

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 and 6

Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet Tier 1 of the Bouldercrest Overlay District and in the C-1 (Local Commercial) zoning district, at 2510 Bouldercrest Road.

PETITION NO: N11-2026-1270 SLUP-26-1248269

PROPOSED USE: Accessory alcohol outlet.

LOCATION: 2510 Bouldercrest Road, Atlanta, GA 30316

PARCEL NO. : 15 077 02 011

INFO. CONTACT: Andrea Folgherait, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet in Tier 1 of the Bouldercrest Overlay District and in the C-1 (Local Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (Oct. 2026) Full-cycle deferral.

PLANNING COMMISSION: (Nov. 5, 2026) Pending.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The subject site is located within the CRC (Commercial Redevelopment Corridor) Character Area, which is intended to improve the function and aesthetic appeal of commercial corridors and promote the redevelopment of corridors in decline (*2050 Unified Plan*, pg. 37). The site is also located within Tier 1 of the Overlay, intended to support redevelopment and encourage a mix of uses along Bouldercrest Road, a major thoroughfare. The proposed alcohol outlet and fuel pumps would not independently introduce mixed-use development or substantially offer new goods and services along the corridor. However, the request would facilitate reinvestment in a fire-damaged property and allow a previously established business to resume operation under the same ownership. Additionally, because of the subject size and shape, the buildable envelope is limited. Alternative development proposals may be challenged to meet zoning requirements and land use goals. Staff identified several site plan deficiencies related to the Bouldercrest Overlay Standards (Section 3.39.6.- Standards Applicable to all Tiers). Subsections C.1 and C.2 require a 10-foot sidewalk, a 10-foot landscape strip, and trees spaced no more than sixty (60) feet apart. Additionally (if not already in place) a right-of-way dedication of seventy-five (75) feet from the centerline of roadway is required - all public infrastructure must be within the right of way. The proposed site plan "Concept Plan I" dated, 6/19/2026 shows only a 5-foot sidewalk and 5-foot landscape strip along Clifton Church Road and does not demonstrate compliance with the required tree spacing. Furthermore, convenient pedestrian pathways connecting street sidewalks to each building entrance, are required by Subsection C.4. Any proposed signage must comply with Subsection B and Chapter 21. No additional material concerns were identified by the Interdepartmental comments. The proposed redevelopment consists of several deficiencies related to the Bouldercrest Overlay standards in Section 27-3.39.6, does not meet Section 27-4.2.28 I. (*No new convenience store shall be permitted within 3,960 feet (i.e., three-fourths of a mile) of any currently*

existing small box retail discount store.), nor support the intended goals of a CRC. Based on review of all criteria under Section 27-7.4.6, Staff recommend that this application be ***“Denied”***.

PLANNING COMMISSION VOTE: (November 5, 2026) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Oct. 2026) Full-Cycle Deferral (7-1-0) to allow the applicant to re-engage with the community.

Planning Commission Hearing Date: November 5, 2026
Board of Commissioner Hearing Date: November 19, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1248269	File ID #: 2026-1270
Address:	2510 Bouldercrest Road, Atlanta, GA 30316	Commission Districts: 03 and 06
Parcel ID(s):	15 077 02 011	
Request:	Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district and Tier 1 of the Bouldercrest Overlay District.	
Property Owner(s):	Rohail Hada	
Applicant/Agent:	Rohail Hada	
Acreage:	1.066	
Existing Land Use:	Vacant convenience store and fuel pumps	
Surrounding Properties:	North: Forested land, recreational land, and a single-family detached subdivision East: Clifton Church Road separates subject site from a shopping plaza South: Bouldercrest Road West: Bouldercrest Road separates the subject site from multi-family apartment complex	
Adjacent Zoning:	North: MZ (Multiple Zoning), R-75 (Residential Medium Lot-75) East: NS (Neighborhood Shopping) and C-1 (Local Commercial) South: C-1 and MR-2 (Medium Density Residential-2) West: C-1 and MR-2	
Comprehensive Plan:	CRC (Commercial Redevelopment Corridor) - Inconsistent X	

STAFF RECOMMENDATION: DENIAL.

BACKGROUND

The subject site is an irregular, generally triangular site with frontage along Bouldercrest Road and Clifton Church Road. The property was previously developed as a convenience store with fuel pumps and associated paved parking and circulation areas. The property suffered a fire in November 2025 and business ceased. The application(s) seek to restore the operations and develop a new up-to-date convenience store and fuel pumps. A companion application was also filed to operate fuel pumps (SLUP-26-1248268) within Tier 1 of the Bouldercrest Overlay.

STAFF ANALYSIS

The subject site is located within the CRC (Commercial Redevelopment Corridor) Character Area, which is intended to improve the function and aesthetic appeal of commercial corridors and promote the redevelopment of corridors in decline (*2050 Unified Plan*, pg. 37). The site is also located within Tier 1 of the Overlay, intended to support redevelopment and encourage a mix of uses along Bouldercrest Road, a major thoroughfare. The proposed alcohol outlet and fuel pumps would not independently introduce mixed-use development or substantially offer new goods and services along the corridor. However, the request would facilitate reinvestment in a fire-damaged property and allow a previously established business to resume operation under

the same ownership. Additionally, because of the subject size and shape, the buildable envelope is limited. Alternative development proposals may be challenged to meet zoning requirements and land use goals.

