



DeKalb County Department of Planning & Sustainability

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Decatur, GA 30030

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**Planning Commission Hearing Date: November 5, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: November 19, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: SLUP-19-1243377 **Agenda #:** D. 2

Location/Address: 3645 Chamblee Tucker Road, Atlanta **Commission District:** 2 **Super District:** 6

Parcel ID(s): 18-285-02-009

Request: Special Land Use Permit for an alcohol outlet (alcohol sales in a convenience store) in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code.

Property Owner(s): Alli Properties, LLC

Applicant/Agent: Mumtaz Alli c/o Hilliard Starkey Law

Acreage: .42 acres

Existing Land Use: A vacant auto repair establishment with fuel pumps and a hand car wash service.

Surrounding Properties: To the north and northeast: offices, retail, and the Hunan Inn restaurant; to the east, south, and southeast: the Henderson Park condominiums; to the southwest and west: the Galaxy Diner restaurant and the Embry Hills shopping center; to the northwest: offices, auto-related uses, restaurants.

Adjacent Zoning: **North:** Chamblee Tucker Road **South:** C-1 **East:** Henderson Mill Road **West:** C-1
Northeast: Chamblee-Tucker-Henderson Mill Road Intersection **Northwest:** Chamblee Tucker Road **Southeast:** Chamblee Tucker Road **Southwest:** C-1

Comprehensive Plan: TC (Town Center) **Consistent** **Inconsistent**

Proposed Square Ft.: 4,270	Existing Square Feet: 18,129
Proposed Lot Coverage: 84%	Existing Lot Coverage: (estimated) 84%

RECEIVED
JUL 03 2019

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.: 1243377

APPLICANT NAME: MUMTAZ ALLI

Daytime Phone #: 678-770-7477 Fax #: _____

Mailing Address: 2820 MANOR BROOK COURT, SNELLVILLE, GA
30078 E-mail: MUMTAZFASHIONS@YAHOO.COM

OWNER NAME: ALLI PROPERTIES, LLC (If more than one owner, attach contact information for each owner)

Daytime Phone #: 678-770-7477 Fax #: _____

Mailing Address: 2820 MANOR BROOK COURT, SNELLVILLE, GA
30078 E-mail: MUMTAZFASHIONS@YAHOO.COM

SUBJECT PROPERTY ADDRESS OR LOCATION: 3645 CHAMBLEE TUCKER ROAD
_____, DeKalb County, GA, 30341

District(s): 18 Land Lot(s): 285 Block(s): _____ Parcel(s): 18 285 02 009

Acreage or Square Feet: 0.416 Commission District(s): 1+7 Existing Zoning: C1

Proposed Special Land Use (SLUP): ALCOHOL OUTLET (AT GROCERY STORE + CAR WASH).

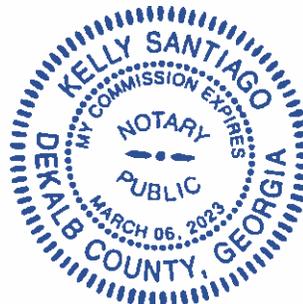
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

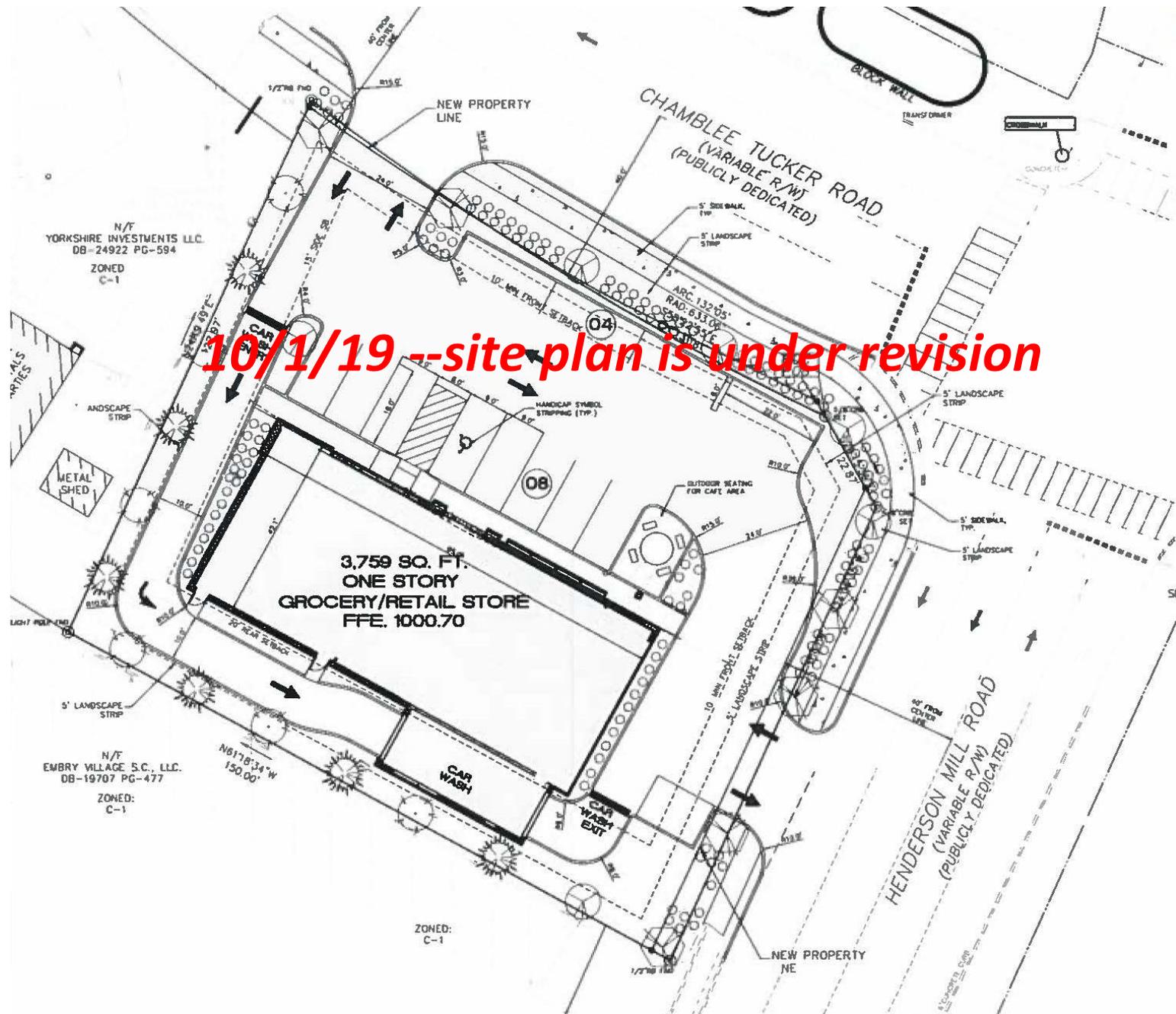
Owner: Agent: _____ Signature of Applicant: [Signature]
(Check One)

