



404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

Amendments will not be accepted after 5 working days after the filing date.

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

**APPLICANT NAME:** Mustaq Moosa

Daytime Phone #: 404 704 6356 Fax #: \_\_\_\_\_

Mailing Address: 1400 Indian Trail Lilburn Road, Norcross GA

E-mail: mustaq@cityviewdb.com

**OWNER NAME:** 2020 Partners LLC or

more than one owner, attach contact information for each owner)

Daytime Phone #: 770 356 1321 Fax #: \_\_\_\_\_

Mailing Address: 1134 Gavinwood Pl, Decatur, GA 30033

E-mail: mansoorqamruddin@gmail.com

**SUBJECT PROPERTY ADDRESS OR LOCATION:** 1744 & 1762 Panola Road, Stone Mountain,

DeKalb County, GA, 30088

District(s): 16th Land Lot(s): 37 Block(s): \_\_\_\_\_ Parcel(s): 16 037 02 008  
and 16 037 02 007

Acreage or Square Feet: 1.38 AC Commission District(s): \_\_\_\_\_ Existing Zoning: R 100 / Proposed C-1

Proposed Special Land Use (SLUP): Fuel Pumps (4) with Canopy

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

Owner: \_\_\_\_\_ Agent:  **Signature of Applicant:**   
(Check One)

**Printed Name of Applicant:** Mustaq Moosa

Notary Signature and Seal:



**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION**

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

Date: Dec 21, 2020

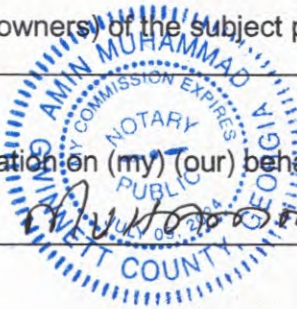
TO WHOM IT MAY CONCERN:

(I) (WE), 2020 Partners LLC (contact person: Mansoor Qamruddin)  
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to  
Mustaq Moosa  
Name of Applicant or Agent

to file an application on (my) (our) behalf.

Amir  
Notary Public



Zabir

Owner 2020 Partners LLC / signed by Manager

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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**A. Filing Fee: \$400.** Filing fees shall not be refunded at any time following the deadline for amendments.

**B. Criteria: Sec. 27-873.** Special land use permits; criteria to be applied. The following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;

C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;

E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;

G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;

H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located;

K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;

L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;

M. Whether or not there is adequate provision of refuse and service areas;

N. Whether the length of time for which the special land use permit is granted should be limited in duration;

O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings;

P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area.

T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

**C. Additional Criteria is contained in Supplemental Regulations of Zoning Ordinance: Sec. 27-874.** Additional criteria for specified uses: "In addition to the criteria contained in Sec. 27-873 and Sec. 27-863 listed above, which each applicant for special land use permit is required to meet, Article IV, Supplemental Regulations of the DeKalb County Zoning Ordinance shall apply to that specific land use being applied for. No application for a Special Land Use permit for the uses specified shall be granted by the Board of Commissioners unless it is determined that all requirements contained within the zoning district in which such property is located, and the criteria contained in Section 27-873 and Article IV, Supplemental Regulations have been met."



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Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**SPECIAL LAND USE PERMIT CHECKLIST**

(SUBMIT 4 COMPLETE, COLLATED, HARDCOPY SETS AND 1 SET IN PDF FORMAT ON FLASH DRIVE OR CD)