Staff identified several site plan deficiencies related to the Bouldercrest Overlay Standards (Section 3.39.6.- *Standards Applicable to all Tiers*). Subsections C.1 and C.2 require a 10-foot sidewalk, a 10-foot landscape strip, and trees spaced no more than sixty (60) feet apart. Additionally (if not already in place) a right-of-way dedication of seventy-five (75) feet from the centerline of roadway is required - all public infrastructure must be within the right of way. The proposed site plan “*Concept Plan P*” dated, 6/19/2026 shows only a 5-foot sidewalk and 5-foot landscape strip along Clifton Church Road and does not demonstrate compliance with the required tree spacing. Furthermore, convenient pedestrian pathways connecting street sidewalks to each building entrance, are required by Subsection C.4. Any proposed signage must comply with Subsection B and Chapter 21. No additional material concerns were identified by the Interdepartmental comments.

FINDINGS OF FACT

The following grouped findings address all criteria under Section 27-7.4.6 of the DeKalb County Zoning Ordinance:

1. Site Design and Ordinance Compliance - Criteria A I K and M

The site’s irregular shape and frontage along Bouldercrest Road and Clifton Church Road constrains the buildable area. Compliance with the Bouldercrest Overlay’s streetscape, pedestrian access, and right-of-way requirements have not been demonstrated. The proposal appears to satisfy Supplemental Regulations in Section 4.2.8, subject to plan documentation confirming that alcohol sales and storage occupy no more than 20 percent of the gross floor area, as required by Subsection D. However, the proposal appears inconsistent with the Supplemental Regulations in Section 4.2.28(I), which requires 3,960 feet (three-fourths of a mile) of separation between a new convenience store and an existing small box retail discount store. A Family Dollar is located approximately sixty-five (65) feet away, across the street.

2. Compatibility and Operational Impacts - Criteria B F J and N

The operating hours are from 6 AM to 11 PM with approximately three (3) employees on site during business hours. The proposed redevelopment is generally compatible with surrounding land uses, which include an activity field and single-family detached homes to the north, a multifamily apartment complex to the southwest, and a commercial shopping plaza to the southeast. The greatest impacts are anticipated along the shared property line with the activity fields and adjacent single-family homes. However, because the use previously existed on the site and the remaining three sides are bounded by major thoroughfares, potential effects related to traffic, congestion, noise, smoke, odor, dust, and vibration appear minimal.

3. Access and Public Facilities - Criteria C D and E

Public services and utilities in the area appear limited. Specifically, District 3 Community Council voted for a deferral for additional community engagement discussions around desired goods and services. The site’s proximity is just north of Route 285- an area characterized by warehouses and truck terminals—supporting its functional suitability, with adequate street capacity and good traffic flow. Two (2) access points provide ingress, egress, and emergency access. However, the plan does not show the required safe and direct pedestrian connections from the public sidewalk to building entrances, as required by Section 3.39.6 Subsection C.4.

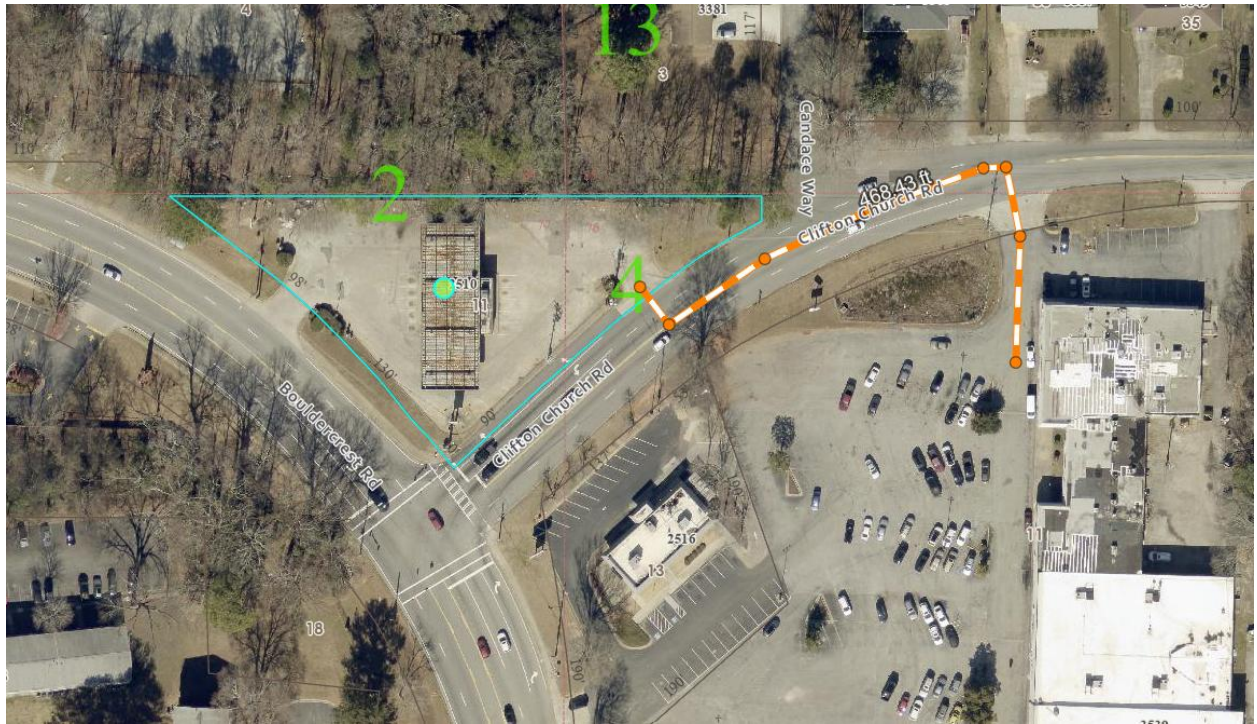
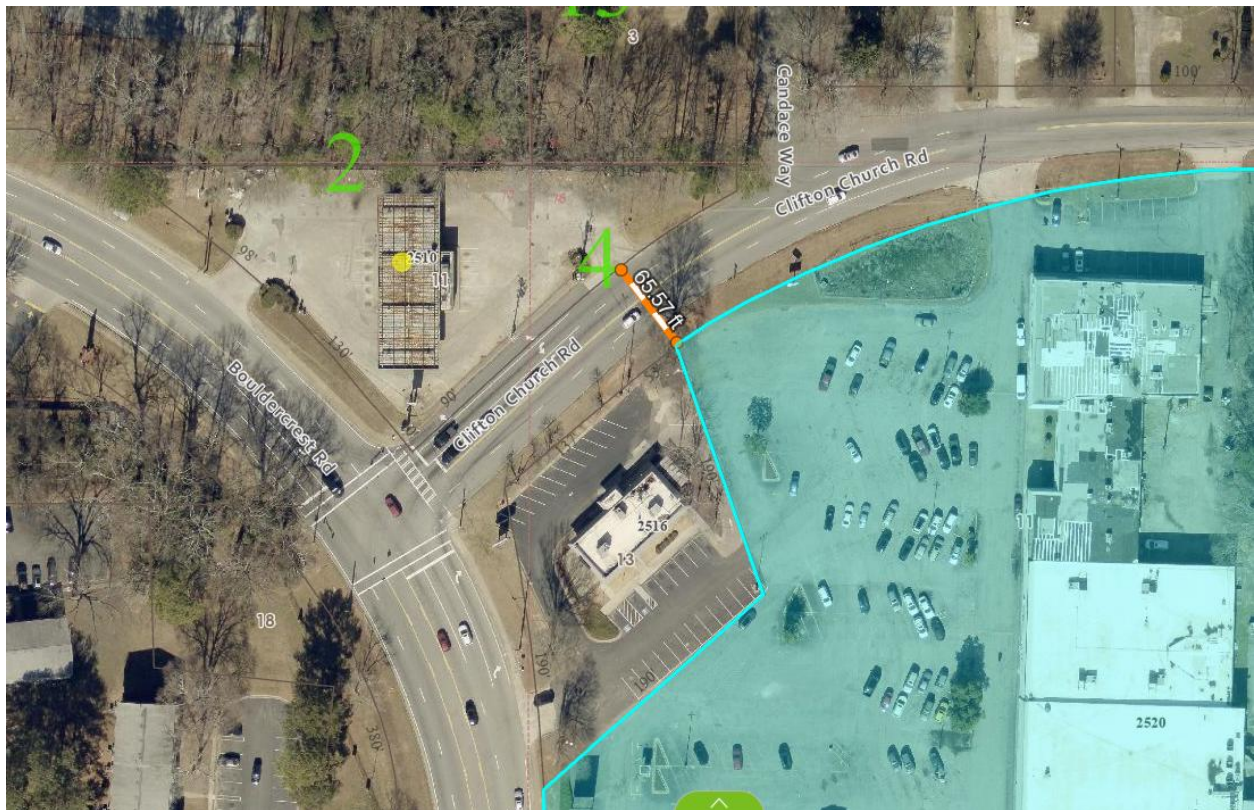
4. Zoning Policy and Cultural Resources - Criteria G H and L