Printed Name of Applicant: MUMTAZ ALLI

Notary Signature and Seal:

Kelly Santiago







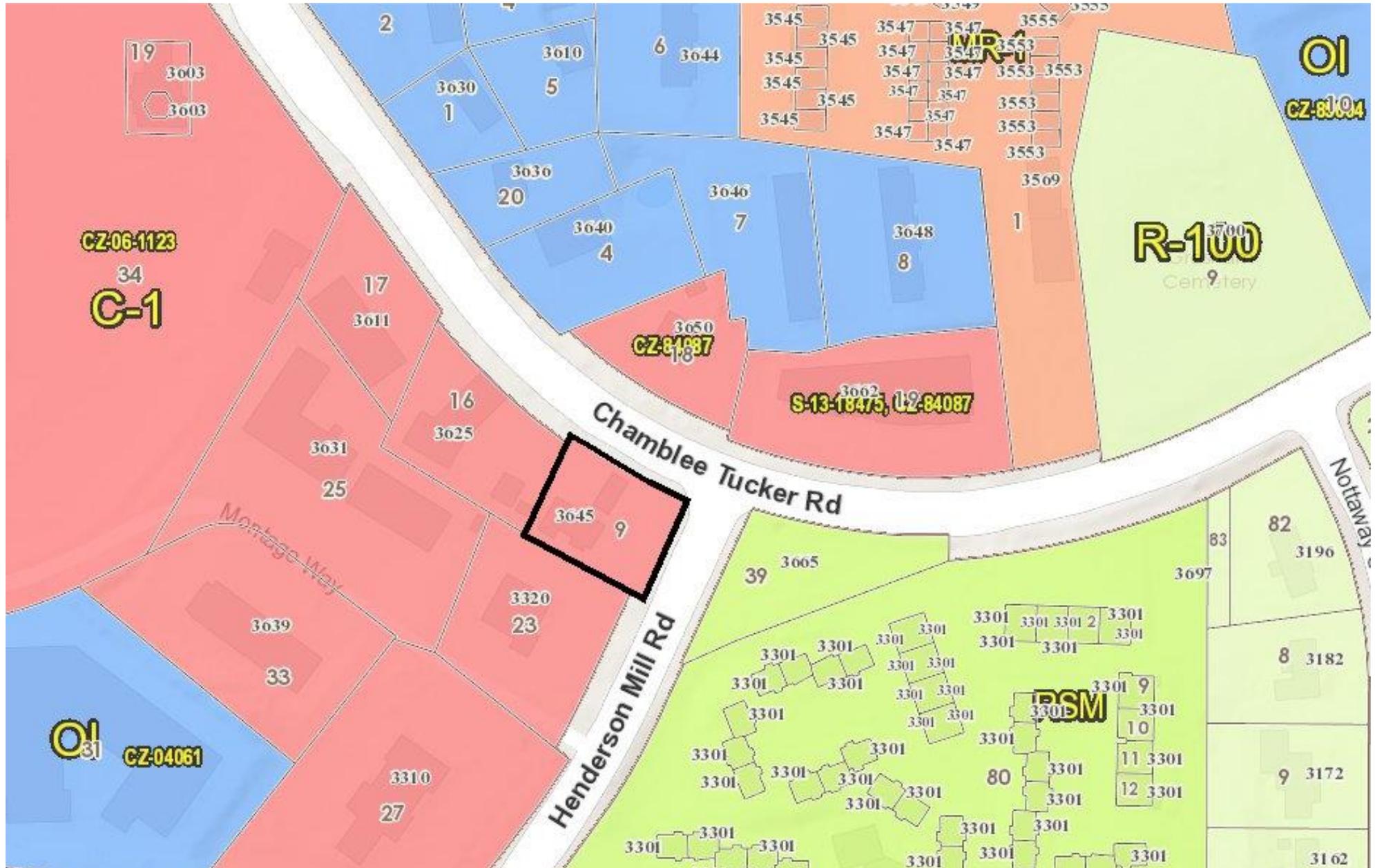
10/1/19 – concept illustrations are under revision

