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) Denial.

PLANNING STAFF: (November 2026) 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) Denial 4-0-1. Motion was made by Commissioner Moore, seconded by Commissioner Costello for denial, per Staff recommendation. Commissioner Cooper abstained; Commissioner Zou was not present for this vote.

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

DeKalb County Government Services Center
178 Sams Street, Decatur, GA 30030
404-371-2155
Planning & Sustainability Public Hearings

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 Boudercrest 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 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.

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.

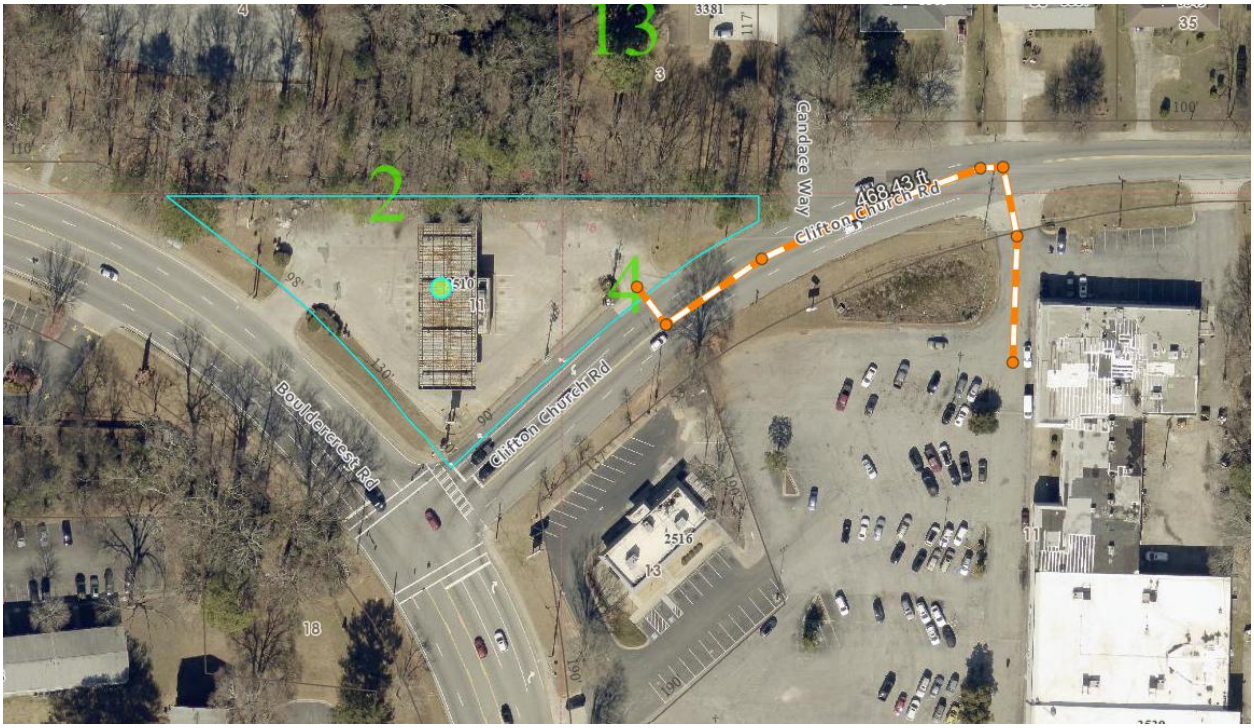
4. Zoning Policy and Cultural Resources - Criteria G H and L

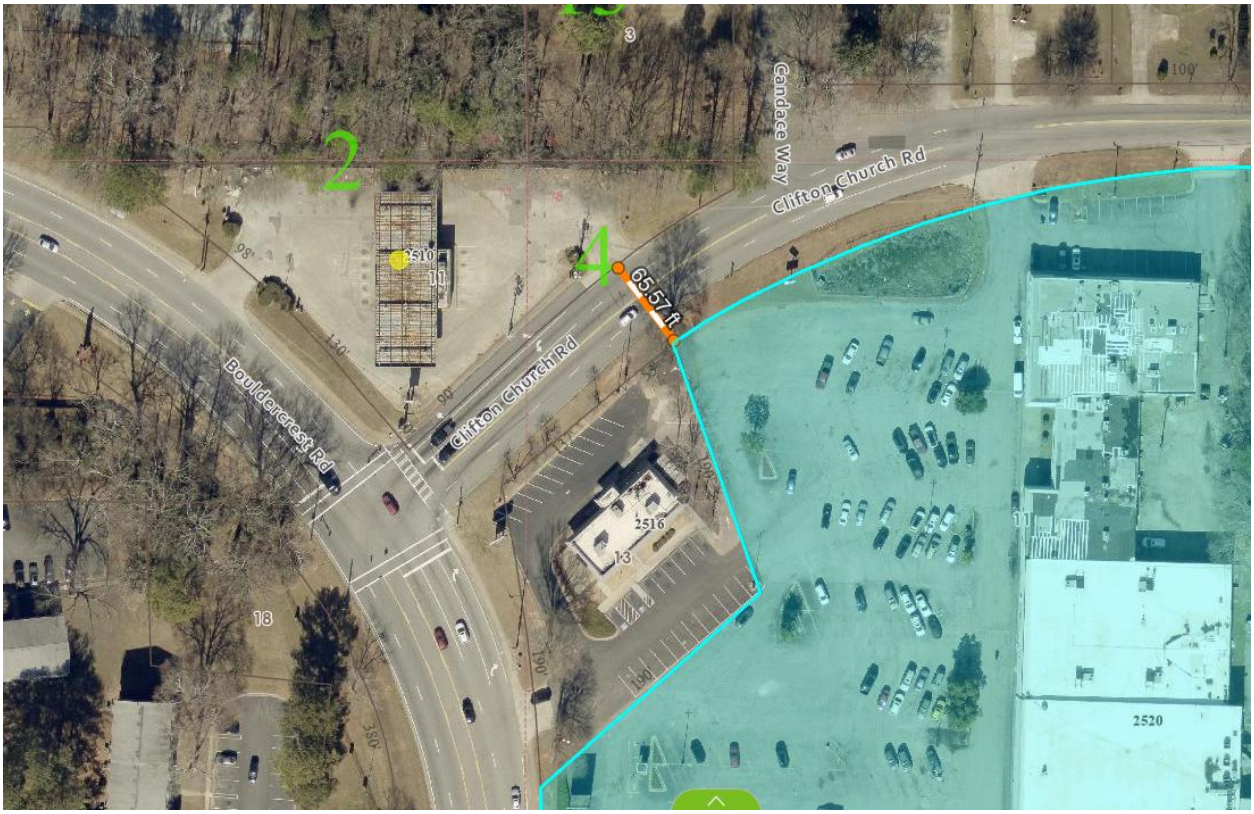
No known historic resources would be affected. Redevelopment of the legally nonconforming, fire-damaged site could improve its appearance and compliance with current standards. However, the proposed convenience store and fuel pumps do not provide the mix of uses encouraged by the CRC Character Area and 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"***.


