

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

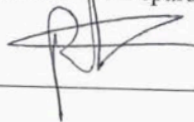
Existing Land Use Designation(s): C-Store with gas pumps

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.**



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!

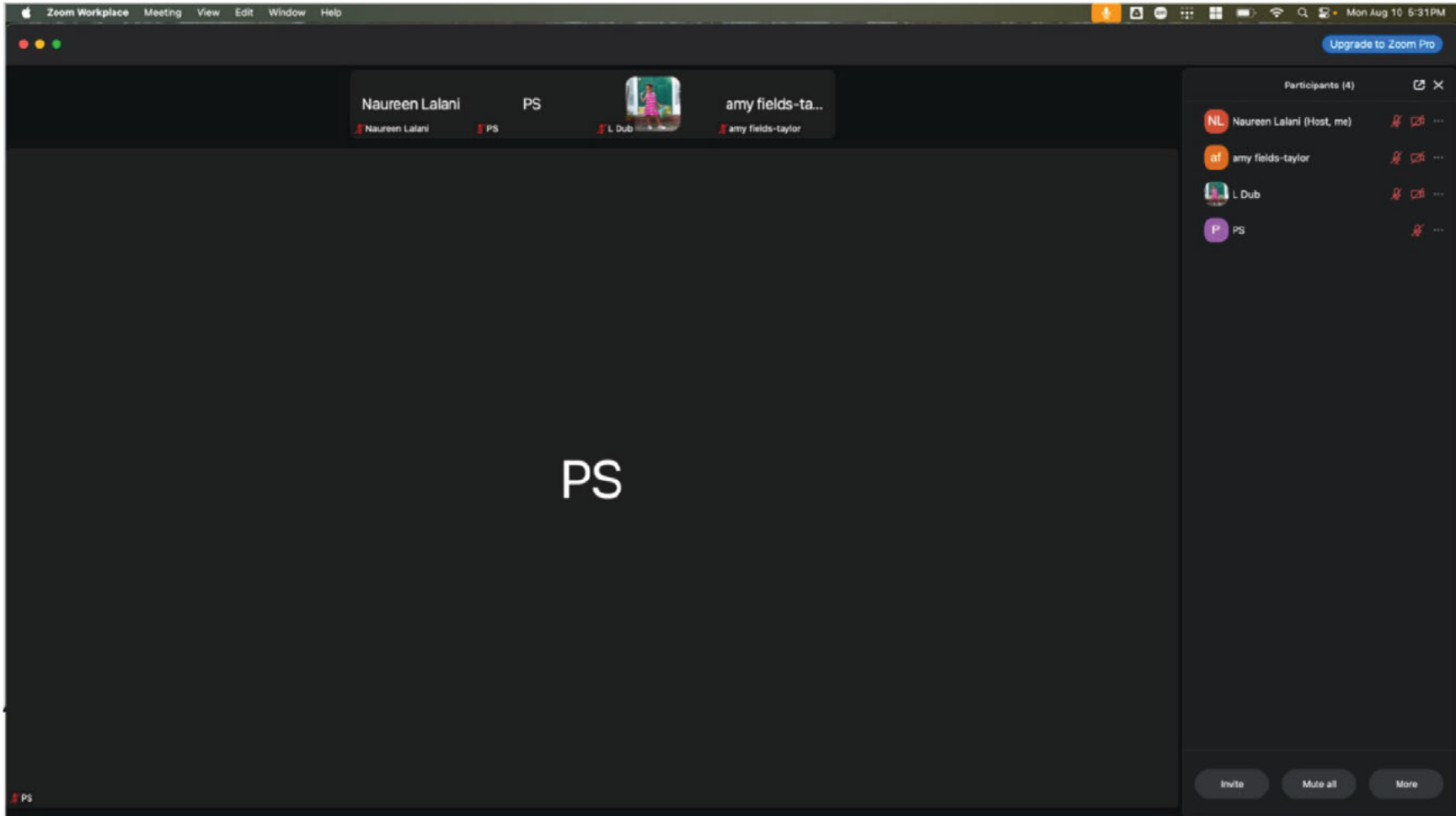
Sincerely,

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

[illegible]

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, along with the beer and wine sales. 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 (C-Store with gas pumps for Beer and Wine)

A. Adequacy of Site Size

The approximately 1.07-acre site provides sufficient area for the proposed 5,000-square-foot convenience store, four fueling pumps, parking, circulation, landscaping, utility infrastructure, and all required site improvements. The addition of beer and wine sales does not require any expansion of the building footprint or site layout.