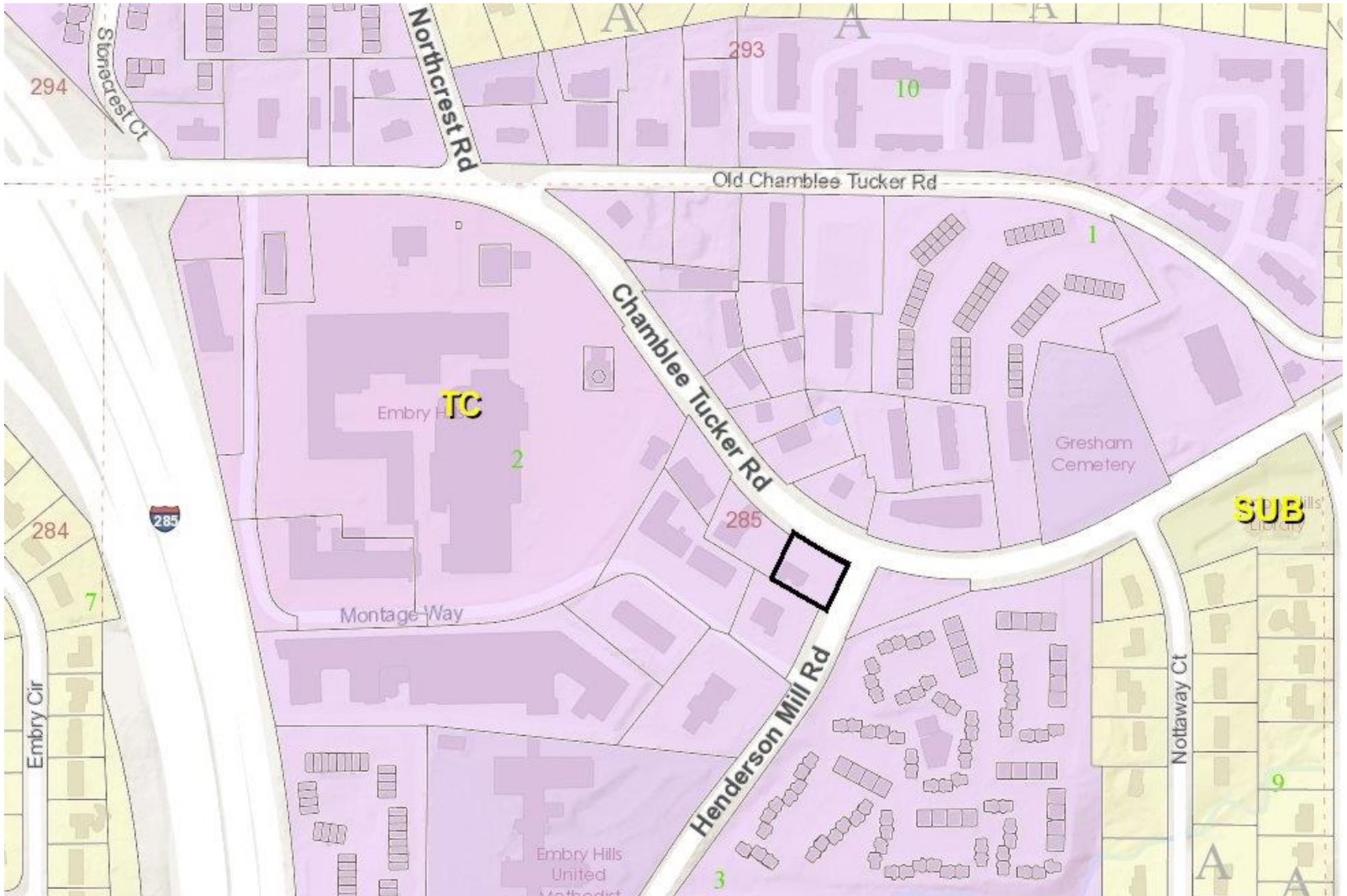




10/1/19 – concept illustrations are under revision











Subject Property, viewed from the northeast



Subject Property, viewed from the northwest



Henderson Mill Road

East side of Subject Property