No known historic resources would be affected. Redevelopment of the legally nonconforming, fire-damaged site could improve its appearance and compliance with current standards. However, the proposed convenience store and fuel pumps do not provide the mix of uses encouraged by the CRC Character Area and Bouldercrest Overlay Tier 1, and the proposal does not meet the separation requirement in Section 4.2.28(I). This

requirement reflects the local studies, including the report "*The Relationship Between SLUP6 Businesses and Negative Outcomes in DeKalb County*" by Dean Dabney, Ph.D. (2017). The report discusses the adverse impacts of concentrated uses, including alcohol outlets and gas stations, on public health, safety, neighborhood vitality, property values, and economic development (Section 4.1.1).

RECOMMENDATION

The proposed redevelopment consists of several deficiencies related to the Bouldercrest Overlay standards in Section 27-3.39.6, does not meet Section 27-4.2.28 I. (*No new convenience store shall be permitted within 3,960 feet (i.e., three-fourths of a mile) of any currently existing small box retail discount store.*), nor support the intended goals of a CRC. Based on review of all criteria under Section 27-7.4.6, Staff recommend that application SLUP-26-1248269 be "**Denied**".



DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments November 2026****N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:**

Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2&N3. LP-26-1248188 (2026-1099) & Z-26-1248190 (2026-1100) 5561 – 5567 Memorial Drive:

Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights.

N4. Z-26-1248243 (2026-1263) 3430 N Druid Hills Road:

Willivee Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5. Z-26-1248278 (2026-1264) 5370, 5378, & 5384 Flat Shoals Parkway:

Flat shoals Parkway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N6. SLUP-26-1248279 (2026-1265) 4271 Bowman Industrial Court:

Bowan Industrial Court is classified as a local roadway. Please refer to the Bouldercrest OVD Tier 4. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N7. SLUP-26-1248280 (2026-1266) 2001 River Road:

River Road is classified as a Minor Arterial. Please refer to the Bouldercrest OVD Tier 5 Corridor 1. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N8&N9. Z-26-1248271 (2026-1267) & SLUP-26-1248272 (2026-1268) 4710 Mandy Wicker Lane:

Mandy Wicker Lane is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov)

N10&N11. SLUP-26-1248268 (2026-1269) & SLUP-26-1248269 (2026-1270) 2510 Bouldercrest Road:

Bouldercrest Road is classified as Major Arterials. Please refer to the Bouldercrest OVD Tier 1. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



Monday, September 14, 2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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 operation or swimming pool 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.

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

9/14/2026

N1-2026-1260 TA-26-1248245
Amendment
Text Amendment. See general comments

N2-2026-1261 TA-26-1248257
Amendment
Text Amendment. See general comments

N3-2026-1262 TA-26-1248277
Amendment
Text Amendment. See general comments

N4-2026-1263 Z-26-1248243
3430 N. Druid Hills Road, Decatur, GA 30033
See general comments.