- \_\_\_\_\_ 1. Mandatory **Pre-Application Conference** with Planning & Sustainability staff. **Pre-Application form** to be completed in pre-application meeting. Please call (404) 371-2155 to schedule pre-app conference.
- \_\_\_\_\_ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time, and location of meeting. **Provide documentation** (i.e., meeting notice, sign-in sheets, letter(s) from homeowners associations).
- \_\_\_\_\_ 3. **Application Form**. Form must be completely filled out and be the first page of the packet.
- \_\_\_\_\_ 4. Notarized **Authorization Form**, if the applicant is not the owner of the subject property, which
  - \_\_\_\_\_ a. is signed and notarized by all owners of the subject property;
  - \_\_\_\_\_ b. contains the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property; and
  - \_\_\_\_\_ c. includes a warranty deed, if ownership is less than 2 consecutive years.
- \_\_\_\_\_ 5. **Written Legal Description** of subject property, in metes and bounds.
- \_\_\_\_\_ 6. **Boundary Survey** (showing existing buildings, structures, and improvements), prepared and sealed within the past ten years by a professional engineer or land surveyor registered in the State of Georgia, consistent with the plat(s) on the Official Tax Record. Applicant shall certify that the Boundary Survey is complete and currently accurate. **Site plans shall be drawn to scale** showing all proposed development or redevelopment projects, proposed buildings, structures, and improvements. Site plans must include the following:
  - \_\_\_\_\_ a. Complete boundaries of subject property including curb cuts, internal vehicular circulation facilities, and sidewalks;
  - \_\_\_\_\_ b. Location of buildings, structures, setback lines, buffer lines, and parking;
  - \_\_\_\_\_ c. Location of any 100-year floodplains, streams, and stream buffer lines;
  - \_\_\_\_\_ d. Notation of the total acreage or square footage of the subject property;
  - \_\_\_\_\_ e. Landscaping, trees, open space, and undisturbed buffers;
  - \_\_\_\_\_ f. Notation of building square footages and heights, residential density calculations, existing and proposed lot coverage, required and proposed parking, and open space calculations;
  - \_\_\_\_\_ g. Copies of site plans:
    - 1. Full-size site plans (at least 11" x 17"): 4 copies, folded.
    - 2. Site plan reduced to 8 1/2" x 11": 4 copies
- \_\_\_\_\_ 7. **Building Elevations**, renderings or details of materials proposed for compliance to Article 5, Ordinance
- \_\_\_\_\_ 8. **Letter of Application** identifying the proposed zoning classification, the reason for the rezoning request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of building, number of units, mix of unit types, hours of operation, etc. Include any statement of conditions agreed upon by the applicant.
- \_\_\_\_\_ 9. Written documented, detailed analysis of the impact of the proposed zoning map amendment with respect to each of the standards and factors specified in Article 7.
- \_\_\_\_\_ 10. Campaign disclosure statement, if applicable, to be filed in compliance with State law.
- \_\_\_\_\_ 11. **Application fee - \$400.00**. Payable to DeKalb County.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**If subject property is made up of parcels located on opposite sides of a public street, a separate application is required for each parcel.**

## DEPARTMENT OF PLANNING & SUSTAINABILITY

- A. Filing Fee:** \$400. Filing fees shall not be refunded at any time following the deadline for amendments.
- B. Criteria:** Sec. 27-873. Special land use permits; criteria to be applied. The following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:
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  - B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
  - C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;
  - D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;
  - E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;
  - F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;
  - G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;
  - H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
  - I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
  - J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located;
  - K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;
  - L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;
  - M. Whether or not there is adequate provision of refuse and service areas;
  - N. Whether the length of time for which the special land use permit is granted should be limited in duration;
  - O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings;
  - P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;
  - Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
  - R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.
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## Legal Description

All that tract or parcel of land lying and being in Land Lot 37 of the 16th Land District, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at a point at the northern most intersection of the southerly right-of-way line of Panola Road (variable r/w) and the mitered right-of-way line between Panola Road and Young Road (variable r/w), said point being the TRUE POINT OF BEGINNING;

thence along said right-of-way line of Panola Road, N 33°34'10" E a distance of 347.47 feet to a point, thence leaving said right-of-way line, S 63°42'43" E a distance of 53.59 feet to a point, thence S 23°36'17" E a distance of 255.28 feet to a point on a curve on said northerly right-of-way line of Young Road, said curve having a radius of 794.44 feet, thence along said right-of-way along the arc of a said curve a distance of 343.91 feet to a point, said arc subtended by a chord bearing S 71°25'26" W, a distance of 341.23 feet to a point on the mitered right-of-way line, thence along said mitered right-of-way line, N 18°08'10" W a distance of 29.66 feet to a point, thence N 11°17'40" W a distance of 49.62 feet to a point, and the TRUE POINT OF BEGINNING.

