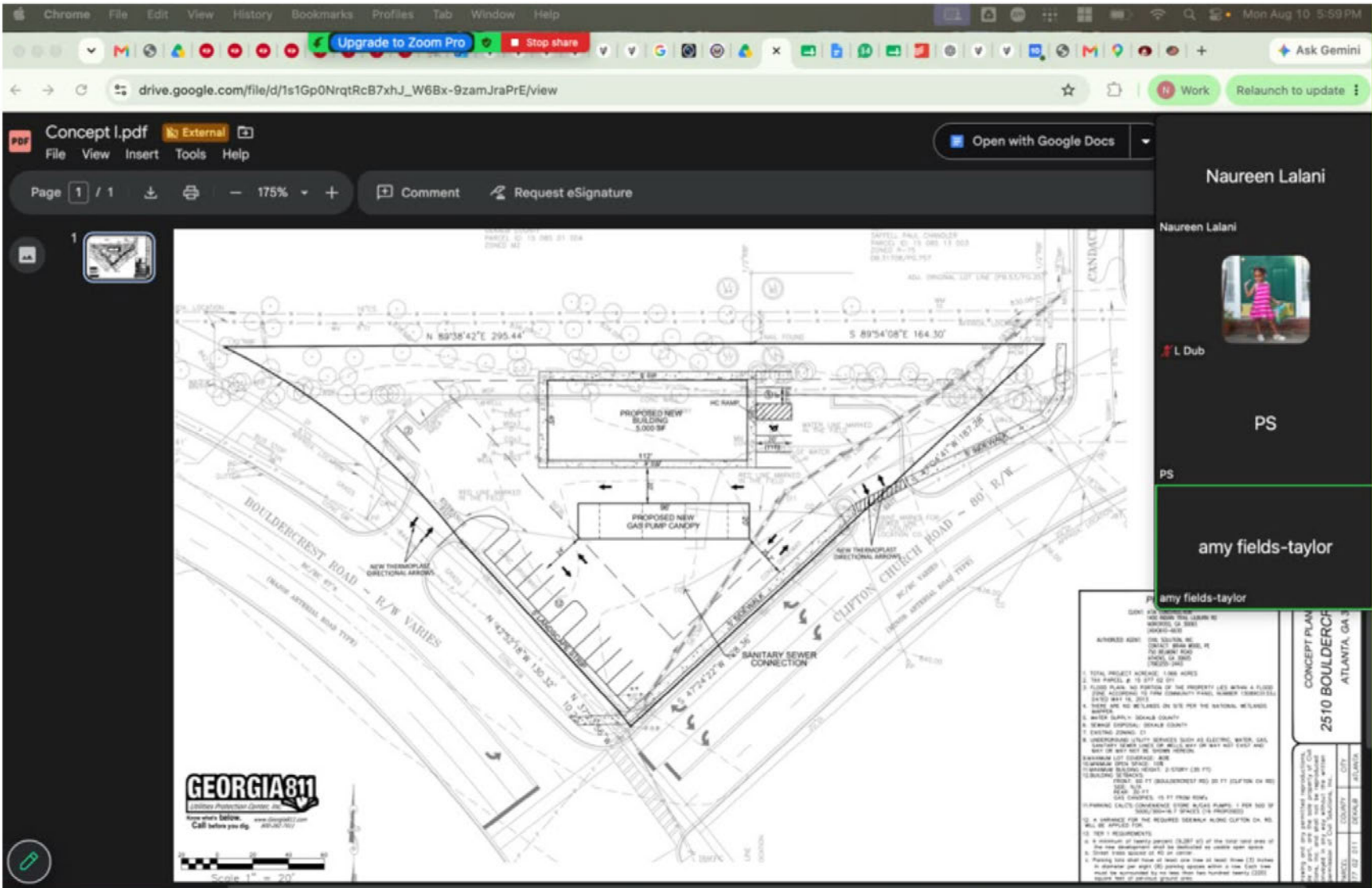
Atai Construction



https://drive.google.com/drive/u/0/folders/1O0nzE_E-84Sdfeot_mXttUaWICfsqG3a

Link for the meeting

1400 Indian Trail Lilburn Road, NW, Norcross, GA, 30093



1400 Indian Trail Lilburn Road, NW, Norcross, GA, 30093

Special Land Use Permit (SLUP) Letter of Application

Date: 08/13/2026

To:

Planning and Zoning Department, Dekalb County

Property Address: 2510 Bouldercrest Road, Atlanta, GA, 30316

Dear Members of the Planning Commission,

On behalf of the property owner, we respectfully submit this Letter of Application in support of a request for a **Special Land Use Permit (SLUP)** for the above-referenced property.