N5-2026-1264 Z-26-1248278
5370, 5378, 5384 Flat Shoals Parkway
See general comments.

N6-2026-1265 SLUP-26-1248279
4271 Bowman Industrial Court, Conley, Ga 30288
SLUP. See general comments.

N7-2026-1266 SLUP-26-1248280
2001 River Road, Ellenwood, GA 30294
SLUP. See general comments.

N8-2026-1267 Z-26-1248271
4710 Mandy Wicker Lane, Stone Mountain, GA 30088
See general comments.

N9-2026-1268 SLUP-26-1248272
4710 Mandy Wicker Lane; 1821 S Hairston Road, Stone Mountain, GA 30088
SLUP. See general comments

N10-2026-1269 SLUP-26-1248268
2510 Bouldercrest Road, Atlanta, Ga 30316
SLUP. See general comments.

N11-2026-1270 SLUP-26-1248269
2510 Bouldercrest Road, Atlanta, Ga 30316
SLUP. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

CASE #: SLUP-1248268 (2026-1269) & SLUP-1248269 (2026-1270)

ADDRESS/PARCEL ID: 15 077 02 011 - 2510 Bouldercrest Road, Atlanta 30316

• Transportation/Access/Row: _____

• Stormwater Management: This project would require full stormwater and an oil grit separator

• Flood Hazard Area/Wetlands: No flood hazard or Wetlands in the area

• Landscaping/Tree Preservation: _____

• Tributary Buffer: _____

• Fire Safety: _____

Signature

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolghera@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – ROADS & DRAINAGE - ZONING COMMENTS FORM

CASE #: SLUP-1248268 (2026-1269) & SLUP-1248269 (2026-1270)

ADDRESS/PARCEL: 2510 Bouldercrest Road (15 077 02 011)

Drainage Basin: Suger Creek

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No impact of flood, erosion and sedimentation on the property has been reported under existing zoning.

Required detention facility(s): Yes

COMMENTS: Approval of the SLUP application for the expansion of the worship center and off-street if approved will not impact the county roads and drainage infrastructure once there is compliance with with extant county codes on "stormwater hotspot" cited in Chapter 14, Sec-14-40(b)(4). Adequate BMPs to protect water quality will be required under a land development permit for the proposed expansion and a post-construction management plan of the BMPs.

Akin Akinsola

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT
akfolgheraite@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

CASE #: SLUP-1248268 (2026-1269) & SLUP-1248269 (2026-1270)

ADDRESS: 2510 Bouldercrest Rd Atlanta 30316

WATER

Size of existing water main: 16" DI and 6" CS adequate: ☐ inadequate: ☐

Distance of property to nearest main: on site Size of line required, if inadequate: _____

SEWER

Outfall Servicing Project: Sugar Creek

Is sewer adjacent to property? Yes ☐ No ☒ If no, distance to the nearest line: 300ft

Water Treatment Facility: Snapfinger

Sewage Capacity: 36 (MGPD) Current Flow: 28 (MGPD)

COMMENTS: This SLUP application for an expansion to a bigger convenience store with gas- pumps

Yola Lewis

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

CASE #: SLUP-26-1248268 (2026-1269) & SLUP-26-1248269 (2026-1270)

ADDRESS/PARCEL: 15 077 02 011 - 2510 Bouldercrest Road, Atlanta 30316

ADJACENT ROADWAY(S): _____

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: _____

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 (latest edition 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: Did not see any traffic engineering concerns
at this time.

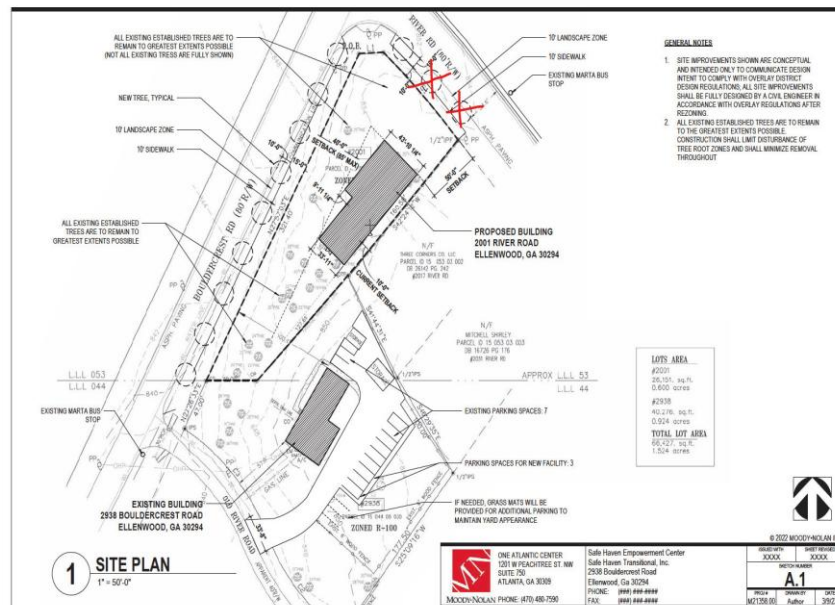
Signature



MARTA November 2026 Case Comments

N7. SLUP-26-1248280 (2026-1266) – 2001 River Road:

- Coordinate with MARTA prior to construction as its project limits are adjacent to Route 32. Due to the improved pedestrian infrastructure, MARTA will install a new bus stop on River Road following the completion of the sidewalk. Bus stops should be visible from the road at least 100 ft away to prevent customers from being passed up by operators due to poor visibility. MARTA requests that two street trees are removed from the proposed streetscape on River Road.



