



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: March 4, 2021, 5:30 P.M.**

**Board of Commissioners Hearing Date: March 25, 2020, 5:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** Z-21-1244544 **Agenda #:** N. 15

**Location/Address:** 1762 and 1744 Panola Road, Stone Mountain, GA. **Commission District:** **Super District:**

**Parcel ID(s):** 16-037-02-007, -008

**Request:** Rezone properties from R-100 (Residential-Medium Lot-100) to C-1 (Local Commercial) to construct a convenience store with accessory fuel pumps and alcohol outlet.

**Property Owner(s):** 2020 Partners, LLC

**Applicant/Agent:** Mastaq Moosa

**Acreage:** 1.38 acres

**Existing Land Use:** Undeveloped, wooded.

**Surrounding Properties:** North, Northeast, East, Southeast: Undeveloped, wooded (zoned R-100); South: a Dolllar Store retail establishment (zoned C-1); Southwest, West, Northwest: Berean Christian Church (zoned C-1)

Comprehensive Plan: SUB (Suburban)  Consistent  Inconsistent

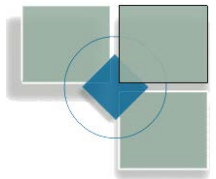
<b>Proposed Building Square Ft.:</b> 6,500s.f.	<b>Proposed Building Square Feet:</b> not applicable
<b>Proposed Lot Coverage:</b> 49%	<b>Existing Lot Coverage:</b> not applicable



# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. \_\_\_\_\_

Filing Fee: \_\_\_\_\_

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

Applicant: Mustaq Moosa E-Mail: mustaq@cityviewdb.com

Applicant Mailing Address: 1400 Indian Trail Lilburn Road, Norcross, GA

Applicant Phone: 404 704 6356 Fax: \_\_\_\_\_

Owner(s): 2020 Partners LLC E-Mail: mansoorqamruddin@gmail.com  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 1132 Gavinwood PI, Decatur, GA 30033

Owner(s) Phone: 770 356 1321 Fax: \_\_\_\_\_

Address/Location of Subject Property: 1744 & 1762 Panola Road, Stone Mountain, GA

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

Acreage: 1.38 AC Commission District(s): \_\_\_\_\_

Present Zoning Category: R 100 Proposed Zoning Category: C-1

Present Land Use Category: \_\_\_\_\_

### **PLEASE READ THE FOLLOWING BEFORE SIGNING**

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

### **Disclosure of Campaign Contributions**

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filling of this application? \_\_\_\_\_ Yes  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.

