



**DeKalb County Government Services Center
178 Sams Street
Decatur, GA 30030
404-371-2155**

www.dekalbcountyga.gov/planning
<https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

**Planning Commission Hearing Date: July 8, 2025
Board of Commissioners Hearing Date: July 24, 2025**

STAFF ANALYSIS

CASE NO.:	SLUP-25-1247517	File ID #: 2025-0624
Address:	1101 N. Hairston Rd, Stone Mtn Georgia	Commission District: 4 Super District: 7
Parcel ID(s):	18 091 01 026	
Request:	For a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) district.	
Property Owner(s):	Sammy Virani	
Applicant/Agent:	Hakim Hilliard	
Acreage:	0.74	
Existing Land Use:	Convenience Store with Fuel Pumps	
Surrounding Properties:	North: Convenience Store/gas station South: Apartments East: Apartments West: Convenience Store/gas station	
Adjacent Zoning:	North: C-1 South: MR-1 East: MR-1 West: C-2	
Comprehensive Plan:	___X___	___ Inconsistent

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The applicant, Hakim Hilliard, is requesting a Special Land Use Permit (SLUP) to allow the sale of beer and wine at an existing convenience store located at 1101 North Hairston Road in the C-1 (Local Commercial) zoning district. The subject property is 0.74 acres in size and is currently operating as a convenience store under DeKalb County Business License No. 1236366. The proposed use would allow customers to purchase beer and wine in addition to other retail items already sold at the store. No new construction or expansion of the business footprint is proposed.

The site is adequate in size and currently meets all zoning requirements for the C-1 district. The use will remain a convenience store and continue to operate within the same building, maintaining existing off-street parking and buffers. Given the minimal physical or operational changes, the site is suitably configured to support the proposed use.

The proposed use appears to be compatible with surrounding land uses and is consistent with nearby commercial activity, including a convenience store/gas station to the west across North Hairston Road and a convenience store/gas station to the north across Central Drive. The proposed SLUP will not generate additional noise, traffic, or environmental impacts beyond those already present. Furthermore, all utilities, services, and access infrastructure are sufficient to accommodate the existing and proposed use. No changes to the circulation pattern, ingress/egress, or utility demand are anticipated as a result of this request.

Staff has reviewed the application in accordance with Section 27-4.2.8 of the DeKalb County Zoning Ordinance and finds that it satisfies the relevant criteria for alcohol sales as an accessory use. Specifically, based on confirmation by the applicant, the location is not within 300 feet of any school, educational facility, college campus, or adult entertainment establishment, nor is it within 600 feet of any state- or county-approved substance abuse treatment center, as outlined in subsection (B). Additionally, the applicant has indicated that alcohol sales and storage will occupy less than 20 percent of the gross floor area of the store, consistent with subsection (D).

The use aligns with the Comprehensive Plan, which designates the area as a Commercial Redevelopment Corridor (CRC). By permitting beer and wine sales, the business can provide a more complete retail offering to patrons and contribute to the commercial revitalization goals of the corridor. The continued operation under this expanded scope supports neighborhood convenience, enhances customer service, and promotes local economic activity without undermining surrounding residential uses or community character.

Staff has reviewed the proposed use in accordance with Section 4.2.8 of the DeKalb County Zoning Ordinance and finds that it satisfies all applicable criteria for a SLUP. The request poses no adverse effects on public health, safety, or welfare, nor does it conflict with historic or environmental resources. Based on the analysis of compatibility, adequacy of services and infrastructure, and alignment with long-range planning objectives, staff recommends “***Approval with the following conditions***”:

1. Installation of a 6-foot-tall opaque fence to screen the dumpster on all four sides so that dumpster is not visible from adjacent properties or public streets prior to issuance of any alcohol license.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – MAY 2025

N1-2025-0624 SLUP-25-1247517 (1101 N. Hairston Road): N. Hairston Road is classified as a Major Arterial.

N2-2025-0625 Z-25-1247521 (2381 Snapfinger Road): Snapfinger Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N3-2025-0626 SLUP-25-1247527 (5083 Biffle Road): Biffle Road is classified as local. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk on any street.