N10&N11. SLUP-26-1248268 (2026-1269) & 1248269 (2026-1270) – 2510 Bouldercrest Road:

- Coordinate with MARTA prior to construction due to proximity to bus stop and bus shelter Bouldercrest Road, SE @ Clifton Church Rd SE (ID: 152022)

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

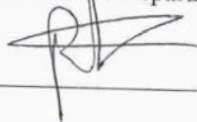
Existing Land Use Designation(s): C-Store with gas pumps

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!

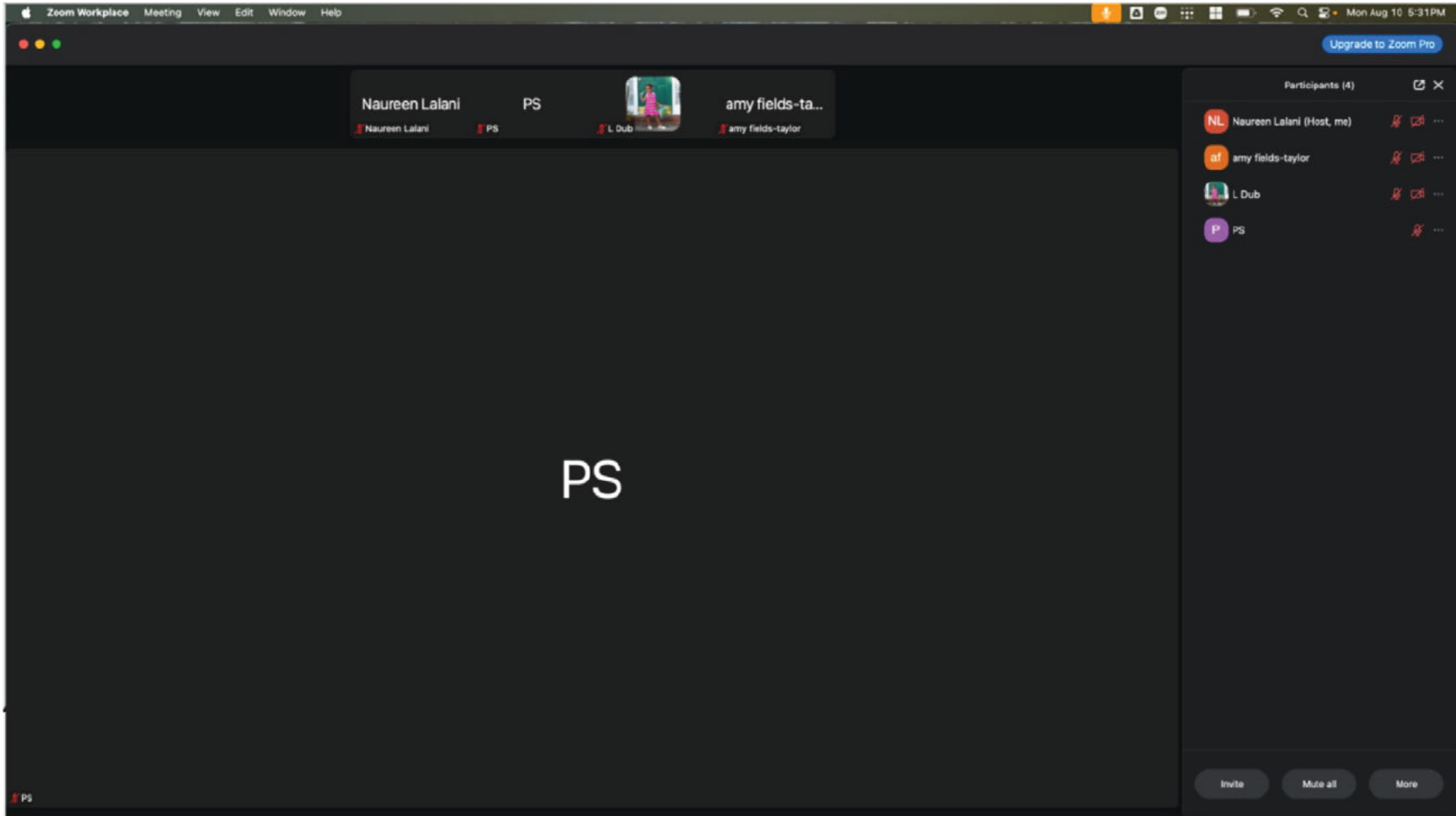
Sincerely,

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

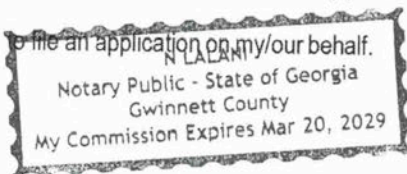
TO WHOM IT MAY CONCERN:

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"**

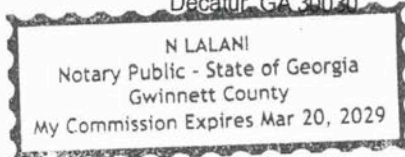
If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

