DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
dekalbcountyga.gov/planning
404-371-215 (O)

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric Hudson

Planning Commission Hearing Date: March 4, 2025

Board of Commissioners Hearing Date: March 27, 2025

STAFF ANALYSIS

Case No.:	SLUP-25-1247359	**File ID #:** 2025-0046	
Address:	3420 East Ponce de Leon Avenue, Suite C, Scottdale, GA 30039	**Commission District:** 04	**Super District:** 06
Parcel ID(s):	18-047-02-010		
Request:	A Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-2 (General Commercial) Zoning District and Tier 1-NC of the Scottdale Overlay District.		
Property Owner(s):	Elizabeth Frazier		
Applicant/Agent:	Dahluk Group, LLC (Ghebremeskel Fitwi) c/o Hakim Hilliard		
Acreage:	0.55 acres		
Existing Land Use:	Restaurant within an existing Shopping Center		
Surrounding Properties:	**North:** C-2 and M, Tier 1-NC (across Alcove Drive) **East:** City of Clarkston (across East Ponce de Leon Avenue) **South:** C-2, Tier 1-NC **West:** M, Tier 1-NC		
Comprehensive Plan:	Commercial Redevelopment Corridor (CRC)	**Consistent X**	**Inconsistent**

Staff Recommendation: **FULL-CYCLE DEFERRAL**

The applicant, Dahluk Group, LLC c/o Hakim Hilliard, is seeking a Special Land Use Permit (SLUP) to allow for an existing restaurant (Raymok Bar and Grill) to operate as a *late-night establishment* on the subject property, which would enable the serving of alcohol to patrons on the premises beyond 12:30 am. The property is located within Tier 1-NC (Neighborhood Center) of the Scottdale Overlay District and has an underlying zoning of C-2 (General Commercial).

The proposed use would occupy Suite C within an existing shopping center that appears to have five (5) tenant spaces in total. At least one (1) tenant space is occupied by another restaurant use, while the western portion of the property contains an automobile repair establishment, which is a legal nonconforming use per Section 3.36.5. and Article 8 of the *Zoning Ordinance.*

The shopping center and subject property are located within a Commercial Redevelopment Corridor (CRC) Character Area. The proposed late-night establishment is consistent with and likely supports the Character Area's intent to "improve the function and aesthetic appeal of commercial corridors in the County and promote the redevelopment of commercial corridors in decline", per the *DeKalb County 2050 Unified Plan* (page 37). The proposed use is also compatible with the Scottdale Overlay District's statement of intent "to enhance the long term economic viability… by encouraging new commercial and residential developments that increase the tax base and provide jobs" and "to protect established residential areas from encroachment of uses which are either incompatible or unduly cause adverse impacts on such communities" (Section 3.36.3. of the *Zoning Ordinance*). The site is surrounded by commercial and industrial uses in its immediate vicinity and is separated by residential uses in the Overlay to the east by the presence of East Ponce de Leon Avenue, Church Street, and Georgia Railroad Right-of-Way (ROW) in between. A small portion of the property has frontage along East Ponce de Leon Avenue, which is classified as a minor arterial, and the property is located in the vicinity of several other minor arterials that intersect or run parallel to East Ponce de Leon Avenue.

These facets notwithstanding, Planning Staff has deemed that the application does not provide sufficient information at this time to confirm compliance with all or the majority of the criteria for deciding a SLUP application per Section 7.4.6. Although there are no concerns from other County departments with respect to potential access, traffic, or safety issues, Staff has requested that a survey of the subject property and floor plans of the tenant space be provided to confirm compliance with the parking requirement (parking requirement is based on the square footage of the tenant space) and that there is adequate means of access/egress. The applicant has not provided a letter of entertainment and there is evidence to suggest that the proposed use may be a *nightclub* (social media posts and reviews have shown a potential dancefloor and musical entertainment); nightclub uses are permitted in the Overlay (by virtue of the underlying zoning) via a SLUP as are late-night establishments.