B. Compatibility with Adjacent Properties

The proposed convenience store with fueling facilities and accessory beer and wine sales is compatible with the existing commercial nature of the area. Beer and wine sales are intended solely as an accessory retail use within the convenience store and will comply with all applicable federal, state, and local licensing and regulatory requirements. No bars, lounges, or on-premises alcohol consumption are proposed. The project continues a commercial use historically established on the property.

C. Public Services and Utilities

Existing public infrastructure, including water, sewer, electric, gas, and telecommunications services, is available and adequate to support the proposed development without requiring extraordinary public improvements.

D. Street Capacity

The site's location along Clinton Church Road and Bouldercrest Road near Interstate 675 provides excellent access to an established transportation network designed for commercial traffic. The addition of accessory beer and wine sales is not expected to materially increase traffic beyond that generated by the convenience store and fueling operations.

E. Ingress and Egress

Safe ingress and egress are provided through existing roadway access points. Internal circulation accommodates customer vehicles, fuel deliveries, and emergency access while maintaining efficient traffic flow throughout the site.

F. Hours of Operation

The proposed hours of operation are 6:00 a.m. to 11:00 p.m. Beer and wine sales will occur only during hours permitted by applicable state and local regulations. The operation is not expected to generate adverse impacts beyond those typically associated with neighborhood convenience retail.

G. Consistency with Zoning District

The proposed use is consistent with the C-1 zoning district upon approval of the requested Special Land Use Permit. Beer and wine sales are proposed as an accessory retail component of the convenience store and will operate in accordance with all applicable licensing requirements.

H. Consistency with the Comprehensive Plan

The proposal supports the Comprehensive Plan by reinvesting in an existing commercial property, restoring a previously established neighborhood-serving business, utilizing existing infrastructure, and promoting economic activity without extending commercial development into residential areas.

I. Refuse and Service Areas

Screened refuse collection and service areas will be provided in accordance with County development standards. Deliveries and waste collection will occur in designated service areas to minimize impacts on adjacent properties.

J. Duration of SLUP

The Special Land Use Permit should remain valid with the property provided the use continues to comply with all applicable regulations, permit conditions, and licensing requirements.

K. Building Scale and Massing

The proposed one-story building, approximately 13 feet in height, is appropriately scaled for the site and surrounding commercial development. The building will not create significant shadow impacts or visual incompatibility with neighboring properties.

L. Historic Resources

The proposed redevelopment will not adversely affect any historic structures, historic districts, archaeological resources, or other protected cultural resources.

M. Supplemental Regulations

The project will comply with all applicable County supplemental regulations governing convenience stores, fueling facilities, and the retail sale of beer and wine, including all required state and local licensing, operational, and site development standards.

N. Community Need

The proposed development restores a long-standing commercial service at a site where a convenience store and fueling station previously operated before closing as the result of an accident. The project will reactivate a vacant commercial property and provide neighborhood-serving retail services, including the convenience purchase of packaged beer and wine where permitted by law, while maintaining compatibility with the surrounding commercial corridor and nearby residential properties.



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

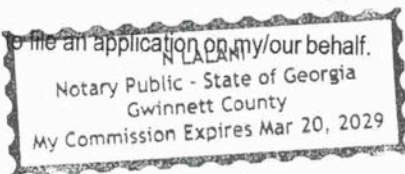
TO WHOM IT MAY CONCERN:

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

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"**

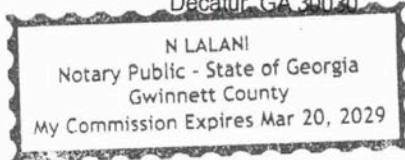
If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