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



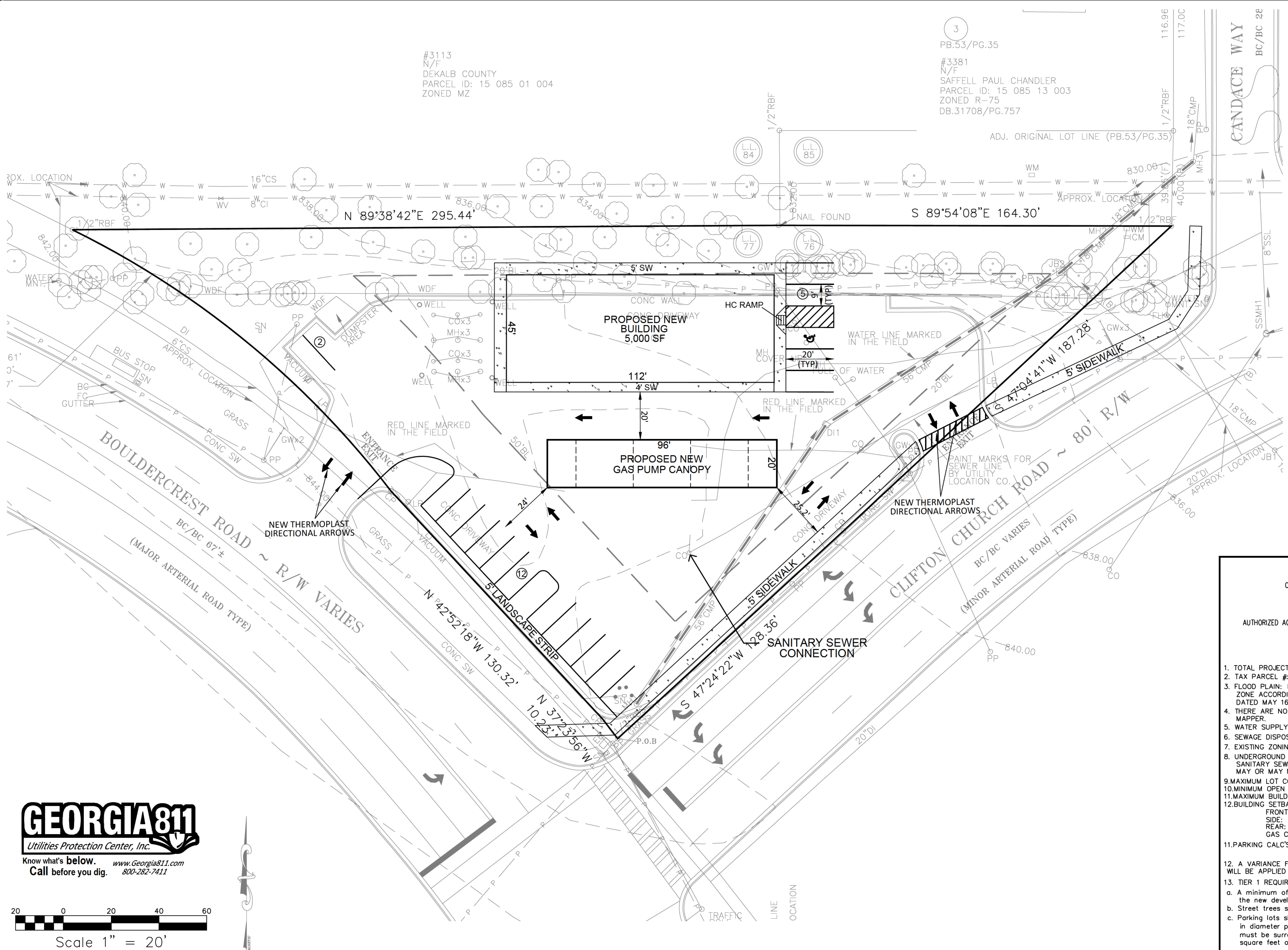
Signature of Applicant

Date

Check one: Owner ☐ Agent ☒

Expiration Date/ Seal

03/20/2029

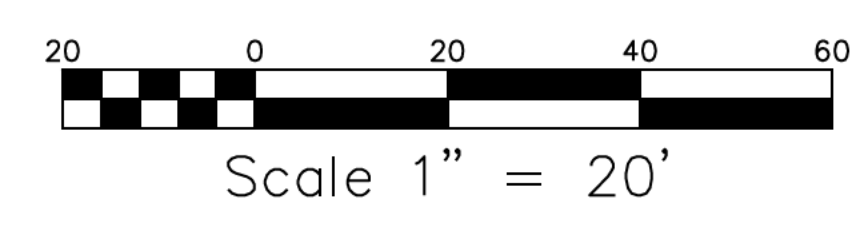


#3113
N/F
DEKALB COUNTY
PARCEL ID: 15 085 01 004
ZONED MZ

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



*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
- TOTAL PROJECT ACREAGE: 1.066 ACRES
 - TAX PARCEL #: 15 077 02 011
 - FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13089C0133J, DATED MAY 16, 2013.
 - THERE ARE NO WETLANDS ON SITE PER THE NATIONAL WETLANDS MAPPER.
 - WATER SUPPLY: DEKALB COUNTY
 - SEWAGE DISPOSAL: DEKALB COUNTY
 - EXISTING ZONING: C1
 - 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.
 - MAXIMUM LOT COVERAGE: 80%
 - MINIMUM OPEN SPACE: 10%
 - MAXIMUM BUILDING HEIGHT: 2-STORY (35 FT)
 - 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
 - PARKING CALC'S: CONVENIENCE STORE W/GAS PUMPS: 1 PER 500 SF
5000/300=16.7 SPACES (19 PROPOSED)
 - A VARIANCE FOR THE REQUIRED SIDEWALK ALONG CLIFTON CH. RD. WILL BE APPLIED FOR.
 - 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
#13718
LEVEL II CERTIFICATION #13718