N4-2025-0627 Z-25-1247528 (3803 & 3815 Glenwood Road): Glenwood Road, Roadway classified is Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. Farris Drive is classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5-2025-0628 Z-25-1247529 (3265 Northeast Expressway): Northeast Expressway is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6-2025-0629 Z-25-1247470; and, N7-2025-0630 SLUP-25-1247471 (7566 Union Grove Road): Union Grove Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N8-2025-0631 SLUP-25-1247516 (1816 Enid Drive): Enid Drive is classified as a local roadway.

N9- 2025-0632 SLUP-25-1247522 (3600 Preakness Drive): Preakness Drive is classified as a local roadway.

N10-2025-0633 SLUP-25-1247526 (4106 Creek Court): Creek Court is classified as a local roadway.

N11-2025-0634 SLUP-25-1247530 (2854 Clifton Church Road): Clifton Church Road is classified as a minor arterial.



5/30/2025

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
cc: Alan Gaines, Technical Services Manager
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.

N1-2025-0624 SLUP-25-1247517: 1101 N. Hairston Road, Stone Mountain, GA 30083
Review general comments

N2-2025-0625 Z-25-1247521: 2381 Snapfinger Road, Decatur, Ga 30034
See general comments

N3-2025-0626 SLUP-25-1247527: 5083 Biffle Road, Stone Mountain, GA 30088
See general comments

N4-2025-0627 Z-25-1247528: 3803 & 3815 Glenwood Road, Decatur, GA
See general comments

N5-2025-0628 Z-25-1247529: 3265 Northeast Expressway, Chamblee, GA 30341
See general comments.

N6-2025-0629 Z-25-1247470: 7566 Union Grove Road, Lithonia
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N7-2025-0630 SLUP-25-1247471: 7566 Union Grove Road, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N8-2025-0631 SLUP-25-1247516: 1816 Enid Drive, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N9-2025-0632 SLUP-25-1247522: 3600 Preakness Drive, Decatur, GA 30034
See general comments

N10-2025-0633 SLUP-25-1247526: 4106 Creek Court, Stone Mountain, GA 30083
See general comments

N11-2025-0634 SLUP-25-124753: 2854 Clifton Church Road, Atlanta, GA 30316
See General Comments

N12-2025-0635 TA-25-1247540: 3221 Glenwood Road, Decatur, GA
See general comments



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@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.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247517 Parcel I.D. #: 18-091-01-026
Address: 1101 N. Hairston Rd, Stone Mountain, Ga 30083

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
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 _____
Existing right of way width _____
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 Engineers (ITE) 6/7th Edition (whichever is 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: Plans and field reviewed, No problem That would interfere with Traffic flow.

Signature: Jerry White



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ If no, distance to nearest line: _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



**MARTA July 2025
Case Comments**

N5-2025-0628 Z-25-1247529 2381 Snapfinger Road, Decatur, GA 30034

This property is adjacent to MARTA bus routes on nearby Rainbow Rd and Wesley Chappel Rd. Development should include pedestrian connectivity to these routes.

N4-2025-0627 Z-25-1247528 3803 & 3815 Glenwood Road, Decatur, GA 30032

MARTA supports this rezoning due to proximity to transit access on Glenwood Rd. The constructed development should include direct pedestrian access to Glenwood Rd to ensure residents can take advantage of transit services and should coordinate with MARTA during design.

N5-2025-0628 Z-25-1247529 3265 NE Expressway, Chamblee, GA 30341

MARTA supports this rezoning as this project is located adjacent to MARTA service. However, it is critical that the developer accommodate direct pedestrian access to Northeast Expressway frontage so that residents can access transit service. Developer should coordinate with MARTA to place amenity pad.