The property is currently zoned **C-1 (Neighborhood Commercial)**, and **no rezoning is requested**. The proposed zoning classification will remain **C-1**. The Special Land Use Permit is being requested because it is required under the City's zoning ordinance due to the property's location relative to Interstate 675 and its proximity to adjacent residential properties.

The property was previously developed and operated as a convenience store with gasoline pumps. That business ceased operations following an accident, and the site has remained underutilized. This application seeks to restore the property's long-established commercial use by redeveloping the site with a modern convenience store and fueling facility that is compatible with the surrounding commercial corridor and complies with current development standards.

The proposed development consists of a 5,000-square-foot, one-story commercial building with a maximum building height of approximately 13 feet. The development will include one commercial unit, operating as a convenience store with four (4) gasoline fueling pumps. The business is expected to employ approximately three (3) employees per shift. Proposed hours of operation are 6:00 a.m. to 11:00 p.m., providing convenient services to residents, commuters, and travelers while avoiding overnight operations.

The proposed use is consistent with the commercial character of the surrounding area and represents the continuation of a historic use that previously existed on the property. Redeveloping the site will improve the appearance and functionality of the property, provide neighborhood-serving retail services, create employment opportunities, and return a currently vacant site to productive use.

Impact Analysis (Convenience Store with Gas Pumps)

A. Adequacy of Site Size

The subject property contains approximately 1.07 acres, which provides sufficient area to accommodate the proposed 5,000-square-foot convenience store, a four-pump fueling canopy, required parking, drive aisles, landscaping, stormwater facilities, and utility improvements. The site plan has been designed to comply with the applicable development standards for the C-1 zoning district, including setbacks, parking, and circulation.

B. Compatibility with Adjacent Properties

The proposed convenience store with fueling facilities is compatible with the surrounding commercial corridor and represents the continuation of a historic commercial use previously operating on the property. The site fronts Clinton Church Road and Bouldercrest Road, both major roadways serving commercial traffic. Potential impacts such as lighting, noise, and vehicle activity will be minimized through compliance with County development standards, modern site design, landscaping, and operational controls.

C. Public Services and Utilities

Public water, sanitary sewer, electric, natural gas, and telecommunications services are available to the property and are adequate to serve the proposed development. The project will utilize existing public infrastructure with any necessary upgrades completed in accordance with County requirements.

D. Street Capacity

The property has frontage on Clinton Church Road and Bouldercrest Road and is located near Interstate 675. These roadways are designed to accommodate commercial traffic, and the proposed redevelopment is not expected to create traffic volumes beyond the capacity of the existing transportation network.

E. Ingress and Egress

The site provides safe vehicular access from existing public roads with internal circulation designed to separate fueling movements from parking and delivery areas. Adequate emergency vehicle access is provided, and pedestrian connections will comply with County standards where required.

F. Hours of Operation

The proposed hours of operation are 6:00 a.m. to 11:00 p.m. These hours are typical for neighborhood convenience retail and are not anticipated to create adverse impacts on adjacent

properties. The site is located within an established commercial area and will operate in accordance with applicable County regulations.

G. Consistency with Zoning District

The proposed use is permitted through approval of a Special Land Use Permit within the C-1 zoning district. The development complies with applicable zoning requirements and maintains the property's commercial character.

H. Consistency with the Comprehensive Plan

The proposal supports the Comprehensive Plan by redeveloping an existing commercial site, reinvesting in underutilized property, providing neighborhood-serving retail services, and utilizing existing infrastructure without expanding commercial development into undeveloped residential areas.

I. Refuse and Service Areas

Refuse collection and service areas will be located on-site and screened in accordance with County requirements. Service activities will occur within designated areas designed to minimize impacts on adjacent properties.