REVISIONS	DATE

DATE
06/19/26

SHEET
C2

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

OWNER & 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

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,

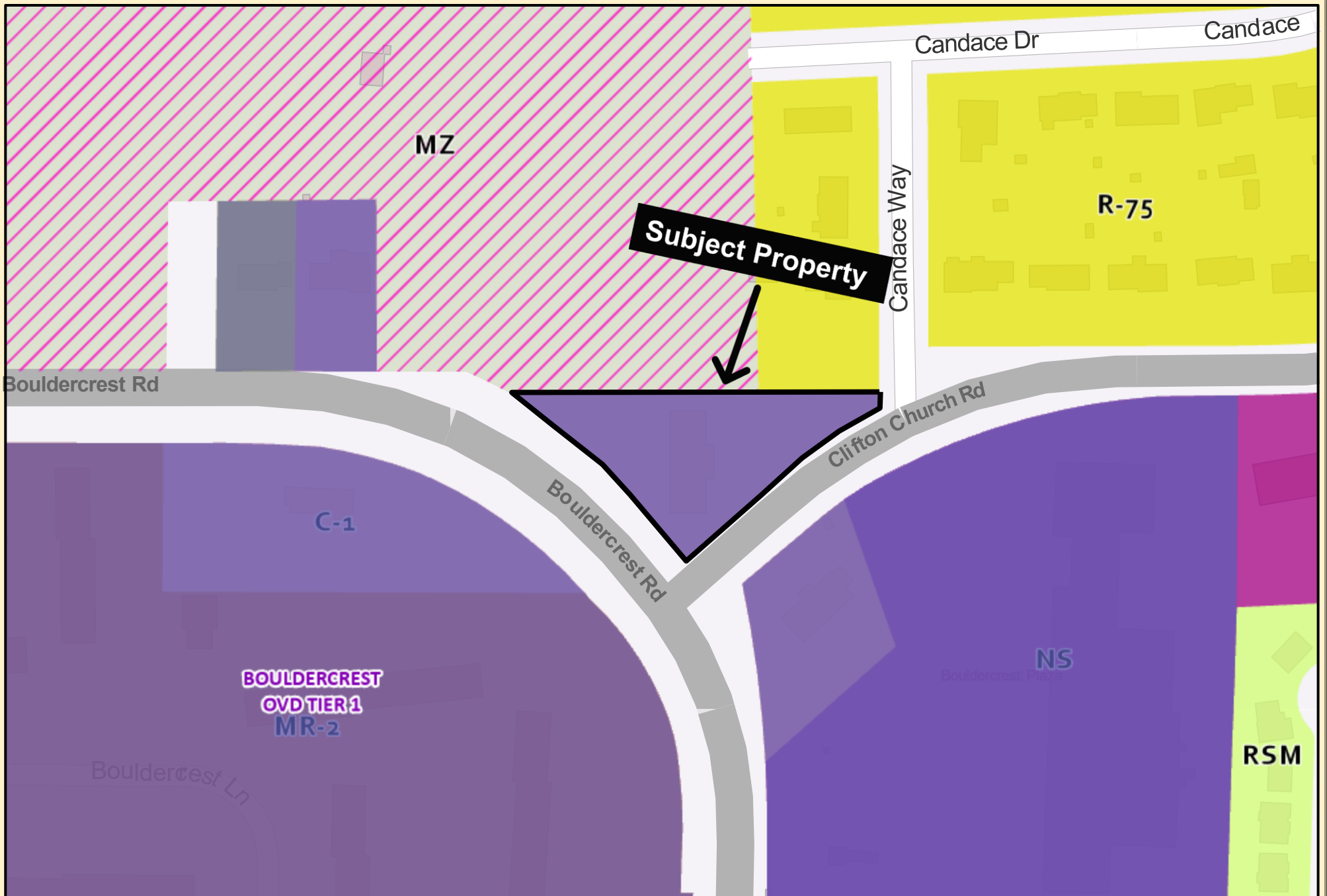
the site will need to come into compliance with requirements outlined in Tier 1 of the Overlay

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



ArcGIS Web Map

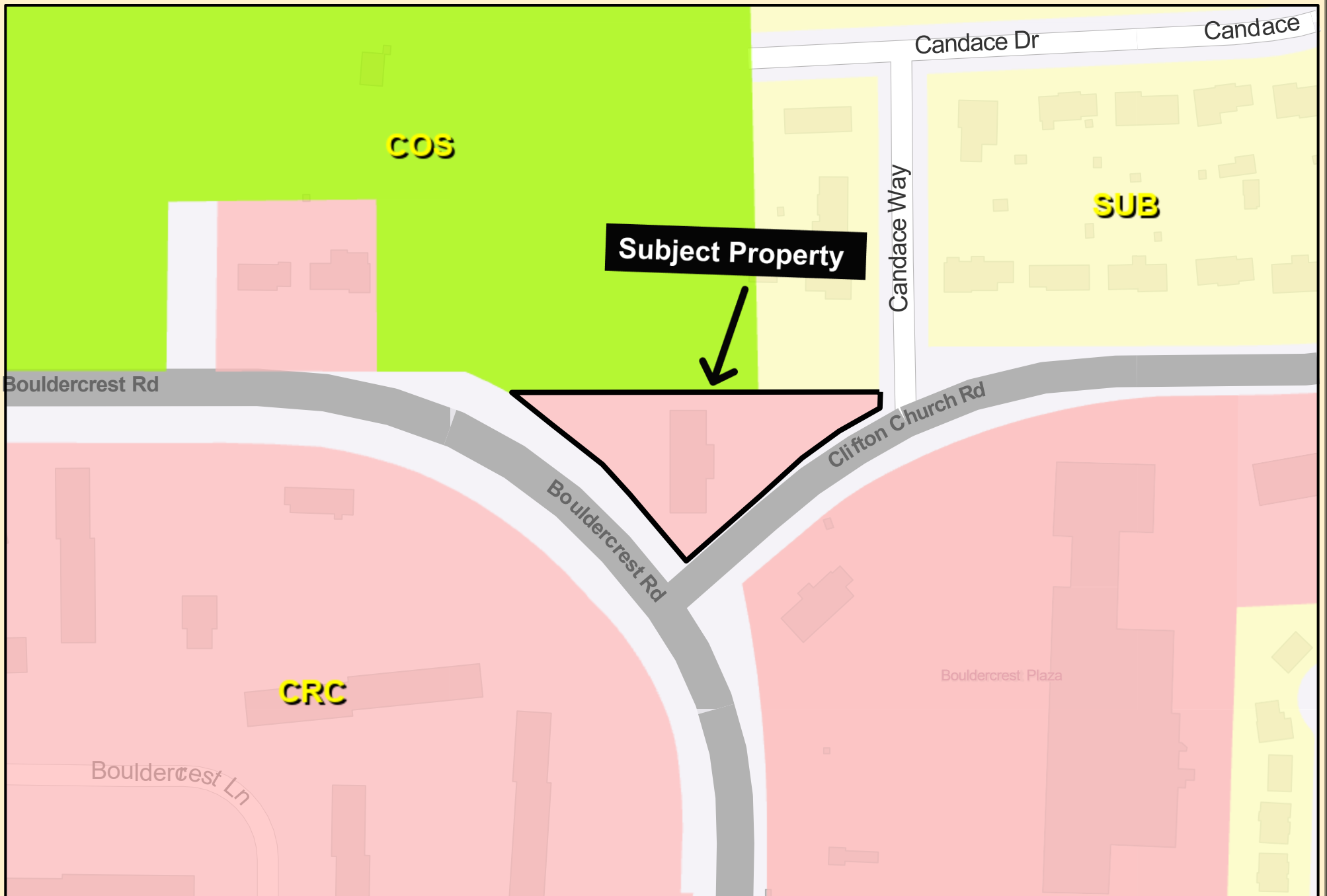
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Date Printed: 9/11/2026