The applicant has communicated with Planning Staff and intends to provide the necessary plans and documents for public consumption. There is evidence to suggest that the proposed use may meet several of the criteria of Section 7.4.6. but cannot be confirmed at this time. Therefore, in order to allow the applicant sufficient time to address the outstanding criteria of the *Zoning Ordinance*, the Planning and Sustainability Department recommends a ***"Full-Cycle Deferral"*** to the May 2025 zoning agenda.

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Cedric G. Hudson, MCRP

ZONING COMMENTS – DECEMBER 2024

N1-2025-0045 Z-25-1247356 – 2883 & 2893 Midway Road- All interior roads are to be private (privately owned and maintained). Midway Road is classified as a collector road. Requires a 35' right of way dedication from centerline or such that all public infrastructure is within right of way, whichever greater. Requires a 10' multiuse path (in lieu of a 6' sidewalk and a 4' bike lane). Bring curb/gutter up to current county standards. A 5' landscape strip (min) is required from back of curb to the path. A 10' total landscape strip is required. Pedestrian scale street lighting required. No poles to remain within the multiuse path. Ensure that all sight distances (intersection and stopping) are met at the street entrance with Midway Road when submitting land disturbance permits.

N2-2025-0046 SLUP-25-1247359 – 3420 E Ponce De Leon Ave. – No Comments.

N3-2025-0047 SLUP-25-1247365 – 1600 Mount Mariah Road - No Comments.

01/14/2025

To: Ms. LaSondra Hill
From: Ryan Cira, Director
Cc: Alan Gaines, Deputy Director
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.

N.1-2025-0045 Z-25-1247356

2883 and 2893 Midway Road, Decatur, GA 30030

Amendment

- Please review general comments.
- Septic installed on property 2893 Midway Road, Decatur, GA

N.2-2025-0046 SLUP-25-1247359 18 047 02 010

3420 East Ponce De Leon Ave., Scottdale, GA 30079

Amendment

- Please review the general comments.

N.3-2025-0047 SLUP-25-1247365 18 152 01 054

1600 Mount Mariah Road, Atlanta, GA 30329

Amendment

- Please review the 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**

  For stormwater management underground detention pod is more feasible.

- **Flood Hazard Area/Wetlands**

  The area is not in floodhazard or Wetlannds.

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

_____

_____

_____

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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REZONE
COMMENTS FORM:

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: SLUP-25-1247359 **Parcel I.D. #:** 18 047 02 010

Address: 3420 East Ponce De Leon Avenue Scottdale, GA 30079

Drainage Basin: Indian Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No flood, erosion, and sedimentation have been reported under existing zoning.

Required detention facility(s): No

COMMENTS:

No adverse impact on existing county roads and drainage infrastructure.

Signature: Akin Akinsola

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-25-1247359 **Parcel I.D. #s:** 18-047 02-010

Address: 3420 East Ponce De Leon Avenue
Scottdale, Georgia, 30079

Adjacent Roadway (s):

_____ _____

(classification) (classification)

Capacity (TPD) _____	**Capacity (TPD)** _____
Latest Count (TPD) _____	**Latest Count (TPD)** _____
Hourly Capacity (VPH) _____	**Hourly Capacity (VPH)** _____
Peak Hour. Volume (VPH) _____	**Peak Hour. Volume (VPH)** _____
Existing number of traffic lanes _____	**Existing number of traffic lanes** _____
Existing right of way width _____	**Existing right of way width** _____
Proposed number of traffic lanes _____	**Proposed number of traffic lanes** _____
Proposed right of way width _____	**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: Did not see any traffic engineering concerns at this time.

Signature:

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.: SLUP-25-1247359 **Parcel I.D. #:** 18 047 02 010

Address: 3240 E Ponce de Leon

WATER:

Size of existing water main: 6" ci and 8"dip **(adequate/inadequate)**

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

SEWER:

Outfall Servicing Project: Indian Creek

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

Water Treatment Facility: Snapfinger **adequate** _____ **inadequate** _____

Sewage Capacity: 36 **(MGPD)** **Current Flow:** 28 **(MGPD)**

COMMENTS:

No adverse impact on existing county roads and drainage infrastructure.