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: M. Hakim Hilliard / S. Virani

Daytime Phone: 4047975525 E-Mail: hhilliard@cejanfirm.com

Mailing Address: 1834 Independence Square Atlanta 30338

Owner Name: Sammy Virani

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

Daytime Phone: _____ E-Mail: _____

Mailing Address: 1101 N. Hurston Rd Stone Mountain, GA 30083

SUBJECT PROPERTY ADDRESS OR LOCATION: 1101 N. Hurston Rd Stone Mountain 30083

DeKalb County, GA _____

Parcel ID: _____ Acreage or Square Feet: _____ Commission Districts: 4 & 7

Existing Zoning: C1 Proposed Special Land Use (SLUP):

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

Owner: _____ Agent: X

Signature of Applicant:

M. Hakim Hilliard

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER

- 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Pre-Application form (to be completed in pre-application meeting). Please email lahill@dekalbcountyga.gov for appointment.
- 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners' association(s) may also be provided.
- 3. Submit: **Application** - Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order:
 - A. **Application form** with name and address of applicant and owner, and address of subject property;
 - B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - C. **Letter of application and impact analysis**
 - 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g., floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - E. **Campaign disclosure statement** (required by State law).
 - F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. (If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)
 - G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following
 - a. boundaries of subject property;
 - b. dimensioned access points and vehicular circulation drives;
 - c. location of all existing and proposed buildings, structures, setbacks and parking;
 - d. location of 100-year floodplain and any streams;
 - e. notation of the total acreage or square footage of the subject property;
 - f. landscaping, tree removal and replacement, buffer(s); and
 - g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - H. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - I. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - J. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

**NOTICE OF SPECIAL LAND USE APPLICATION COMMUNITY MEETING
FOR**

1101 N Hairston Road
Stone Mountain, Georgia 30083

Special Land Use Permit to reactivate the site for a retail fuel station
and convenience store allowing for the sale of beer and wine by the package

Submitted for Applicant by:
M. Hakim Hilliard, Esq.
Maiysha R. Rashad, Esq.

**Find out more about the
project, ask questions, and
voice your opinion at the
following community
meeting:**

on
April 1, 2025

At 6:00 PM
Clarkston Library
951 N. Indian Creek Drive
Clarkston, GA 30021

(If you have any questions or concerns regarding the application, prior to or after the meeting please email them to
dhayley@cglawfirm.com)

1101 N. Harston Rd - Community Meeting

4/1/25 lep.

Address and
Contact info

Name	Address and Contact info
Jan Dunaway	4672 Fellsridge Dr. Smith dunawayjd@bellsouth.net



1834 Independence Square
Atlanta, Georgia 30338
404-233-4171
F 404-261-2842

Hhilliard@cglawfirm.com

April 10, 2025

BY EMAIL ONLY

Department of Planning
DeKalb County, Georgia

RE: **Letter of Intent to Application for Special Land Use Permit (SLUP)
Application for 1101 N. Hariston Rd, DeKalb County**

Dear Planning & Sustainability Commission,

Our firm represents Sammy Virani, the owner of 1101 N. Hariston Rd, in seeking a Special Land Use Permit (SLUP) to reactivate the vacant retail fuel station and convenience store with the addition of beer and wine sales by the package. Below is the required information per DeKalb County's SLUP application guidelines:

a) Zoning Classification

The property is located within the **C-1 (Neighborhood Commercial) zoning district**, which permits fuel stations and small retail facilities under 10,000 sq. ft. The SLUP is specifically requested to authorize the sale of beer and wine by the package, which requires special approval under DeKalb County regulations.

b) Reason for SLUP Request

The SLUP is necessary to:

1. Reactivate a commercial property that has been vacant for over six months, addressing blight and revitalizing economic activity in the area.
2. Obtain approval for beer/wine sales, which are not permitted by right under C-1 zoning.
3. Ensure compliance with updated safety and operational standards for fuel stations and retail alcohol sales¹⁴.

c) Existing and Proposed Use

- **Existing Use:** Vacant retail fuel station and convenience store (previously permitted under C-1 zoning).
- **Proposed Use:** Reactivation as a fuel station and convenience store with beer/wine sales by the package.