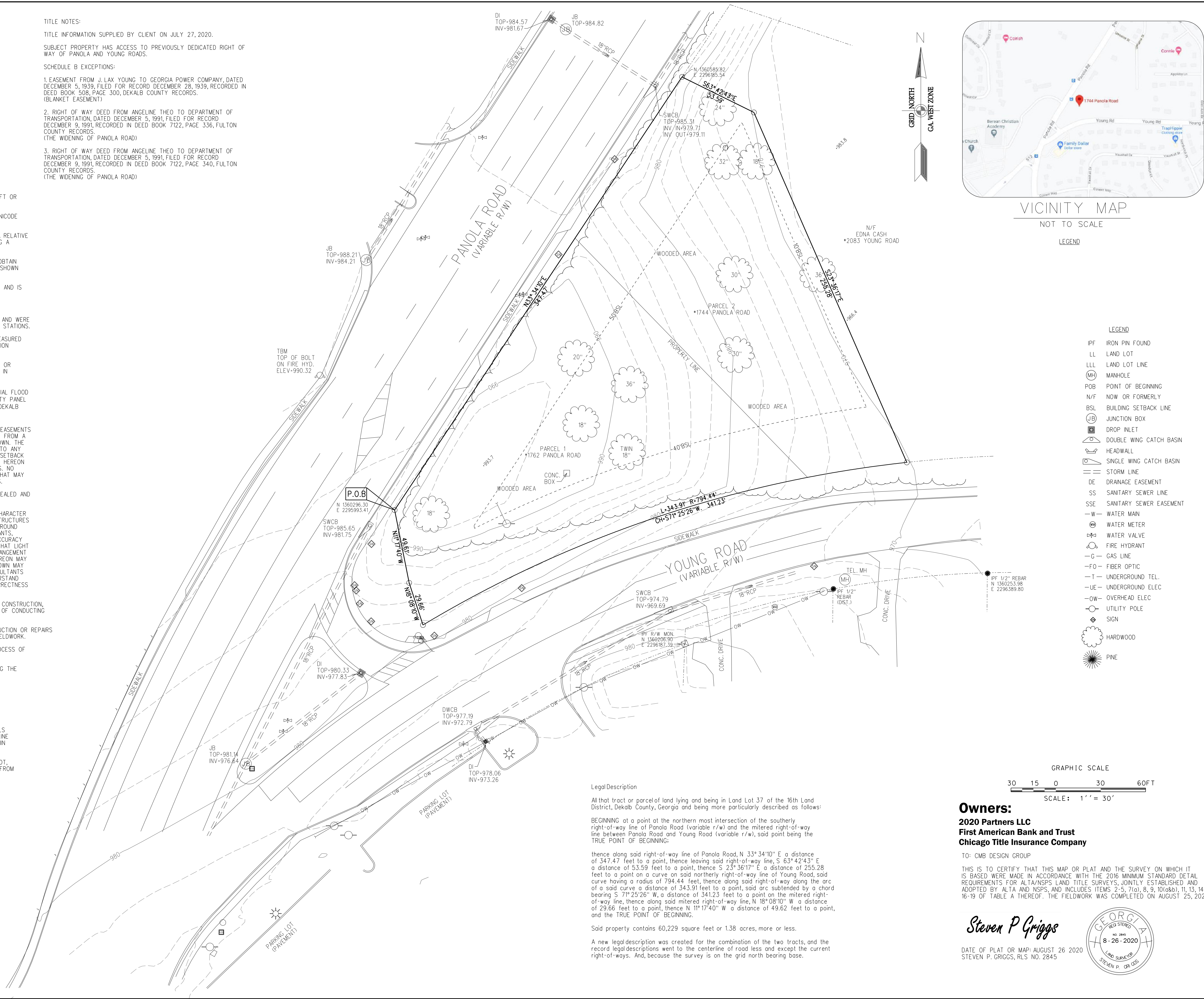
Said property contains 60,229 square feet or 1.38 acres, more or less.

A new legal description was created for the combination of the two tracts, and the record legal descriptions went to the centerline of road less and except the current right-of-ways. And, because the survey is on the grid north bearing base.