J. Duration of SLUP

The requested Special Land Use Permit should remain with the property and not be limited in duration, provided the development continues to operate in compliance with all applicable County regulations and approved conditions.

K. Building Scale and Massing

The proposed building consists of a single-story, 5,000-square-foot structure with a maximum height of approximately 13 feet, which is compatible with surrounding commercial development. Due to its modest height, the project will not create significant shadow impacts on adjoining properties.

L. Historic Resources

The proposed redevelopment will not adversely affect any known historic buildings, historic districts, archaeological resources, or culturally significant sites.

M. Supplemental Regulations

The proposed development will comply with all applicable supplemental regulations governing convenience stores with fueling facilities, including site design, access management, landscaping, lighting, stormwater management, and environmental requirements.

N. Community Need

The proposal restores a commercial service that historically existed at this location. The previous convenience store and fueling station ceased operations following an accident rather than market demand. Redeveloping the property will return a vacant commercial site to productive use while providing convenient services for nearby residents and motorists traveling along the Interstate 675 corridor.



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(s) 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.

08/13/2026

Date

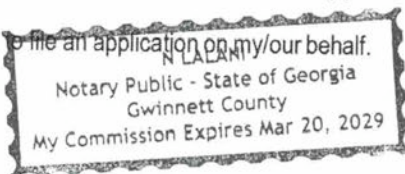
TO WHOM IT MAY CONCERN:

I/We Nesa Properties Group LLC
Name of Owner(s)

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

Rohail Hada

Name of Agent or Representative(s)



Notary Public

[Signature]
Owner

08/13/2026
Date



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

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 filing of this application?

☐ Yes ☒ No

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

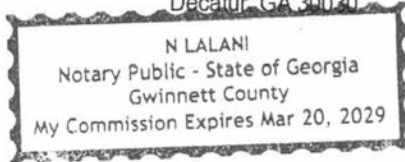
If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