13
2
4
Candace Way
Clifton Church Rd
468.43 ft
Boulder crest Rd
2516
18


2
4
Candace Way
Clifton Church Rd
65.57 ft
Boulder crest Rd
2516
18
2520

DeKalb County
GEORGIA

404-371-2155 (o)
www.dekalbcountyga.gov/planning

Government Services Center
178 Sams Street
Decatur, GA
www.dekalbcountyga.gov

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.

DEPARTMENT OF PLANNING &SUSTAINABILITY

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

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 – 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 akfolgherait@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): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Capacity (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

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.

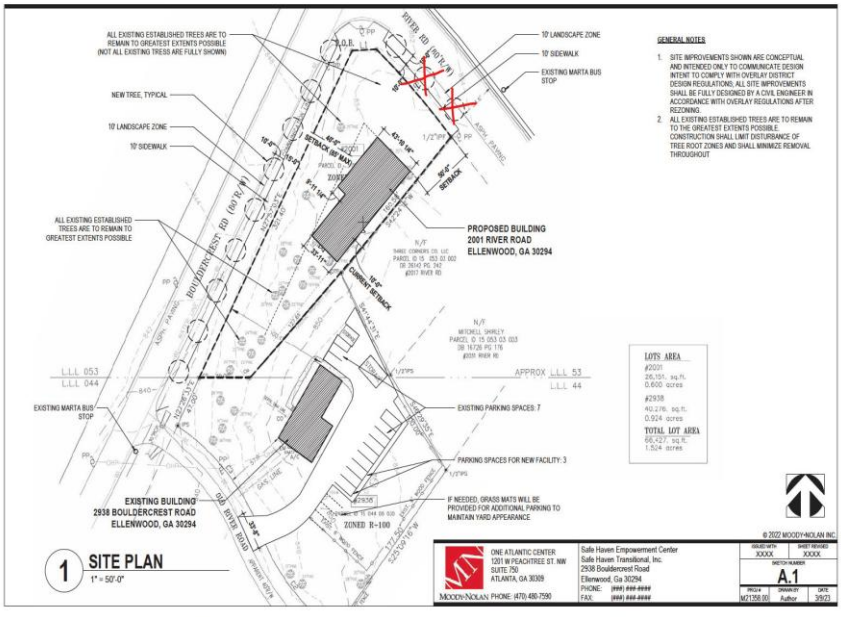
_____

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)

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/launch/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,