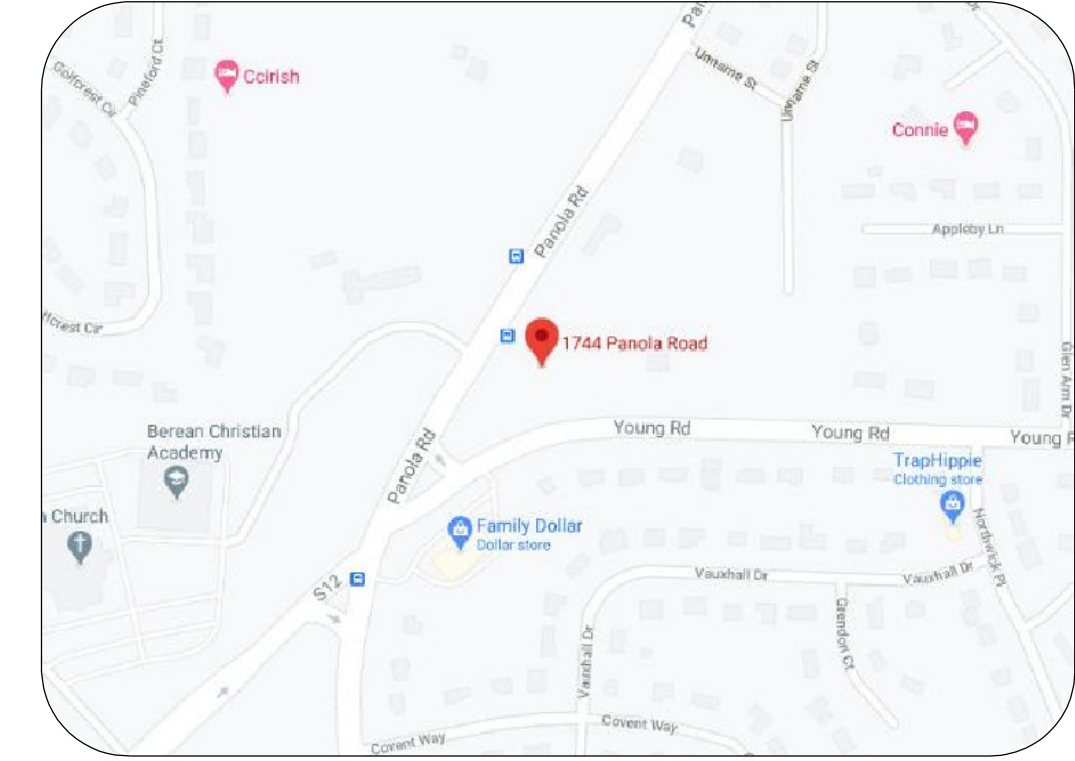
TITLE NOTES:  
TITLE INFORMATION SUPPLIED BY CLIENT ON JULY 27, 2020.  
SUBJECT PROPERTY HAS ACCESS TO PREVIOUSLY DEDICATED RIGHT OF WAY OF PANOLA AND YOUNG ROADS.  
SCHEDULE B EXCEPTIONS:  
1. EASEMENT FROM J LAX YOUNG TO GEORGIA POWER COMPANY, DATED DECEMBER 5, 1939, FILED FOR RECORD DECEMBER 28, 1939, RECORDED IN DEED BOOK 508, PAGE 300, DEKALB COUNTY RECORDS. (BLANKET EASEMENT)  
2. RIGHT OF WAY DEED FROM ANGELINE THEO TO DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 5, 1991, FILED FOR RECORD DECEMBER 9, 1991, RECORDED IN DEED BOOK 7122, PAGE 336, FULTON COUNTY RECORDS. (THE WIDENING OF PANOLA ROAD)  
3. RIGHT OF WAY DEED FROM ANGELINE THEO TO DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 5, 1991, FILED FOR RECORD DECEMBER 9, 1991, RECORDED IN DEED BOOK 7122, PAGE 340, FULTON COUNTY RECORDS. (THE WIDENING OF PANOLA ROAD)