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

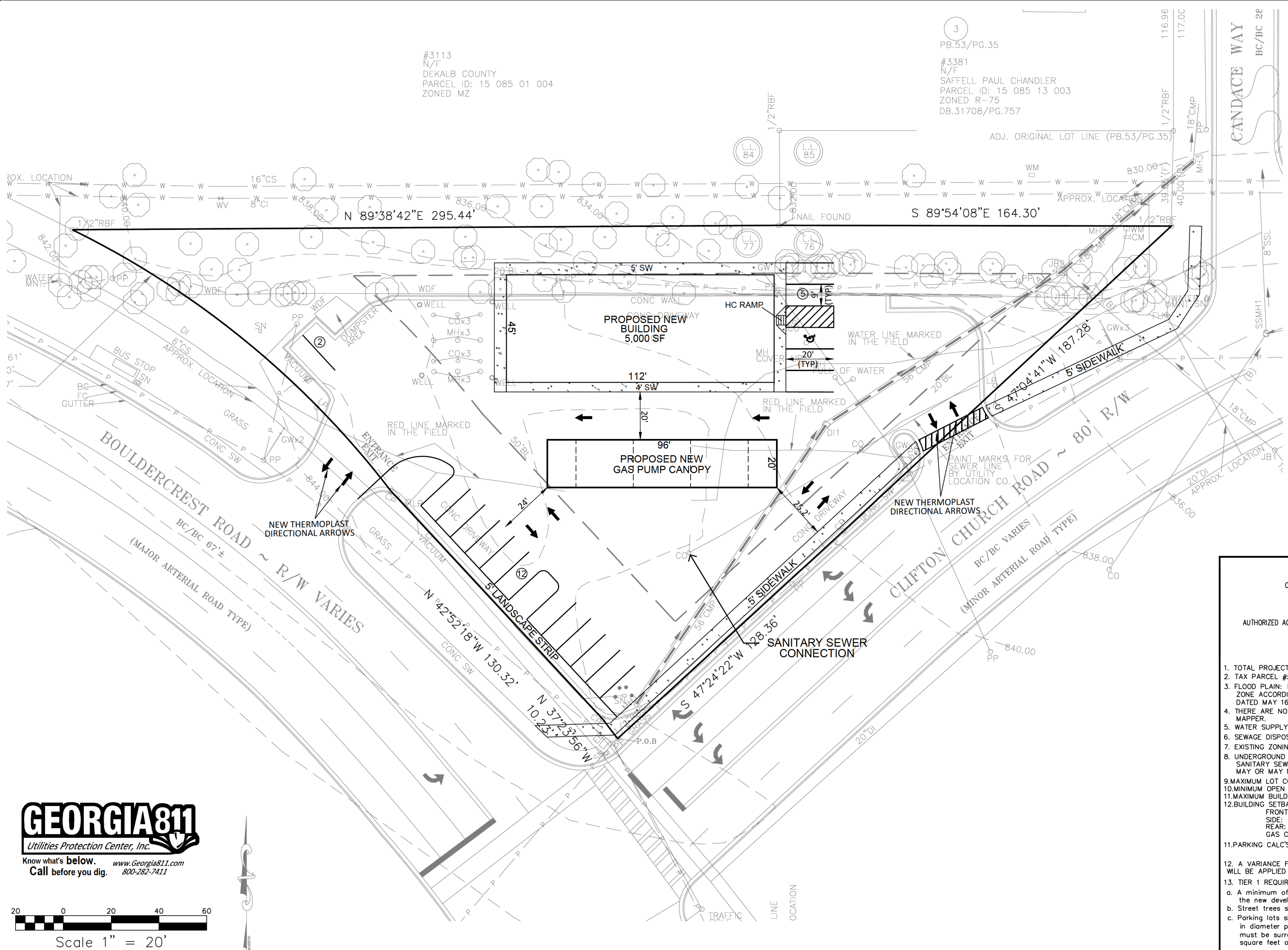
Signature of Applicant

Date

Check one: Owner ☐ Agent ☒

Expiration Date/ Seal

03/20/2029



#3113
N/F
DEKALB COUNTY
PARCEL ID: 15 085 01 004
ZONED MZ

3
PB.53/PG.35
#3381
N/F
SAFFELL PAUL CHANDLER
PARCEL ID: 15 085 13 003
ZONED R-75
DB.31708/PG.757

CANDACE WAY
BC/BC 28

GEORGIA811

Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

www.Georgia811.com
800-282-7411

20

0

20

40

60

Scale 1" = 20'

*NOTE:
EXISTING UNDERGROUND UTILITIES LOCATIONS AS SHOWN
SHOULD BE CONSIDERED APPROXIMATE AND MAY NOT BE
COMPLETE. UNDERGROUND UTILITIES AS SHOWN ARE BASED
ON INFORMATION PROVIDED BY UTILITY OWNERS. THE
CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS
PRIOR TO ANY CONSTRUCTION. ANY DAMAGE TO SUCH UTILITIES
SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

- PROJECT DATA:

CLIENT: ATAI CONSTRUCTION
1400 INDIAN TRAIL LILBURN RD
NORCROSS, GA 30093
(404)610-6630

AUTHORIZED AGENT: CIVIL SOLUTION, INC.
CONTACT: BRIAN WOOD, PE
750 BELMONT ROAD
ATHENS, GA 30605
(706)255-2443
1. TOTAL PROJECT ACREAGE: 1.066 ACRES

2. TAX PARCEL #: 15 077 02 011

3. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13089C0133J, DATED MAY 16, 2013.

4. THERE ARE NO WETLANDS ON SITE PER THE NATIONAL WETLANDS MAPPER.

5. WATER SUPPLY: DEKALB COUNTY

6. SEWAGE DISPOSAL: DEKALB COUNTY

7. EXISTING ZONING: C1

8. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.

9. MAXIMUM LOT COVERAGE: 80%

10. MINIMUM OPEN SPACE: 10%

11. MAXIMUM BUILDING HEIGHT: 2-STORY (35 FT)

12. BUILDING SETBACKS:
FRONT: 60 FT (BOULDERCREST RD) 20 FT (CLIFTON CH RD)
SIDE: N/A
REAR: 20 FT
GAS CANOPIES: 15 FT FROM ROW'S

11. PARKING CALC'S: CONVENIENCE STORE W/GAS PUMPS: 1 PER 500 SF 5000/300=16.7 SPACES (19 PROPOSED)

12. A VARIANCE FOR THE REQUIRED SIDEWALK ALONG CLIFTON CH. RD. WILL BE APPLIED FOR.

13. TIER 1 REQUIREMENTS:
a. A minimum of twenty percent (9,287 sf) of the total land area of the new development shall be dedicated as usable open space.
b. Street trees spaced at 40 on center.
c. Parking lots shall have at least one tree at least three (3) inches in diameter per eight (8) parking spaces within a row. Each tree must be surrounded by no less than two hundred twenty (220) square feet of pervious ground area.