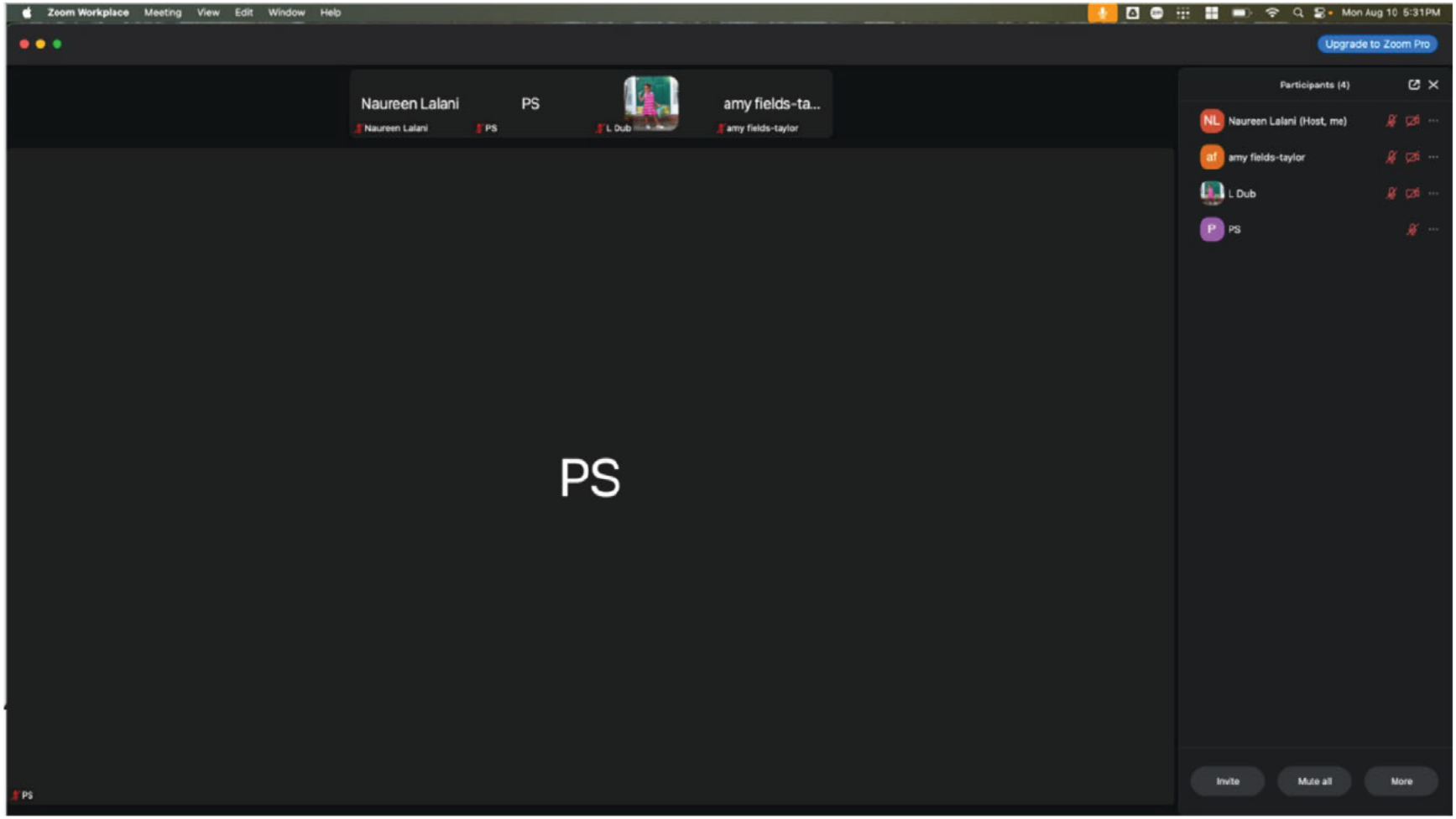
On behalf of the Property Owners

Naureen Lalani

Office Manager

Atai Construction

ATAI
CONSTRUCTION

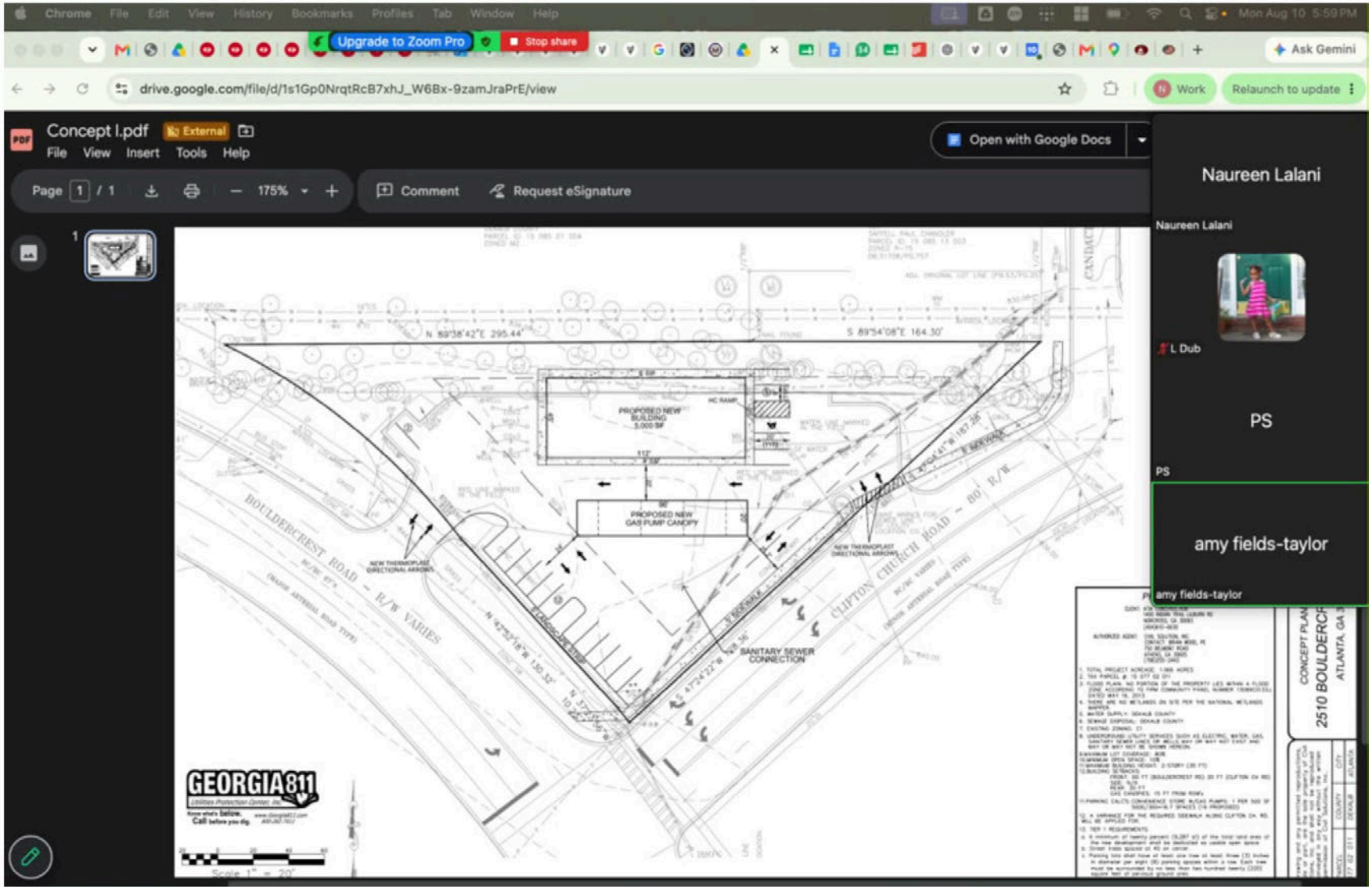


Link for the meeting

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

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

ATAI CONSTRUCTION



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.

DeKalb County
GEORGIA

404.371.2155 (o)
DeKalbCountyGa.gov

Government Services Center
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 Vera 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)

to file an application on my/our behalf.

N LALANI
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 20, 2029

Notary Public

Owner

08/13/2026
Date

DeKalb County
GEORGIA

404.371.2155 (o)
DeKalbCountyGa.gov

Government Services Center
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 filling 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

N LALANI
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 20, 2029

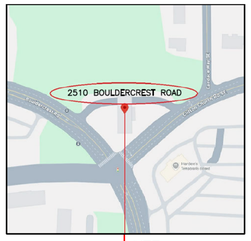
Notary

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

Signature of Applicant Date

Check one: Owner ☐ Agent ☑

03/20/2029
Expiration Date/ Seal



LOCATION MAP (NOT TO SCALE)

SITE

MAGNETIC

FLOOD NOTE

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID: 13089C0133K
EFFECTIVE DATE: 5/16/2013
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

VERTICAL DATUM NAVD88

HORIZONTAL DATUM NAVD83

NOTES:

1. PROPERTY ADDRESS: 2510 BOULDERCREST ROAD, ATLANTA, GA 30316
2. TAX PARCEL I.D. NO.: 15 077 02 011
3. PROPERTY ZONING
   ZONING C-1
   UNINCORP. DEKALB COUNTY
   SETBACKS PER ZONING ARE:
   FRONT: 60' (MAJOR ARTERIAL)
   20' (MINOR ARTERIAL)
   SIDE: 15'
   REAR: 20'
   MAX. BUILDING HEIGHT: N/A

NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT. ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICODE.

SURVEY NOTES

1. Storm sewer, sanitary sewer and other buried utilities may have been paved or covered over, the location of underground utilities as shown hereon are based on above ground structures and record drawings provided to the surveyor. location of underground may vary from locations shown hereon. additional buried utilities may be encountered. no excavations were made during the process of this survey to locate buried utilities. before excavations are begun, telephone, electric, water and sewer, gas companies should be contacted for verification of utility type and for field locations.
2. This plat was prepared to show the approximate location of the improvements and is not recordable. fences should not be located using side dimensions from the house. all matters of the title are excepted. This plat is subject to all legal easements and right of way public or private.