NOTES:  
THE PROPERTY IS ZONED R-100. SITE AREAS 60,229 SF FT OR 1.38 ACRES.  
CURRENT MIN. BLDG SETBACKS: PER COUNTY COUNTY MUNICODÉ FRONT+40' OR 50', SIDE+10', REAR+40'  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF 0.03', AND WAS ADJUSTED USING A LEAST SQUARES ADJUSTMENT.  
A PRECISION FORCUS 35 TOTAL STATION WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. LINEAR DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 1,000,000 FEET.  
FIELD WORK WAS COMPLETED ON AUGUST 24, 2020.  
ELEVATIONS ESTABLISHED ARE BASED ON NAVD83 DATUM AND WERE ESTABLISHED USING GPS EQUIPMENT ON eGPS REFERENCE STATIONS.  
BEARINGS AND DISTANCES SHOWN HEREON WERE FIELD MEASURED AND ARE IN SUBSTANTIAL AGREEMENT WITH THE DESCRIPTION UNLESS OTHERWISE NOTED HEREON.  
SPG SURVEYING, LLC DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.  
NO PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE AE) DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0156J, EFFECTIVE DATE OF MAY 16, 2013, DEKALB COUNTY, GEORGIA, AND UNINCORPORATED AREAS.  
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY ARE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS.  
REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED AND SIGNED WITH AN ORIGINAL SIGNATURE.  
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER & LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON AND WAS BASED ON VISIBLE ABOVE GROUND EVIDENCE SUCH AS MANHOLES, CATCH BASINS, FIRE HYDRANTS, WATER METERS, ETC. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.  
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.  
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.  
NO WETLAND MARKERS WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.  
NO OBSERVED EVIDENCE IN THE PROCESS OF CONDUCTING THE FIELDWORK OF CEMETERIES OR BURIAL GROUNDS.  
NO ENCHROACHMENTS EXIST ON THIS PROPERTY.

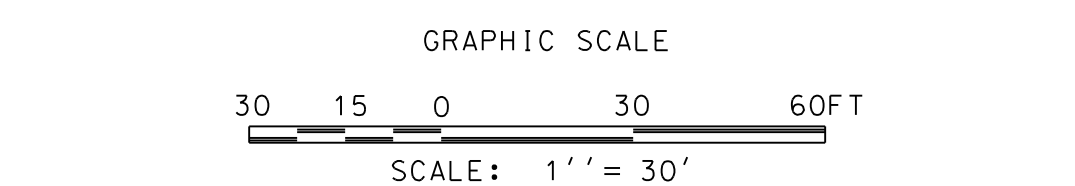
SURVEY NOTES:  
PARCELS #1 & #2 - LEGAL DESCRIPTION HAS VAGUE CALLS AND DESCRIPTIONS CALL FOR PARCELS TO THE CENTERLINE OF ROADS, LESS AND EXCEPT THE PORTIONS LYING WITHIN THE RIGHTS OF WAYS OF PANOLA AND YOUNG ROADS.  
CAN'T READ THE RIGHT OF WAY PLAN DRAWINGS BY GDOT. PRINT IS TOO SMALL SENT BY CLIENT. USED GRAPHICS FROM GDOT PLANS.



Legal Description  
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- LEGEND
- IPF IRON PIN FOUND
  - LL LAND LOT
  - LLL LAND LOT LINE
  - (MH) MANHOLE
  - POB POINT OF BEGINNING
  - N/F NOW OR FORMERLY
  - BSL BUILDING SETBACK LINE
  - JB JUNCTION BOX
  - DI DROP INLET
  - DOUBLE WING CATCH BASIN
  - HEADWALL
  - SINGLE WING CATCH BASIN
  - STORM LINE
  - DE DRAINAGE EASEMENT
  - SS SANITARY SEWER LINE
  - SSE SANITARY SEWER EASEMENT
  - W WATER MAIN
  - WM WATER METER
  - WV WATER VALVE
  - FH FIRE HYDRANT
  - G GAS LINE
  - FO FIBER OPTIC
  - UT UNDERGROUND TEL.
  - UE UNDERGROUND ELEC
  - OW OVERHEAD ELEC
  - UP UTILITY POLE
  - SIGN
  - HW HARDWOOD
  - PINE



Owners:  
2020 Partners LLC  
First American Bank and Trust  
Chicago Title Insurance Company

TO: CMB DESIGN GROUP  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(a), 8, 9, 10(a)&(b), 11, 13, 14, 16-19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 25, 2020.