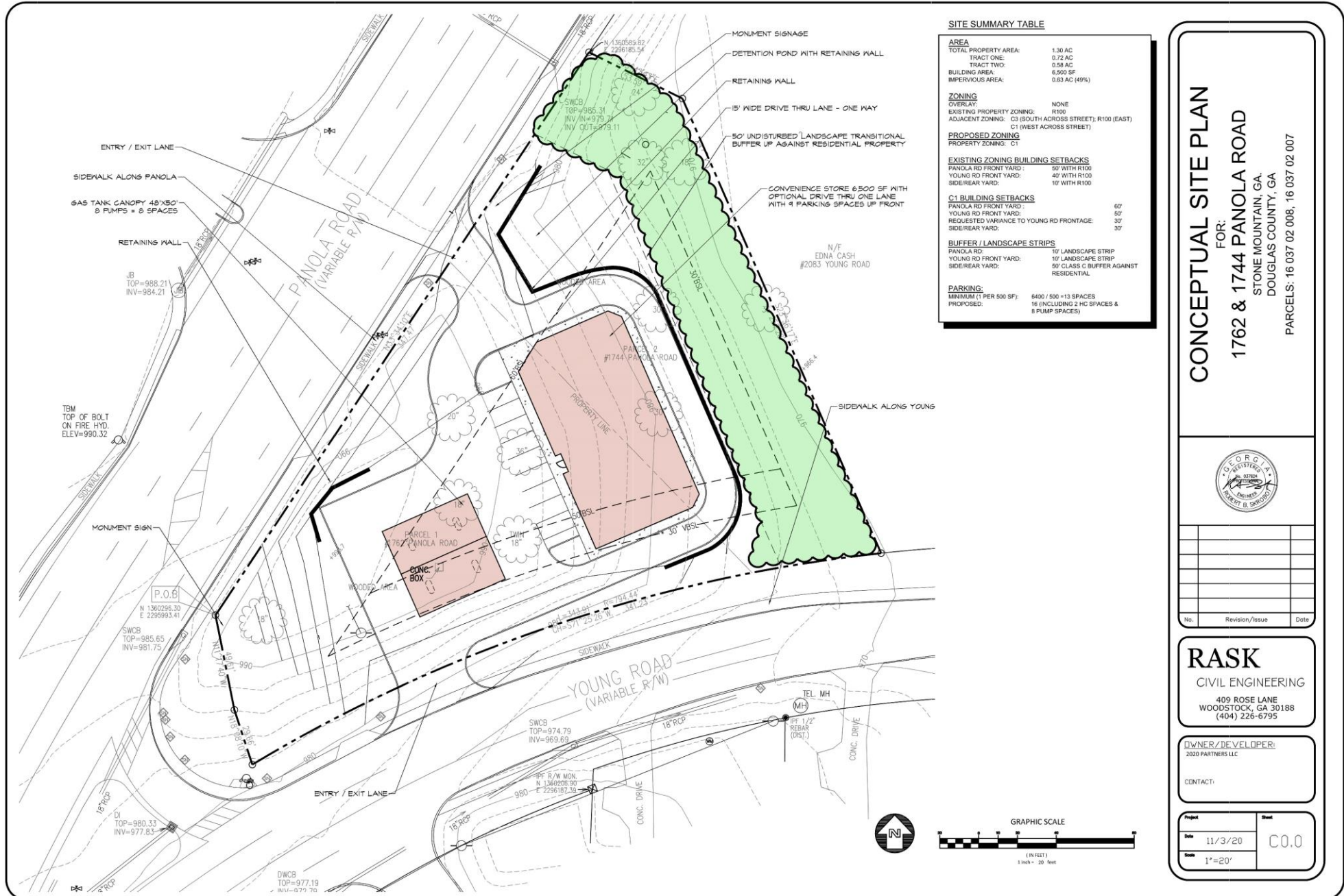
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

\_\_\_\_\_  
NOTARY

Mustaq  
SIGNATURE OF APPLICANT / DATE

\_\_\_\_\_  
EXPIRATION DATE / SEAL

Check One: Owner \_\_\_\_\_ Agent



**SITE SUMMARY TABLE**

AREA	
TOTAL PROPERTY AREA:	1.30 AC
TRACT ONE:	0.72 AC
TRACT TWO:	0.58 AC
BUILDING AREA:	6,500 SF
IMPERVIOUS AREA:	0.83 AC (49%)
ZONING	
OVERLAY:	NONE
EXISTING PROPERTY ZONING:	R100
ADJACENT ZONING:	C3 (SOUTH ACROSS STREET); R100 (EAST) C1 (WEST ACROSS STREET)
PROPOSED ZONING:	PROPERTY ZONING: C1
EXISTING ZONING BUILDING SETBACKS	
PANOLA RD FRONT YARD:	50' WITH R100
YOUNG RD FRONT YARD:	40' WITH R100
SIDE/REAR YARD:	10' WITH R100
C1 BUILDING SETBACKS	
PANOLA RD FRONT YARD:	50'
YOUNG RD FRONT YARD:	50'
REQUESTED VARIANCE TO YOUNG RD FRONTAGE:	30'
SIDE/REAR YARD:	30'
BUFFER / LANDSCAPE STRIPS	
PANOLA RD:	10' LANDSCAPE STRIP
YOUNG RD FRONT YARD:	10' LANDSCAPE STRIP
SIDE/REAR YARD:	50' CLASS C BUFFER AGAINST RESIDENTIAL
PARKING:	
MINIMUM (1 PER 500 SF):	6400 / 500 = 13 SPACES
PROPOSED:	16 (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:**

Issue	Date	Scale
	11/3/20	C0.0
		1"=20'

