



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / 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.: SLUP-21-1244547 **Agenda #:** N. 16

Location/Address: 1762 and 1744 Panola Road, Stone Mountain, GA. **Commission District:** 5 **Super District:** 7

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

Request: Special Land Use Permit (SLUPD) to allow fuel pumps as an accessory use to a convenience store in C-1 (Local Commercial), in according to Table 4.1.

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

| | |
|--|--|
| Proposed Building Square Ft.: 6,500s.f. | Proposed Building Square Feet: not applicable |
| Proposed Lot Coverage: 49% | Existing Lot Coverage: not applicable |



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

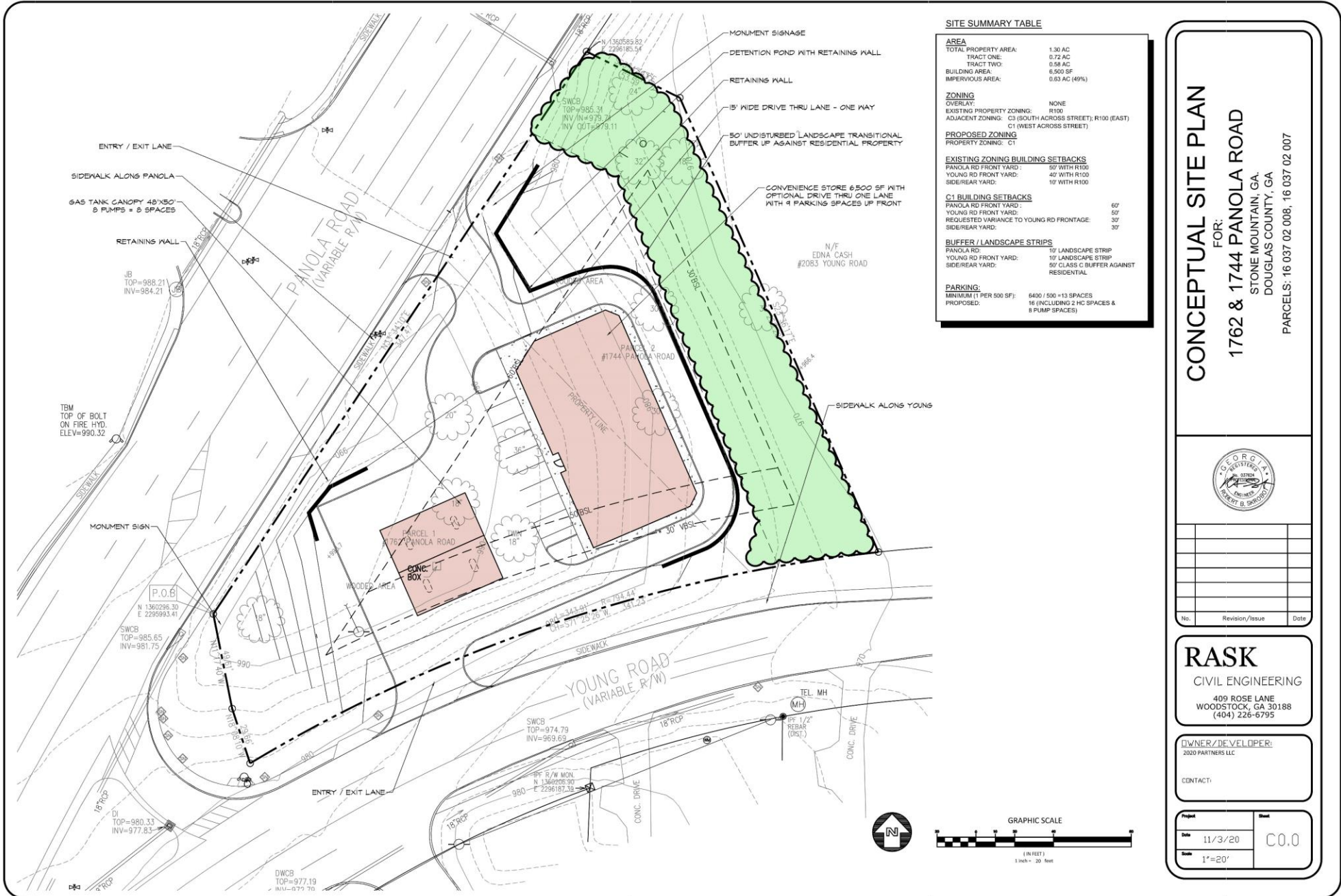
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: _____ Agent: **Signature of Applicant:**
(Check One)