Steven P Griggs  
DATE OF PLAT OR MAP: AUGUST 26 2020  
STEVEN P. GRIGGS, RLS NO. 2845



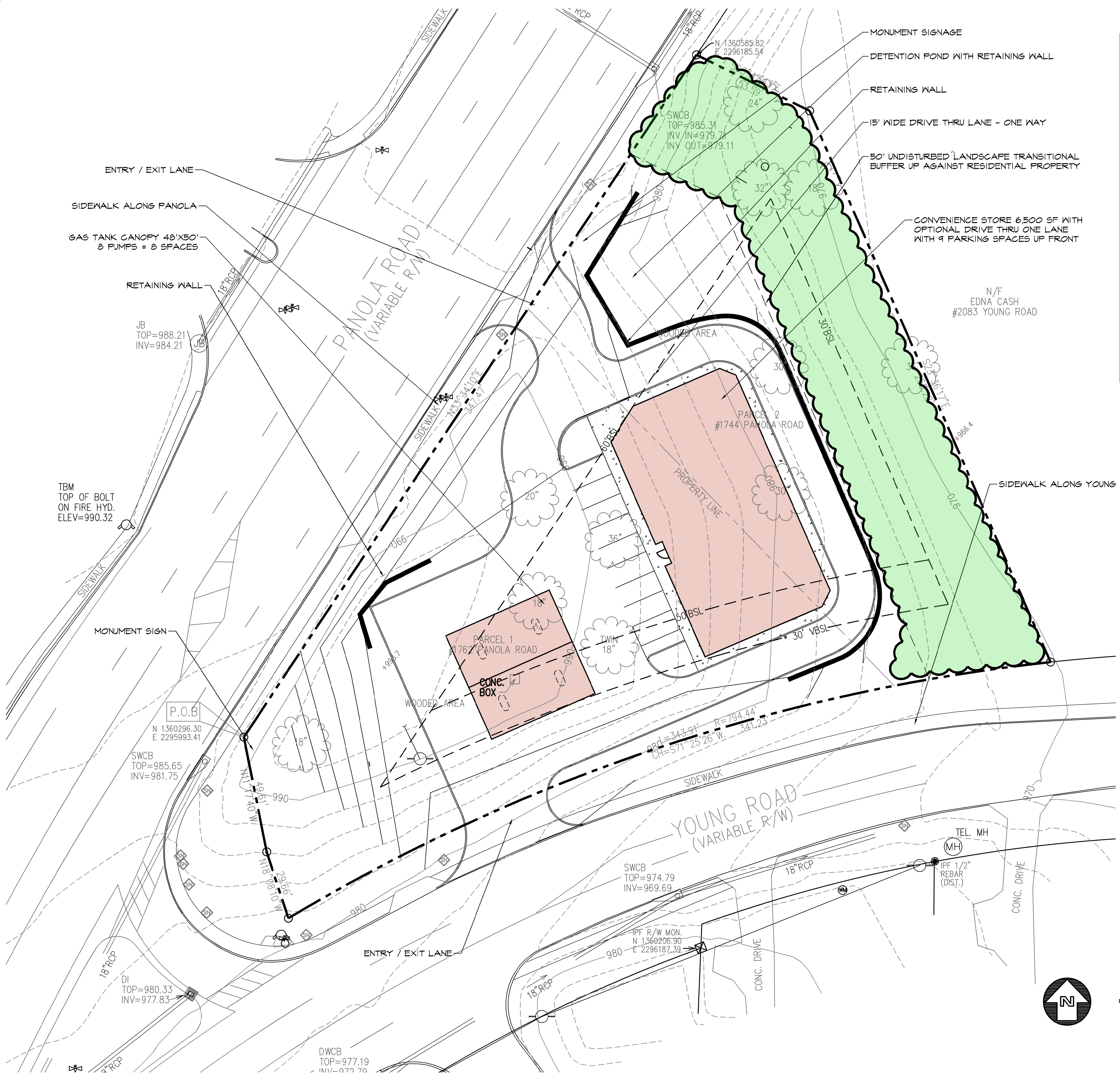
ALTA/NSPS Land Title Survey of  
#1744 & 1762 Panola Road  
Land Lot 37, 16th District, DeKalb County, GA  
For:  
CMB Design Group

REVISIONS	BY:	DATE:

File No. 202006.01  
Drawn By: SC  
Approved By: SC  
Reviewed By: SC  
Date: 08/24/2020  
Project No. 202006.001

CMB Design Group, LLC  
11877 Douglas Rd  
Suite 102  
Johns Creek, GA 30005  
www.CMBDESIGNGROUP.com  
cmdbd@bellsouth.net