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



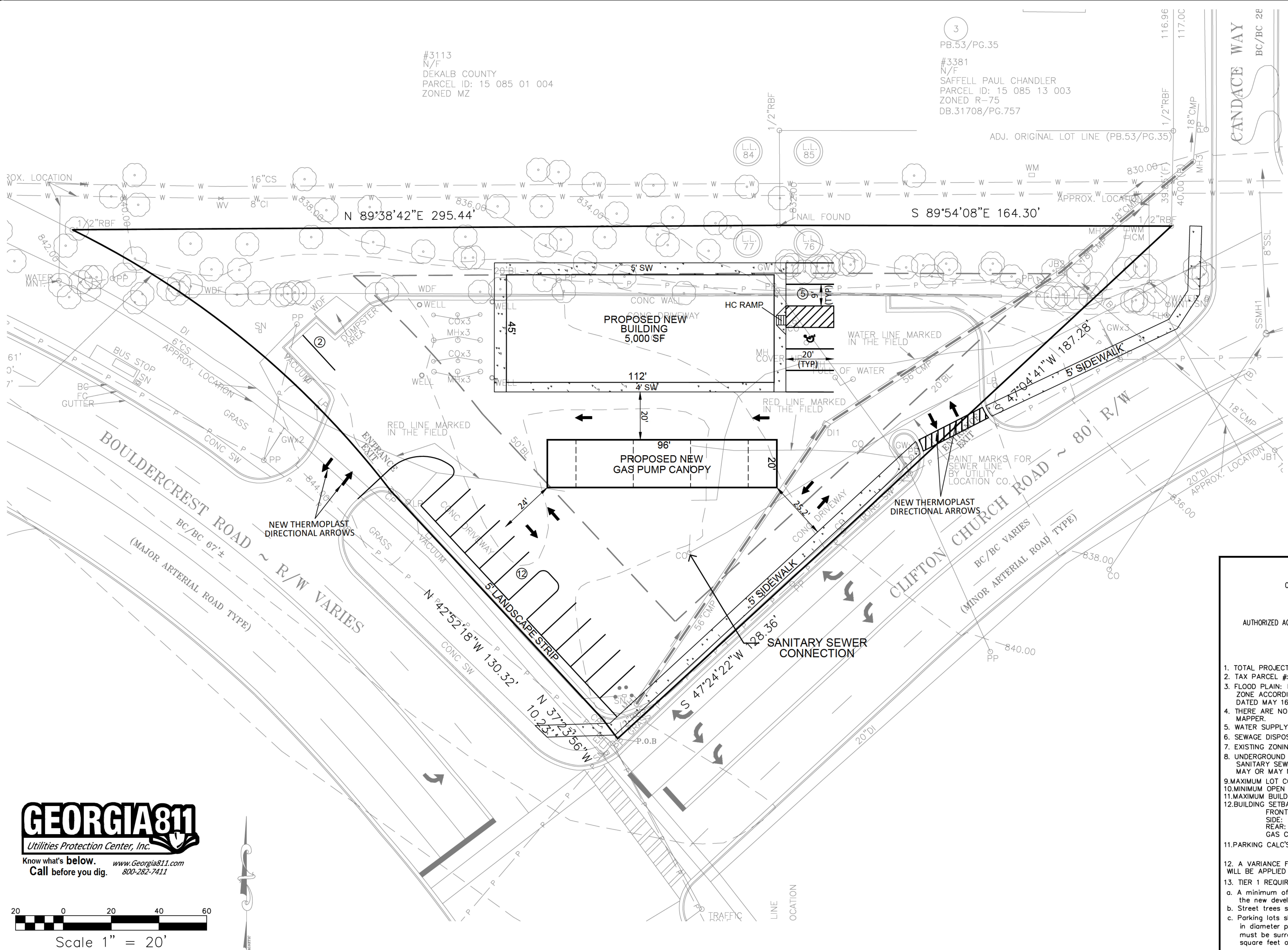
Signature of Applicant

Date

Check one: Owner ☐ Agent ☒

Expiration Date/ Seal

03/20/2029



GEORGIA811

Utilities Protection Center, Inc.

Know what's below. Call before you dig.

www.Georgia811.com 800-282-7411

20060

0204060

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.

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

This drawing and any permitted reproductions, in whole or part, are the sole property of Civil Solutions, Inc. and shall not be reproduced or conveyed in any way without the written permission of Civil Solutions, Inc..

PARCEL	COUNTY	CITY
15 077 02 011	DEKALB	ATLANTA

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