Printed Name of Applicant: Mustaq Moosa

Notary Signature and Seal:





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

Building Design Rendering 1

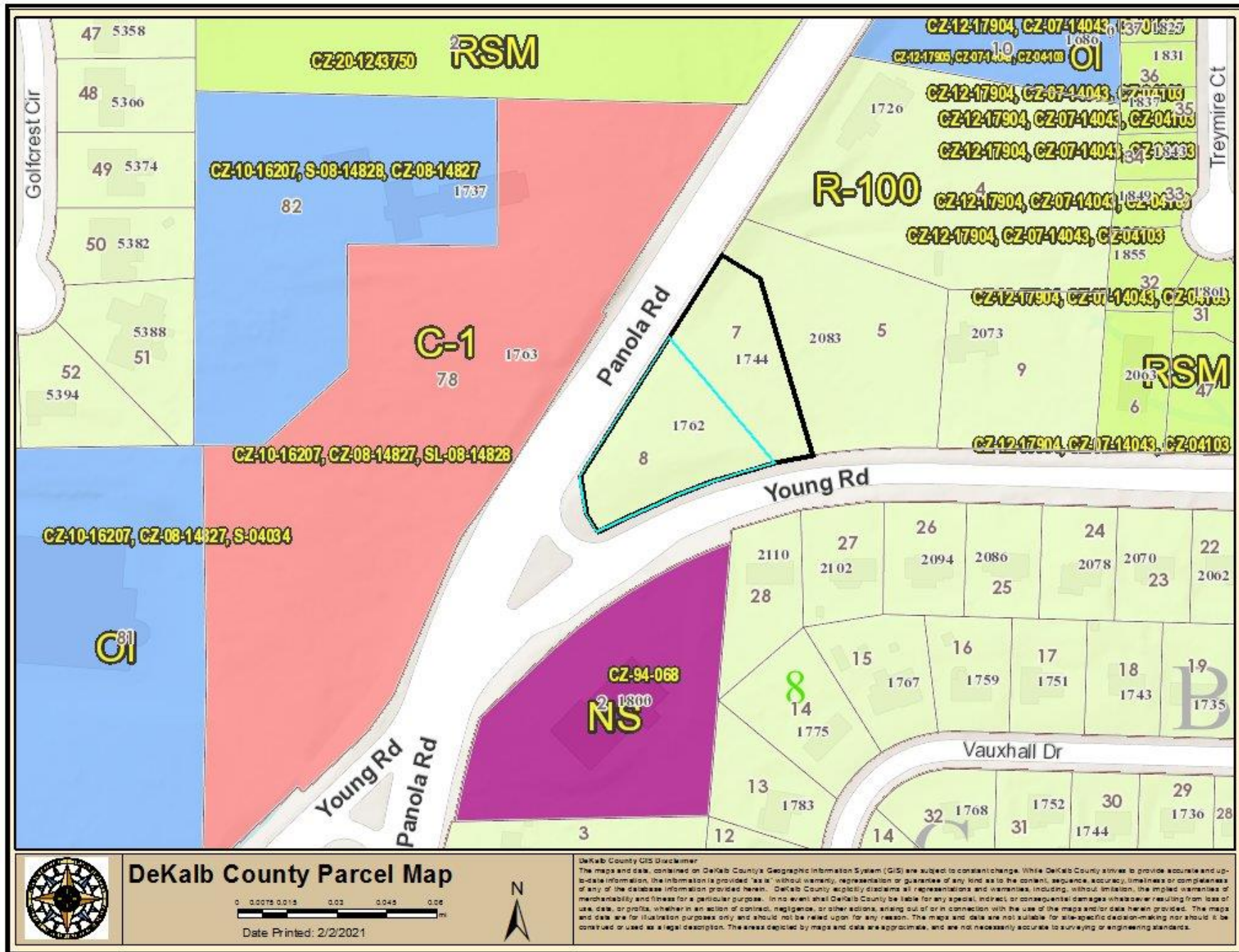


CONCEPTUAL BUILDING VIEW
1744 and 1762 Panola Road, Stone Mountain, Dekalb County