d) Detailed Characteristics of Proposed Use

- **Floor Area:** 2,400 sq. ft. (existing structure; no expansion proposed).
- **Building Height:** 25 feet (conforming to C-1's 40-foot maximum).
- **Fuel Pumps:** 8 pumps (existing infrastructure to be modernized).
- **Hours of Operation:** 6:00 AM – 11:00 PM daily.
- **Employees:** 10 full- and part-time staff.
- **Traffic Management:** No changes to ingress/egress; existing access via N. Hariston Rd will be maintained. A traffic study is available upon request.
- **Environmental Compliance:** Upgraded EPA-compliant fuel storage tanks and vapor recovery systems.

e) Community Engagement

We have initiated discussions with adjacent property owners and community stakeholders to address concerns. Proposed conditions include:

- Installation of a 6-foot fence to screen dumpsters.
- Prohibition of outdoor alcohol consumption.
- Participation in neighborhood cleanup initiatives

Conclusion

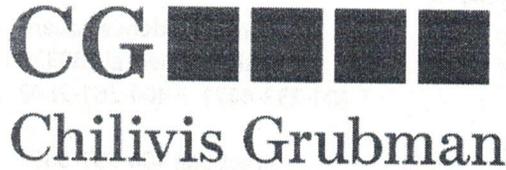
This SLUP request supports the reactivation of a critical commercial asset while adhering to community needs and zoning standards. We are prepared to provide additional documentation, including a traffic impact analysis and site plans, and welcome further dialogue to ensure a collaborative process.

Sincerely,

M. Hakim Hilliard

Cc: Mr. Sammy Virani

Maiysha Rashid, Esquire
File



1834 Independence Square
Atlanta, Georgia 30338
404-233-4171
F 404-261-2842

Hhilliard@cglawfirm.com

April 10, 2025

BY EMAIL ONLY

Department of Planning
DeKalb County, Georgia

RE: **IMPACT ANALYSIS for Special Land Use Permit (SLUP) Application for
1101 N. Hariston Rd, DeKalb County**

Dear Planning & Sustainability Commission,

Our firm represents Sammy Virani, the owner of 1101 N. Hairston Road, in seeking a Special Land Use Permit (SLUP) to reactivate the vacant retail fuel station and convenience store with the addition of beer and wine sales by the package. Below is the required information in accordance with DeKalb County's SLUP application guidelines:

A. Site Adequacy

- The 2,400 sq. ft. site provides sufficient space to support the proposed use.
- **Yards and Open Space:** Complies with C-1 district setback requirements.
- **Off-Street Parking:** Existing parking meets C-1 standards for retail/fuel operations.
- **Transitional Buffers:** No adjacent residential zones; surrounding commercial uses render buffers unnecessary.

B. Compatibility with Adjacent Uses

- **Surrounding Properties:** The site is bordered by a mix of commercial uses (retail, office), ensuring compatibility.
- **Adverse Impacts:** No smoke, odor, or dust anticipated; fuel systems include vapor recovery. Operations limited to 6 AM–11 PM to minimize noise impacts.

C. Availability of Public Services and Utilities

- **Utilities:** Water, sewer, and electrical infrastructure are existing and sufficient.
- **Fire Safety:** Site access accommodates emergency vehicles; no structural modifications proposed.

D. Traffic Capacity

- **Ingress/Egress:** No changes to existing access points along N. Hairston Road.
- **Traffic Patterns:** Consistent with prior use; traffic study available upon request.

E. Ingress and Egress Safety

- **Automotive Access:** Existing access points meet county standards.
- **Pedestrian Access:** Sidewalks and nearby crosswalks remain clear and accessible.

F. Operational Impacts

- **Hours of Operation:** Limited to 6 AM–11 PM.
- **Alcohol Sales:** Restricted to packaged beer and wine; no on-site consumption permitted.

G. Zoning Consistency

- **Permitted Use:** Retail fuel station and convenience store are allowed under C-1 zoning. Alcohol sales require SLUP approval.
- **Development Standards:** No expansion is proposed; the existing 25-foot building height complies with C-1 limits.

H. Comprehensive Plan Alignment

- **Revitalization:** Supports County objectives for economic development and blight reduction.
- **Community Access:** Enhances local access to essential retail and fuel services.