3. Surveyor has made no investigation or independent search for easements of record recorded and not recorded, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. Survey land express, inc is not responsible for and does not warrant the zoning information and interpretation as provided herein. this information is obtained using on-line sources, telephone conversation with zoning office at the county or city, etc. and cannot guarantee its accuracy. it is recommended that the client or user of this data verify this information with the issuing authority.
5. This plat was prepared for the exclusive use of the person, persons or entity named hereon. this plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, entity.
6.This survey was made without the benefit of current Title Commitment, Easements and Encumbrances may exist which benefit or burden this property. Matters of Title are excepted. Property owner or person ordering the survey is responsible to contact closing attorney or Title Company for a Full Title Search and Commitment including all the Exception.

RIGHT OF WAY DEDICATION AND/OR EASEMENTS MAY APPLY, NEED TITLE SEARCH.

LEGAL DESCRIPTION

#2510 BOULDERCREST ROAD

All that tract or parcel of land lying and being in Land Lots 76 and 77 of the 15th Land District, of Dekalb County, Georgia, and being more particularly described as follows:

Beginning at a point where the northwestern Right of Way of Clifton Church Road intersects with the northeastern Right of Way of Bouldercrest Road,
Thence run along the northeastern Right of Way of Bouldercrest Road North 37 Degrees 23 Minutes 56 Seconds West a distance of 10.23 feet to a Point,
Thence continue along the northeastern Right of Way of Bouldercrest Road North 42 Degrees 52 Minutes 18 Seconds West a distance of 130.32 feet to a Point,
Thence continue along the northeastern Right of Way of Bouldercrest Road along the arc of a curve to the left an arc distance of 173.80 feet (said curve having a radius of 377.61 feet and being subtended by a chord bearing North 50 Degrees 39 Minutes 08 Seconds West a chord distance of 172.27 feet) to a 0.5"RBF;
Thence run North 89 Degrees 38 Minutes 42 Seconds East a distance of 295.44 feet to a Nail Found,

Thence run North 89 Degrees 54 Minutes 08 Seconds East a distance of 164.30 feet to a 0.5"RBF, located at the western Right of Way of Candace Way,

Thence run along the northwestern Right of Way of Chifton Church Road South 47 Degrees 04 Minutes 41 Seconds West a distance of 187.28 feet to a Point,

Thence run along said Right of Way South 47 Degrees 24 Minutes 22 Seconds West a distance of 128.36 feet to a 0.5"RBS, said point being the True Point of Beginning.