GEORGIA

REGISTERED

PROFESSIONAL

ENGINEER

BRIAN WOOD

LEVEL II CERTIFICATION #13718

REVISIONS	DATE

DATE
06/19/26

SHEET
C2

PARCEL	COUNTY	CITY
15 077 02 011	DEKALB	ATLANTA

CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS
750 BELMONT ROAD
ATHENS, GA 30605
OFFICE 706-255-2443

DOWNER & DEVELOPER
ATAI CONSTRUCTION
1400 Indian Trail Lilburn Rd NW
Norcross, GA 30093
24 HR. CONTACT
ROHAIL HADA
PHONE: 404-610-6630

CONCEPT PLAN I FOR:

2510 BOULDERCREST ROAD

ATLANTA, GA 30316

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MAJOR MODIFICATION, & LAND USE AMENDMENTS

(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Naureen Lalani Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 3 & 6

Property Address: 2510 Bouldercrest Road, Atlanta 30316

Tax Parcel ID: 15 077 02 011 Acreage: 1.01

Existing Use: fuel pumps Proposed Use: Fuel pumps for convenience store.

Supplemental Regs: 4.2.28 Overlay District: Tier 1, Bouldercrest OVD

☐ Rezoning: Existing Zoning: C-1 Proposed Zoning: N/A

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

Rezoning Request: N/A

☐ Land Use Amendment - Existing Land Use: CRC Proposed Land Use: ☐ Consistent ☐ Inconsistent

Land Use Amendment Request: N/A

☒ Special Land Use Permit Special Land Use Permit Article Number(s) 27-

Special Land Use Request(s): Fuel pumps for convenience store.

PCH/CCI: Use both of these links to search & identify other "Personal Care Homes" (PCH) and/or "Child Care Institution" (CCI) [Child Care Distance Measuring Tool](#) and [PCH-CLA Distance Measuring Tool](#) Select both of those types on the left-hand side and then click "search".

☐ Major Modification: Existing Zoning Conditions: None

Major Modification Request: N/A

Condition(s) to be modified (if applicable): N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting Deadline **w/15-day notification**: August 10, 2026

Calendar Dates: CC: 10.14.2026 (Zoom) PC: 11.05.2026 (Zoom) BOC: 11.19.2026 (In-Person)

- ☒ Letter of Intent ☒ Impact Analysis ☒ Owner Authorization(s) ☒ Campaign Disclosure
- ☒ Public Notice, Signs ☒ 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 | *Parking – Bicycle | *Building Separation | *Lot Size | *Screening |
| *Pedestrian Plan | *Streetscapes | *Enhanced Open Space | *Garages | *Building Orientation |
| *Perimeter Landscapes | *Setbacks: front, sides, side corner, rear | *Building Materials: Roof, Fenestration, Façade Design | | |

☒ Possible Variances: Variances will likely be sought. Subject site is a irregular shaped lot (triangle) which may impact setbacks requirements. Site plan is still in conceptual stages & will need display requirements outlined in 3.39.4.

Comments: _____

The subject site will have to meet development standards of the Bouldercrest

Overlay (Section 3.39.4) Tier 1. The convenience store and fuel pumps may have been

legally nonconforming (Section 8.1.16) - the Applicant has stated given the amount of redevelopment,

the site will need to come into compliance with requirements outlined in Tier 1 of the Overlay

and/or applicable C-1 zoning district, and all DeKalb County codes that are relevant to the nature of the

expansion, alteration or redevelopment. Additionally, fuel pumps associated with a convenience store

must meet Supplemental Regulations in Section 4.2.28.

Planner: Andrea Folgherait, Sr. Planner

Date: July 6, 2026