Signature: Yola Lewis

DeKalb County
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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: Dahluk Group LLC/Ghebremeskel Fitwi

Daytime Phone: 404 421 3204 E-Mail: gfitwi@gmail.com

Mailing Address: 3420 East Ponce de Leon Ave., Suite C Scottdale 30079

Owner Name: Ghebremeskel Fitwi

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

Daytime Phone: 404 4213204 E-Mail: gfitwi@gmail.com

Mailing Address: 4468 Andreson Rd Stone Mountaine Ga 30083

SUBJECT PROPERTY ADDRESS OR LOCATION: 3420 East Ponce de Leon Ave., Suite C Scottdale 30079

DeKalb County, GA

Parcel ID: 18 047 02 010 Acreage or Square Feet: .58 Commission Districts: District 4 and 6

Existing Zoning: C-2 Proposed Special Land Use (SLUP): Late Night Establishment

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

Owner: ✓ Agent: _____ Signature of Applicant:

G Fitwi

CG
Chilivis Grubman

YOU ARE INVITED
to
NOTICE OF SPECIAL LAND USE APPLICATION
COMMUNITY MEETING
FOR
Raymok Bar and Grill 3420 E. Ponce de Leon Avenue
is applying for Special Land Use Permit to construct a Late-Night Establishment

Submitted for Applicant by:

M. Hakim Hilliard, Esq.
Find out more about
the project, ask questions, and
voice your opinion at the
following community meeting:
on
Friday December 6, 2024

At 6:00 PM
3420 E. Ponce de Leon Avenue
Scottdale, GA 30079

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

Raymck Bar & Grill 12/6/24

Sign in Sheet

Name	Address
1) Ruta Haile	5270 Sunset Maple TRI Lilburn, GA 30047
2) Mimi Haile	" "
3) John Makar	567 Hempstead St, Scottdale 30079
4) John Mc Guinness	" " "
5) Million Tsegay	7676 Appomattox Trace Stone Mountain, GA
6) Fitsum Michael	946 Bramwell Ct Stone mounta, GA
7) Awet Eyon	CLARKSTON GA 30021
8) Senait Vemane	500 Greenridge Cir Stone MTN 30083
9) Luam Tekeste	4468 Andreson Rd Stone MTN 30083.
10) Asgedom Temelso	3500 N Decatur Rd scottdale GA 30079
11) Sofoman ABAI	>> >> >> >> unit 102
12) Dr. ASFAW AMBAYE	3500 N. Decatur Rd St 103 Scottdale GA 30079 [City Smile center Dental Clinic]
13) HAGOS LUL GAY	4669 Mouth Farms 30101
14) TEHOS TSEGAY	404-641-9644
15) MAHIET Alemu	569 HAMBRICK SQ, STONE MT, GA 30083
16) Hiruy Tesfay	957 Park gate pl Stone mountan GA 30083
17) Petros Shumie	4023 Brockett oaks Tucker GA 30084
18) YARED Woldeyes	3838 Brandeis Court,
19) Kiflom. Haileman	30083 orchard park Stone. mountain.
20)	

Marina Beyene

Naz Gebre

Tan Perry

Sena Lolo

Elsabeth Alemayehu

Nebil Said

478-336-6407

3556 brockett place clarkston, GA, 30021

843-901-5208

404-449-7115

~~Mark~~ 678-923-5427

1983 Drew Valley RD. NE

Brookhaven GA 30319

470 604 2617

Chilivis Grubman

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

Direct dial 404-797-5525
hhilliard@cglawfirm.com

December 16, 2024

BY EMAIL ONLY

DeKalb County Government
Development Services Center
DeKalb County, Georgia 30030

RE: Letter of Application of Dahlak Group LLC
Application for Special Land Use Permit for Late-Night Establishment
3420 E Ponce de Leon Ave, Scottsdale Georgia 30079

To Whom it May Concern:

This letter is prepared on behalf of Dahlak Group LLC, located at 3420 E Ponce de Leon Ave, Scottsdale Georgia 30079 (the "Subject Property") seeking a Special Land Use Permit to allow for the operation of a late-night establishment at the Subject Property, which allow the business to open from 12:30am-2:30am.