Land Area = 1.066 AC

The End

TITLE EXCEPTIONS

Commitment file No. .....
SCHEDULE B, PART II
EXCEPTIONS

TO BE PROVIDED.

SSMH1 833.47
INV IN(A) 817.07
INV IN(B) 816.97
INV OUT 816.87

SSMH2 818.45
INV IN(A) 811.25
INV IN(B) 809.45
INV OUT 809.25

MH1 841.66
INV OUT 828.66

DI1 838.32
INV IN 827.72
INV OUT 827.52

JB1 834.24
INV IN(A) 829.24
INV IN(B) 829.14
INV OUT 828.94

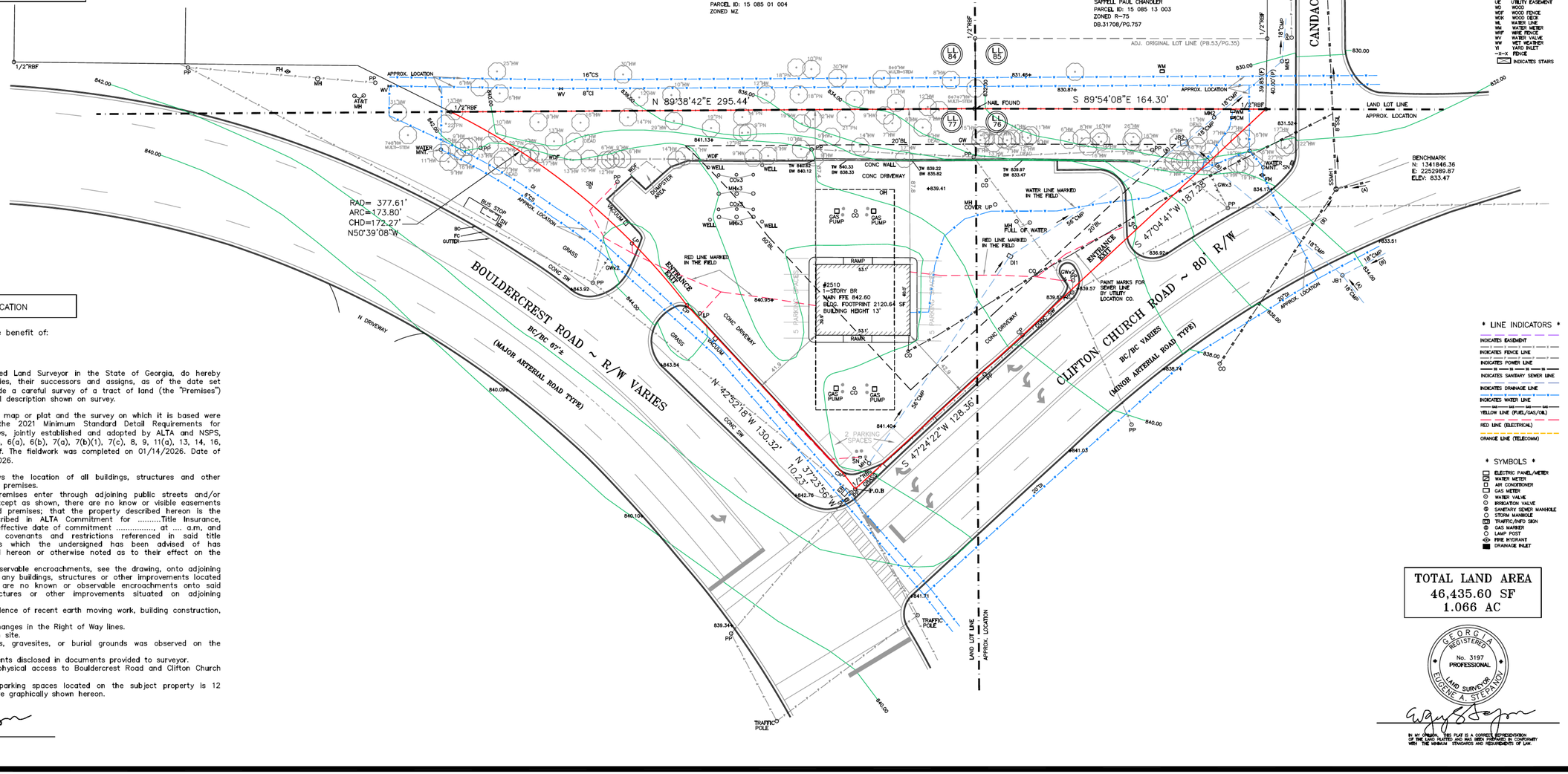
JB2 830.40
INV IN(A) 826.90
INV IN(B) 826.80
INV OUT 826.70