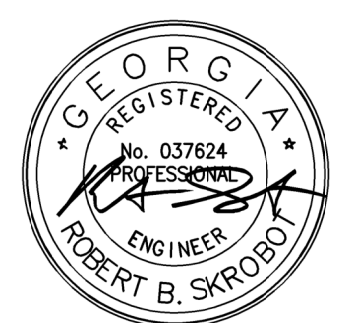




**SITE SUMMARY TABLE**

<b>AREA</b>	
TOTAL PROPERTY AREA:	1.30 AC
TRACT ONE:	0.72 AC
TRACT TWO:	0.58 AC
BUILDING AREA:	6,500 SF
IMPERVIOUS AREA:	0.63 AC (49%)
<b>ZONING</b>	
OVERLAY:	NONE
EXISTING PROPERTY ZONING:	R100
ADJACENT ZONING:	C3 (SOUTH ACROSS STREET); R100 (EAST) C1 (WEST ACROSS STREET)
<b>PROPOSED ZONING</b>	
PROPERTY ZONING:	C1
<b>EXISTING ZONING BUILDING SETBACKS</b>	
PANOLA RD FRONT YARD:	50' WITH R100
YOUNG RD FRONT YARD:	40' WITH R100
SIDE/REAR YARD:	10' WITH R100
<b>C1 BUILDING SETBACKS</b>	
PANOLA RD FRONT YARD:	60'
YOUNG RD FRONT YARD:	50'
REQUESTED VARIANCE TO YOUNG RD FRONTAGE:	30'
SIDE/REAR YARD:	30'
<b>BUFFER / LANDSCAPE STRIPS</b>	
PANOLA RD:	10' LANDSCAPE STRIP
YOUNG RD FRONT YARD:	10' LANDSCAPE STRIP
SIDE/REAR YARD:	50' CLASS C BUFFER AGAINST RESIDENTIAL
<b>PARKING:</b>	
MINIMUM (1 PER 500 SF):	6400 / 500 = 13 SPACES
PROPOSED:	18 (INCLUDING 2 HC SPACES & 8 PUMP SPACES)

**CONCEPTUAL SITE PLAN**  
FOR:  
**1762 & 1744 PANOLA ROAD**  
STONE MOUNTAIN, GA.  
DOUGLAS COUNTY, GA  
PARCELS: 16 037 02 008, 16 037 02 007



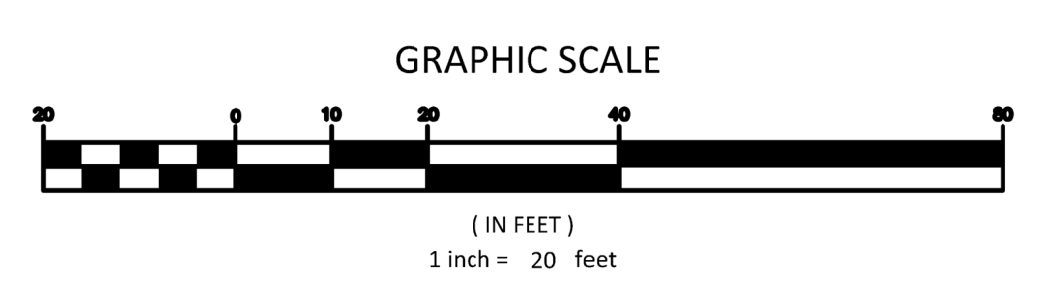
No.	Revision/Issue	Date

**RASK**  
CIVIL ENGINEERING  
409 ROSE LANE  
WOODSTOCK, GA 30188  
(404) 226-6795

**OWNER/DEVELOPER:**  
2020 PARTNERS LLC

**CONTACT:**

<b>Project</b>	<b>Sheet</b>
<b>Date</b> 11/3/20	C0.0
<b>Scale</b> 1"=20'	







**CONCEPTUAL BUILDING VIEW**  
**1744 and 1762 Panola Road, Stone Mountain, Dekalb County**



MATERIAL LEGEND

1. GLASS STOREFRONT
2. ENTRANCE PIERS CLAD IN BRICK
3. FRONT AND SIDE FAÇADE CLAD IN BRICK
4. METAL CANOPY
5. METAL COPING
6. SPACE FOR SIGNAGE
7. LANDSCAPING AT THE BUILDING
8. OUTDOOR SEATING