I. Refuse and Service Areas

- **Waste Management:** A 6-foot screened dumpster enclosure is proposed to reduce visual and odor impacts.
- **Deliveries:** Will utilize existing service lanes.

J. Permit Duration

- **Operational Permanence:** A permanent SLUP is requested, reflecting long-term viability of the commercial use.

K. Building Scale and Shadow Impacts

- **Height and Massing:** The 25-foot structure is within zoning limits and consistent with neighboring commercial buildings.
- **Shadow Impact:** None anticipated on adjacent properties.

L. Historic and Archaeological Resources

- **No Known Impacts:** No historic or archaeological resources are located on or near the site.

M. Supplemental Regulations

- **Alcohol Sales:** Will comply with all DeKalb County regulations governing packaged alcohol sales, including signage and licensing.
- **Fuel Storage:** Will include modern, EPA-compliant underground tanks with vapor recovery systems.

N. Community Needs

- **Stakeholder Input:** Addressed through proposed conditions including noise mitigation, litter control, and restrictions on outdoor alcohol consumption.
- **Economic Impact:** Reactivation will create 10 local jobs and return a vacant site to productive commercial use.

Conclusion

The proposed SLUP complies with all applicable criteria outlined in § 27-7.4.6 of the DeKalb

County Code and aligns with the County's zoning goals and community development priorities. We respectfully request approval of this application.

Sincerely,

M. Hakim Hilliard

Cc: Mr. Sammy Virani

Maiysha Rashid, Esquire
File

• Fire Safety

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 4/14/24

TO WHOM IT MAY CONCERN: 1101 N. Harriston RD LLC

I/WE: By: Sammy Virani
IT's Manager Name of Owner(s)

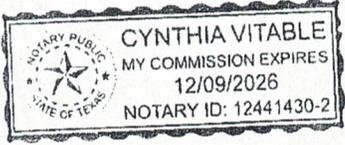
being owner(s) of the subject property described below or attached hereby delegate authority to:

M. Hakim Hilliard
Name of Agent or Representative

to file an application on my/our behalf.

[Signature]
Notary Public

[Signature]
Owner
1101 N. Harriston RD, LLC
By: Sammy Virani
IT's Manager



DEPARTMENT OF PLANNING & SUSTAINABILITY

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 contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: *

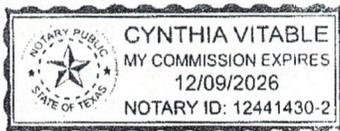
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

[Handwritten Signature]
Notary

[Handwritten Signature] *1101 N. Harrison RD LLC*
By: Sammy Vitabile, its manager
Signature of Applicant /Date



Check one: Owner _____ Agent _____

12-09-2026
Expiration Date/ Seal

*Notary seal not needed if answer is "No".



DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Maiysha Rashad & Hakim Hilliard Phone: 404-913-3418 Email: mrashad@cglawfirm.com

Property Address: 1101 North Hairston Road, Stone Mountain 30083

Tax Parcel ID: 18 091 01 026 Comm. District(s): 4 & 7 Acreage: 0.74

Existing Use: _____ Proposed Use: SLUPs for alcohol and fuel??

Supplemental Regs: _____ Overlay District: No DRI: NA

Rezoning: Yes _____ No

Existing Zoning: C-1 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No

Existing Land Use: CRC Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes No _____ Article Number(s) 27- _____

Special Land Use Request(s): SLUPs for fuel pumps and beer/wine sales. Using existing building no new construction?

Major Modification:

Existing Case Number(s): CZ-82076

Condition(s) to be modified:



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: 07/8/25 BOC: 7/24/25
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: 6/17/25 Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: Fire Inspection: _____ Business License: State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space:
Enhanced Open Space: _____ Setbacks: front sides side corner _____ rear
Lot Size: Frontage: _____ Street Widths: _____ Landscape Strips:
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: Parking - Bicycle: _____
Screening: _____ Streetscapes: Sidewalks: Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials:
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: show compliance with CRC commercial redevelopment corridor character area, show compliance with supplemental regulations