MH2 829.99
INV IN 826.19
INV OUT 822.29

MH3 830.31
INV IN 821.61
INV OUT 821.41

* LEGEND *

AC	AIR CONDITIONING
APD	AS PER DEED
AE	ACCESS EASEMENT
APF	AS PER FIELD
AI	ANGLE IRON FOUND
AIF	ANGLE IRON FOUND
APP	AS PER PLAT
APR	AS PER RECORD
APZ	AS PER ZONING
B	BOLLARD
BC	BACK OF CURB
BLK	BLOCK
BL	BUILDING LINE SETBACK
BRK	BRICK
CB	CATCH BASIN
CBX	CABLE BOX
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CM	CMP/METAL MAP
CMP	CORRUGATED METAL PIPE
COA	CITY OF ATLANTA
CO	SAN. SEWER CLEANOUT
CONC	CONCRETE (C)
CP	CALCULATED POINT
CPT	CARPORT
CTP	CRIMP TOP PIPE FOUND
D	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
F	FIELD
FC	FENCE CORNER
FH	FIRE HYDRANT
FP	FENCE POST
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HT	HEAD TO TEMP
HDW	HEAD WALL
HW	HARDWOOD TREE
ICM	IRRIGATION CONTROL METER
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRON ROD FOUND
IRF	IRON FENCE
IM	IRRIGATION METER
IV	IRRIGATION VALVE
JB	JUNCTION BOX
LP	LIGHT POLE
LLL	LAND LOT LINE
MAG	MAGNETIC HEADING
MGN	MAGNOLIA TREE
MH	MAN HOLE
MNT	MONUMENT
MTF	METAL FENCE
N	N'WORKS
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
O	OWNERSHIP UNCLEAR
P	PORCH
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PW	POWER LINE
(P)	PLAT
R	RECORD
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
STN	STONE
S/P	SCREENED PORCH
SW	SIDEWALK
TB	TOP OF BANK
TP	TRAFFIC POLE
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WMF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
YI	YARD INLET
-x-x-	FENCE
	INDICATES STAIRS



SURVEY CERTIFICATION

This survey is made for the benefit of:
ATAI CONSTRUCTION

I, Eugene Stepanov, Registered Land Surveyor in the State of Georgia, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows: see legal description shown on survey.

1. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The fieldwork was completed on 01/14/2026. Date of Plat or Map signed: 01/22/2026.

2. The survey correctly shows the location of all buildings, structures and other improvements situated on the premises.
3. All utilities serving the premises enter through adjoining public streets and/or easements of record; that except as shown, there are no know or visible easements or right of ways across said premises; that the property described hereon is the same as the property described in ALTA Commitment for .....Title Insurance, Commitment No: ..... with effective date of commitment ..... at .... a.m, and that all known easements, covenants and restrictions referenced in said title commitment, and easements which the undersigned has been advised of has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property.
4. There are no known or observable encroachments, see the drawing, onto adjoining premises, streets or alley by any buildings, structures or other improvements located on the premises, and there are no known or observable encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises;
5. There is no observable evidence of recent earth moving work, building construction, or building additions.
6. No observed evidence of changes in the Right of Way lines.
7. No evidence of wetlands on site.
8. No evidence of cemeteries, gravesites, or burial grounds was observed on the property.
9. No plottable offsite easements disclosed in documents provided to surveyor.
10. The property has direct physical access to Bouldercrest Road and Clifton Church Road (Public Roads)
11. The number of striped parking spaces located on the subject property is 12 regular, and 0 handicapped are graphically shown hereon.

Eugene Stepanov
GA Reg. Land Surveyor No. 3197

* LINE INDICATORS *

- INDICATES EASEMENT
- INDICATES FENCE LINE
- INDICATES POWER LINE
- INDICATES SANITARY SEWER LINE
- INDICATES DRAINAGE LINE
- INDICATES WATER LINE
- YELLOW LINE (FUEL/GAS/OIL)
- RED LINE (ELECTRICAL)
- ORANGE LINE (TELECOMM)

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET

TOTAL LAND AREA
46,435.60 SF
1.066 AC

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SURVEY LAND EXPRESS, INC
PROFESSIONAL LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
OFFICE 404-252-5747
FAX 404-601-0941
EMAIL INFO@SURVEYLANDEXPRESS.COM