**CONCEPTUAL BUILDING VIEW**  
1744 and 1762 Panola Road, Stone Mountain, Dekalb County

From: Jeffrey Smith  
To: **Planning and Zoning  
Department – Dekalb  
County Ga.**

**Intent Title: Letter of Impact on property**  
**Location: 1762 & 1744 Panola Road and Young Road Corner**

This letter is a description of factors needed to meet the Special Land Use approval

- A. The combination of both of these parcels works perfectly for the requested use. A gas pump layout as shown on our plans and the convenience store take up the central part of the site, and allows for easy access into and out of the site, and keeps buffers against residential.
- B. Compatibility with adjoining uses works well. The Residential to the north east will be blocked by an existing 50' vegetative buffer, and roads surround the other 2 sides on the corner.
- C. There is plenty of adequate public services, facilities and utilities available at this site.
- D. The shape of this corner lot allows for easy traffic flows and won't create congestion.
- E. Existing land use will not impact the character or volume of vehicles in the area.
- F. The shape of the lot and the use proposed will work perfectly on this site, allowing access from both sides with ability to add decel lanes if needed.
- G. This use will not create adverse impacts on adjoining land uses by reason of noise, smoke, odor, dust or vibration. This property will adhere by all codes for property storage of gas tanks to avoid smells. Noise will not be an issue with this use.
- H. This use will not create adverse impacts on the adjoining land uses by reason of hours of operation. All lighting will be directly lit downward, with no off site spread. Management will not allow large groups to gather outside on property. The use will be a high use for local police and will be visible by many to help keep safe. The hours will adhere to local laws.
- I. This use will not create any adverse impacts to adjoining land uses by reason of the manner of operation. This is for gas fill ups, and retail purchases indoors with no loitering allowed per county ordinances.
- J. The proposed plan is consistent with all zoning requirements of this district and will abide by all codes.
- K. The proposed plan does fit within the context of the comprehensive plan for this area.
- L. The proposed plan is designed specifically to adhere to all buffer zones required, and was designed to retain the natural buffers along the north east side. All landscape strips are added per code as well.
- M. This proposed plan allows for adequate refuse and service areas.
- N. This proposed plan will adhere to a timely duration for implementation.
- O. The size, scale and massing of the proposed building and gas canopy are designed to not to impact the neighborhood aesthetics. It is a single story building with very nice finishes. The size and massing will not affect the look of the surrounding area.
- P. This proposed use will not adversely affect any historic buildings, sites, districts, or archaeological resources.
- Q. The proposed use satisfies the requirements for such special uses.

- R. The proposed single story height of the building pulled back 50' from the street will not be a negative impact.
- S. This proposed use will be more of a boutique gas station convenience store and will not disproportionately proliferate similar uses in the area.
- T. The proposed use is consistent with the needs of the community. Atlanta is such a vehicular community and having a convenience store with gas station on a major corner with residential nearby will be popular use by all. It will not conflict with overall comprehensive plan of the area.

Sincerely,

A rectangular image showing a handwritten signature in blue ink on a light-colored background. The signature is cursive and appears to read 'Jeffrey Smith'.

Jeffrey Smith (Representative for Cityview)

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From: Jeffrey Smith  
To: **Planning and Zoning  
Department – Dekalb  
County Ga.**

**Intent Title: Request for Land Use Change for Cityview to Allow Beer and Wine Sales**  
**Location: 1762 & 1744 Panola Road and Young Road Corner**

This letter is a request to the Dekalb County Planning and Zoning Department to please grant us a land use change that would allow us to sell beer and wine at a proposed convenience store with gas pumps in on the corner of 1762 & 1744 Panola Road and Young Road.

The existing site is on a triangle parcel of land and would be a convenient site for this use. Cityview and request a rezoning from R100 to C1 for this use as well. The location is currently an undeveloped wooden lot that would probably not be developed into a residential site because of its shape and location surrounded by major streets.

The store will be of high quality design, with nice finishes, and property will be lit with LED lighting to avoid unwanted people from gathering around for no reason. Management does not want this type of gas station. This is considered more of a high end gas station convenience store for the community.

Sincerely,



Jeffrey Smith (Representative for Cityview)

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