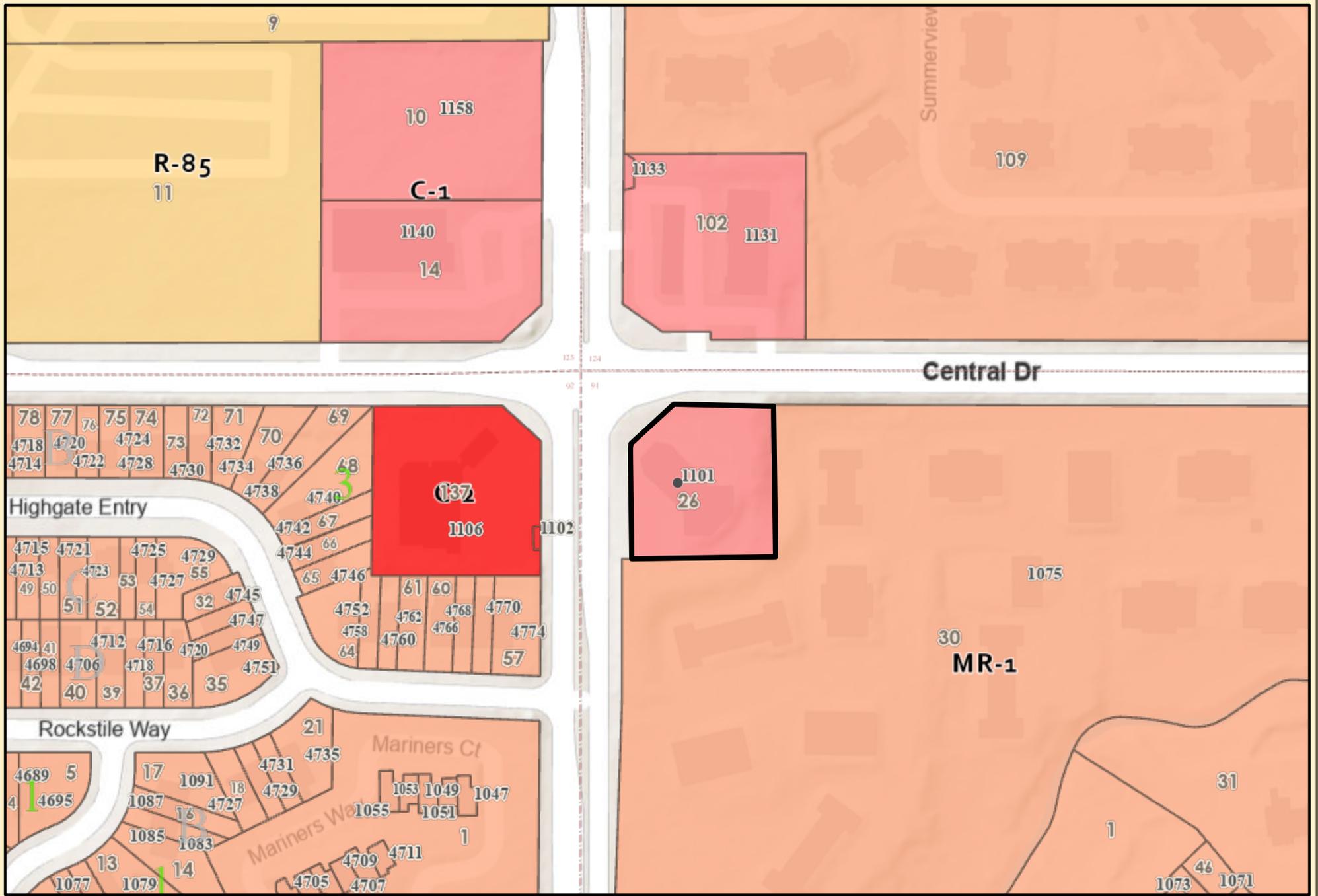
for alcohol and fuel pumps. Show compliance with Zoning Ordinance requirements including but not limited to building setbacks, transitoinal

buffers, minimum parking, etc. last day to hold comm meeting with 15 days notice is April 14th, and filing deadline is April 21st.