ALTA/NSPS LAND TITLE SURVEY FOR:
ATAI CONSTRUCTION

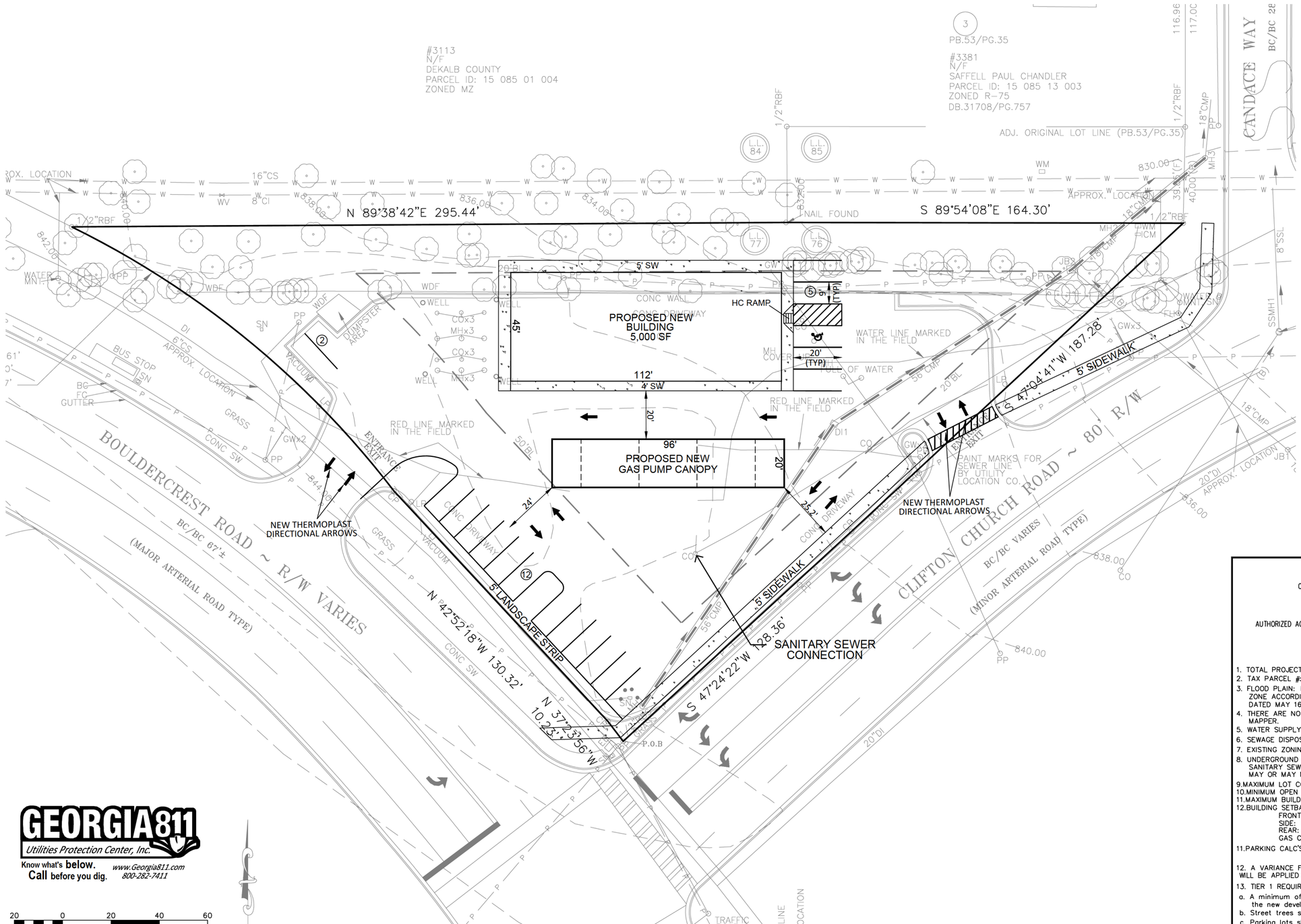
2510 BOULDERCREST RD, ATLANTA, GA 30316
LAND LOTS 76 & 77
15TH DISTRICT
DEKALB COUNTY, GEORGIA

JOB No.	20252197
COORD No.	20252197
FIELD WORK	01/14/2026
DATE SIGNED	01/22/2026
DRAWN BY	AP
CHECKED BY	ES

REVISIONS	BY

0 30
SCALE 1" = 30'

SHEET NUMBER
1 OF 1
24x36 PAPER SIZE



GEORGIA811
Utilities Protection Center, Inc.
Know what's **below.** www.Georgia811.com
Call before you dig. 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 No. 030800 PROFESSIONAL ENGINEER BRIAN C. WOOD
LEVEL II CERTIFICATION #13718

REVISIONS	DATE

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

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

DATE
06/19/26

SHEET
C2

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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:

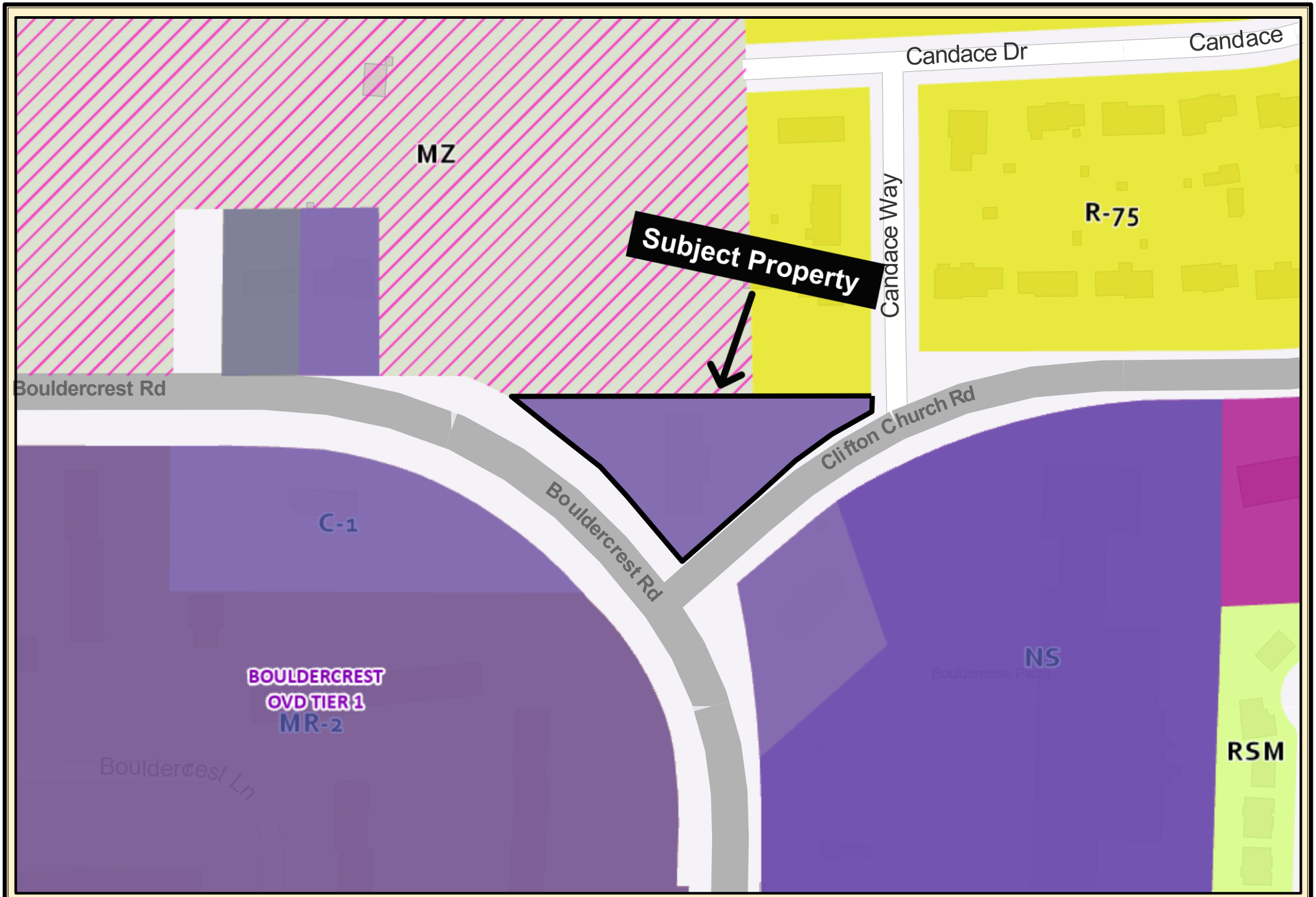
*Density	*Frontage	*Sidewalks	*Density Bonuses	* Street Width
*Fencing/Walls	*Mix of Uses	*Landscape Strips	*Building Height	*Open Space
*Parking - Auto	*Parking – Bicycle	*Building Separation	*Lot Size	*Screening
*Pedestrian Plan	*Streetscapes	*Enhanced Open Space	*Garages	*Building Orientation
*Perimeter 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