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ArcGIS Web Map

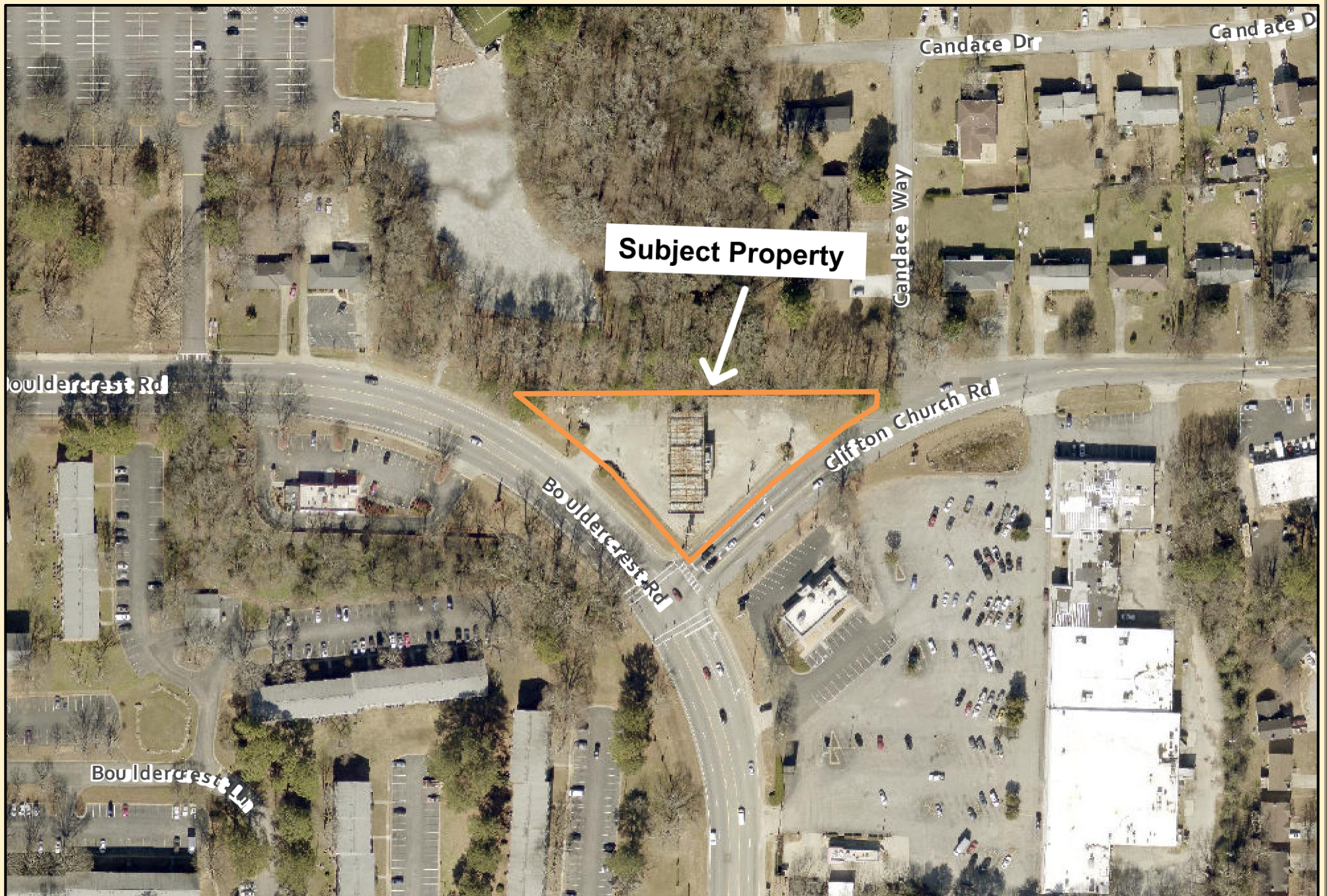
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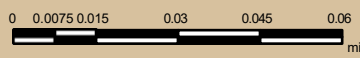
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Subject Property

ArcGIS Web Map



Date Printed: 9/11/2026



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