Planner: John Reid, Sr. Planner Date: 02/13/2025

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



DeKalb County Parcel Map

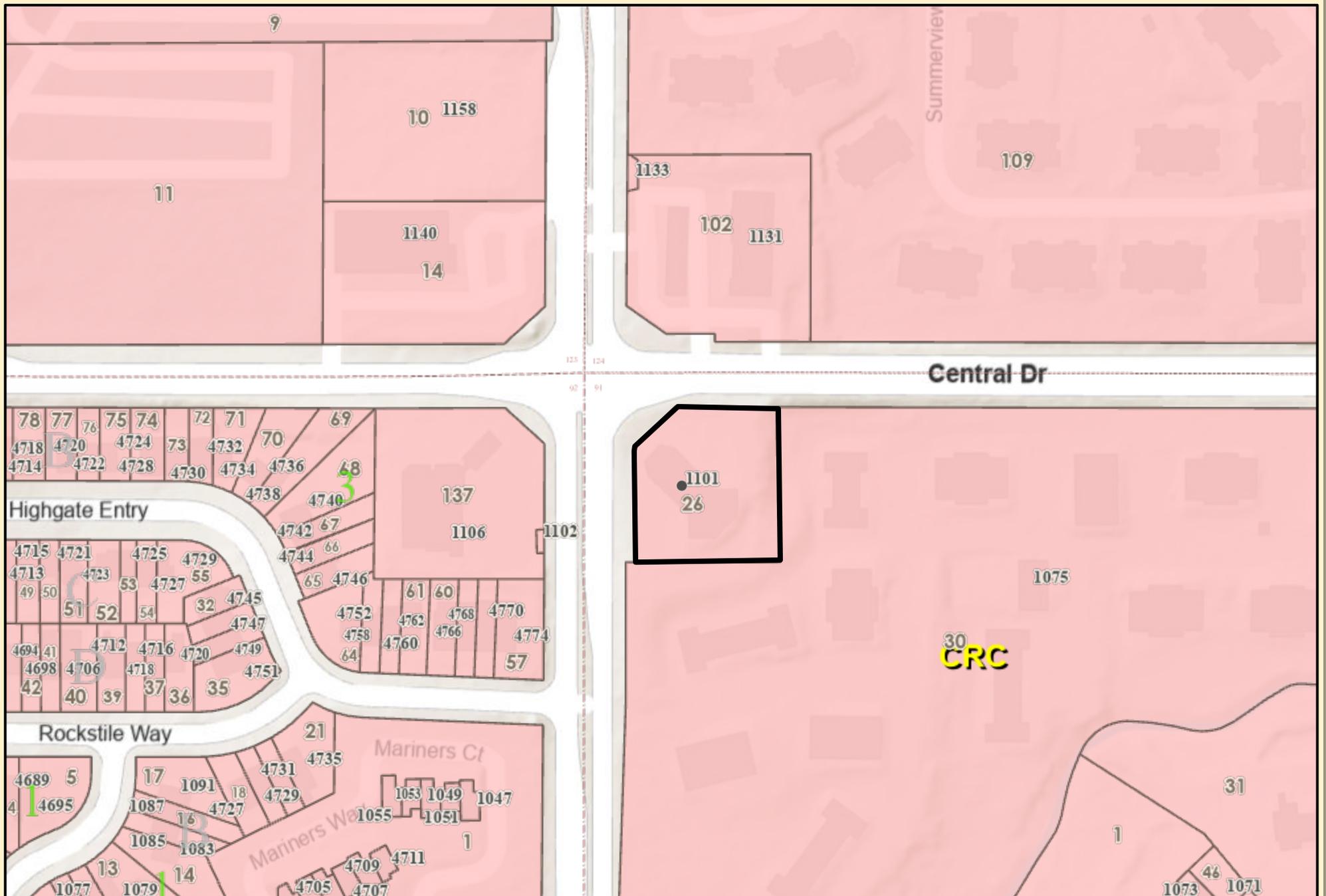


Date Printed: 6/17/2025



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DeKalb County Parcel Map



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