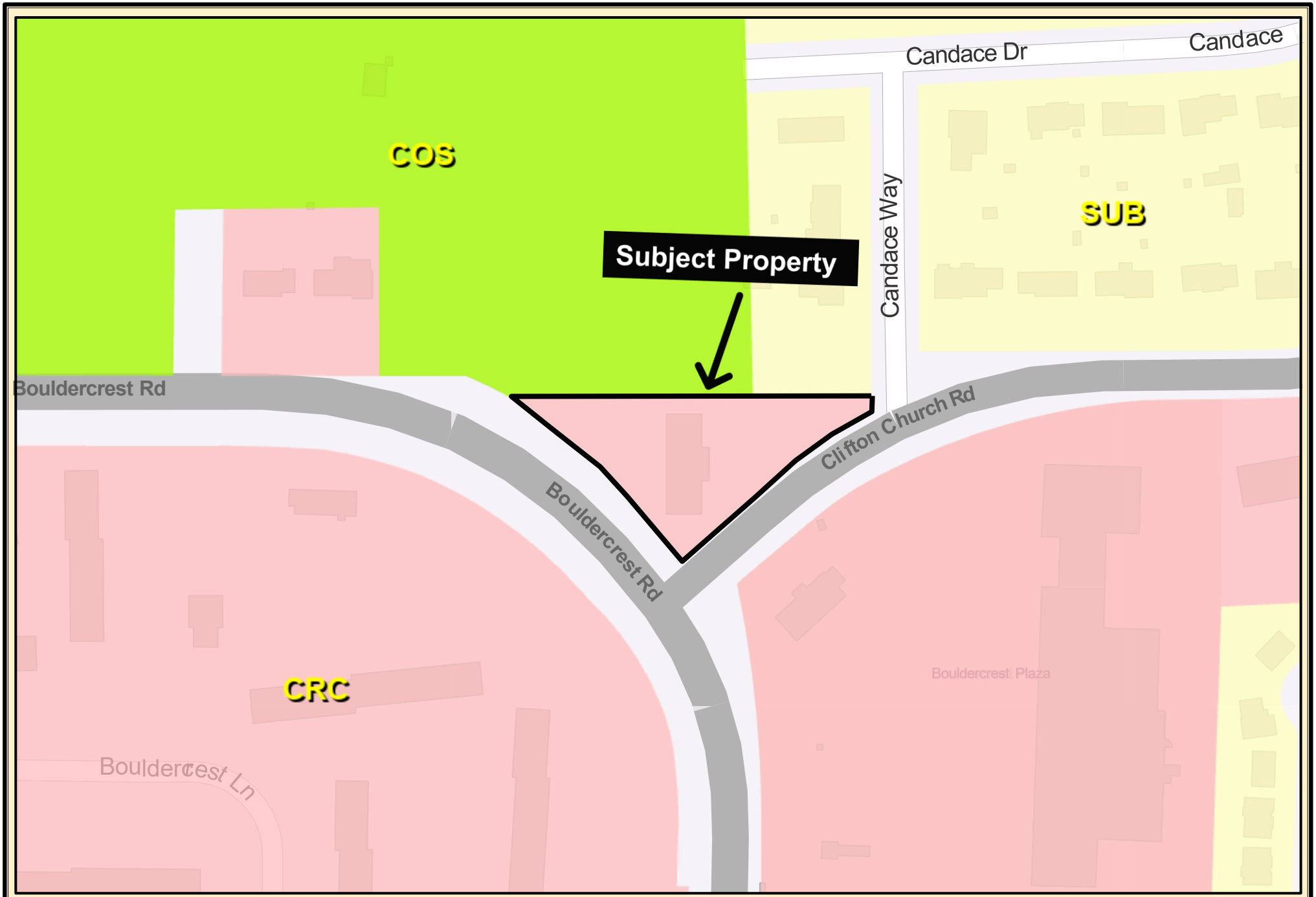
ArcGIS Web Map

0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 9/11/2026

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ArcGIS Web Map

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