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



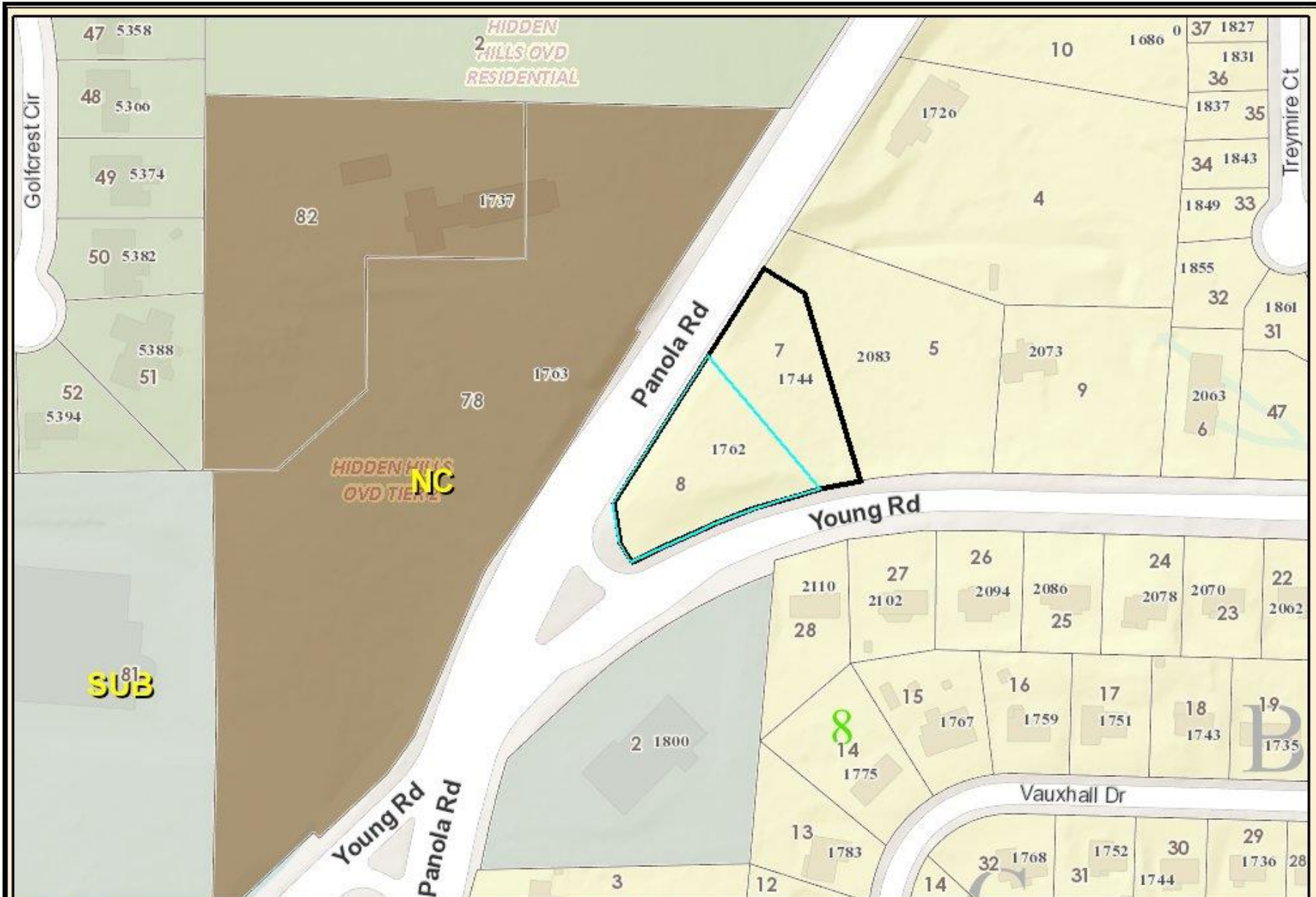
DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.09 mi

Date Printed: 2/2/2021



DeKalb County GIS Disclaimer
The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06

Date Printed: 2/2/2021

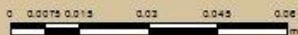


DeKalb County GIS disclaimer

The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Parcel Map



Date Printed: 2/2/2021



DeKalb County GIS Disclaimer

The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.