N. 15 Z-21-1241244544  
SLUP-21-1244547  
SLUP-21-1244548

Building Design Rendering 1



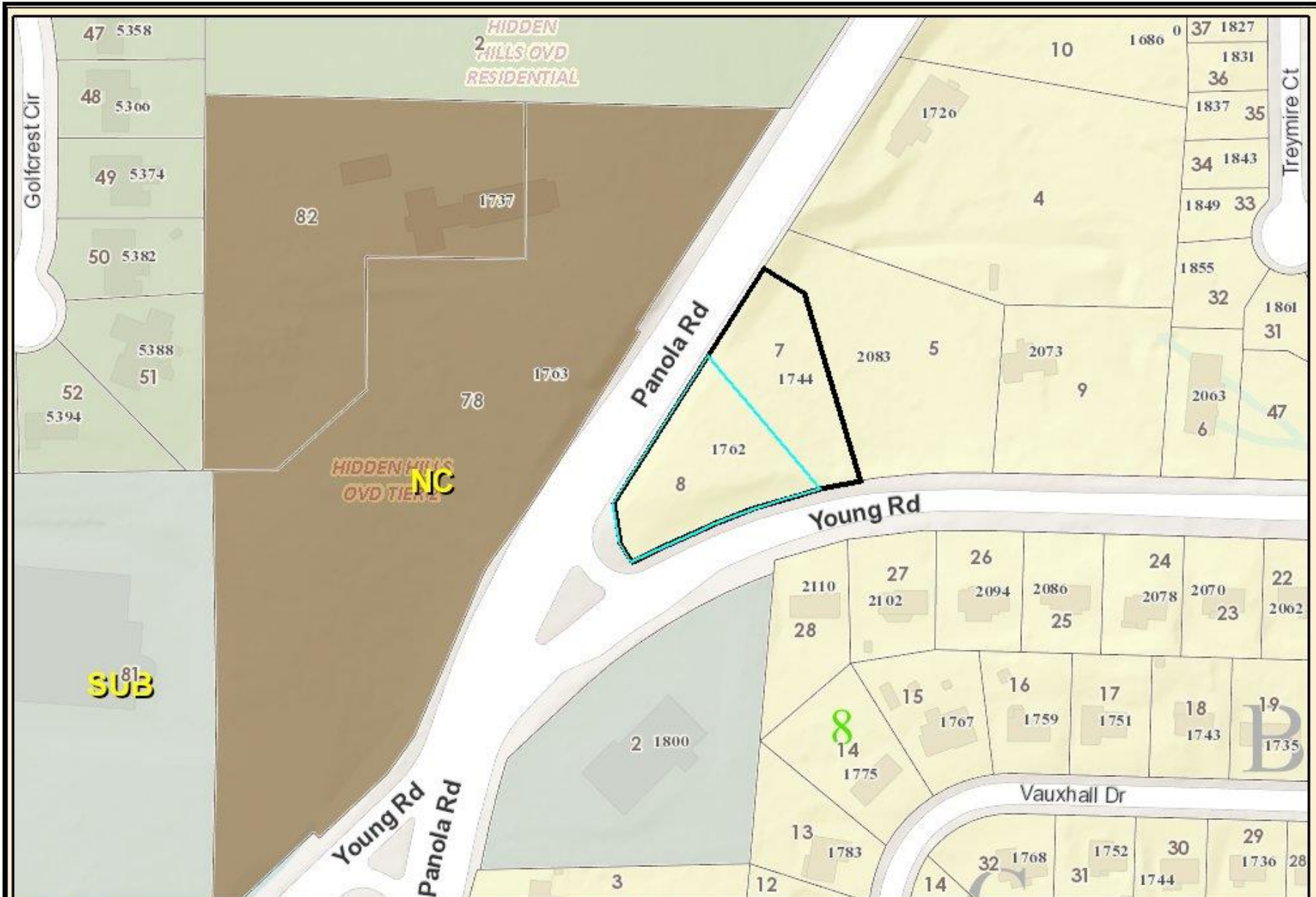
**CONCEPTUAL BUILDING VIEW**  
1744 and 1762 Panola Road, Stone Mountain, Dekalb County



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





DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.09

Date Printed: 2/2/2021

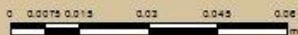


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DeKalb County Parcel Map



Date Printed: 2/2/2021



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