The Subject Property consists of approximately 2500 square feet within a commercial building. The Subject Property has historically been used for commercial purposes and, more specifically, as an eating and drinking establishment. The Applicant currently operates the business as a full-service restaurant with an expanded menu, where hookah service is permitted by DeKalb County Government.

With the expanded permission afforded with a late-night permit, the Applicant's proposed operating hours shall be 1:00PM-2:30AM on Sunday through Saturday. The applicant held a neighborhood meeting where many members of the community attended and expressed support of the application.

Thank you for your attention to this application, and we look forward to working with all concerned as this request is processed.

Yours very truly,

M. Hakim Hilliard

cc: Serreen Meki, Esquire

IMPACT ANALYSIS

A. Adequacy of the size of the site for the 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, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The building where Dahlak Group LLC aka Raymok Bar and Grill (Dahlak) is located is an existing commercial building and the suite Dahlak is located within has been a restaurant use for 13 years.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use of Dahlak is compatible with adjacent properties and land uses, given its location in a primarily commercial district. The surrounding properties are commercial, with no adjacent residential properties. The establishment has successfully operated in this location for 13 years without receiving any complaints from neighboring businesses or property owners. During the proposed additional two hours of operation, surrounding businesses are closed and have agreed to allow Dahlak patrons to use their parking spaces, ensuring sufficient parking and preventing congestion. The business will continue to adhere to all local noise ordinances, and its history demonstrates responsible management of sound levels, ensuring compatibility with the surrounding area. The establishment is equipped with advanced ventilation systems specifically designed to manage hookah smoke, cooking odors, and general air quality. These systems ensure that smoke is contained and does not impact surrounding properties. The extended hours will not conflict with nearby businesses' operations, as most are closed during the proposed time. Overall, Dahlak aligns with the character of the district and will continue to enhance the area's vibrancy and economic appeal while maintaining its strong record of compatibility with neighboring properties.

C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.

The business is in a space that has historically been used as a restaurant and adequate public and private services and utilities are available to serve the proposed use.

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.

The Subject Property fronts on Ponce de Leon Ave and sufficient capacity is available thereon.

E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

The Subject Property provides adequate ingress and egress to ensure pedestrian and automotive safety, efficient traffic flow and control, and accessibility in the event of fire or other emergencies. There are two points of ingress and egress for vehicles, facilitating smooth traffic flow and minimizing the likelihood of congestion. Additionally, the suite has three points of entrance and exit, ensuring convenient access for patrons and staff. These multiple access points also allow for efficient entry by emergency responders, ensuring compliance with safety standards. Together, these features demonstrate that the property is well-equipped to handle the proposed use safely and effectively.

F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

The proposed use of Dahlak will not create adverse impacts on any adjoining land use due to the manner and hours of operation. The establishment is located in a commercial use area, surrounded by businesses that align with its operations, and it has successfully operated at this location for 13 years without receiving complaints from neighboring businesses or property owners. The proposed additional two hours of operation will occur during a time when surrounding businesses are closed, minimizing any potential for disruption. Dahlak will continue to adhere to local noise ordinances and has implemented measures such as monitoring sound levels to ensure operations do not disturb the surrounding area. Additionally, agreements are in place with neighboring businesses to utilize their parking spaces during extended hours, ensuring sufficient parking availability and preventing traffic congestion. Given the commercial nature of the area, combined with the establishment's history of responsible operations, the manner and hours of operation will not adversely impact adjoining land uses. Instead, they will maintain compatibility with the area's existing character and functionality.

G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Yes.

H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.

The proposed use is consistent with the policies of the comprehensive plan.

I. Whether there is adequate provision of refuse and service areas.

The proposed use has adequate room for refuse and service. The dumpster is located to the rear that serves our unit and all units in the plaza.

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

The Applicant does not believe that a limited duration for the special land use permit is necessary. However, the Applicant is willing to collaborate with the County to determine an appropriate duration if deemed necessary.

K. Whether 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 adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

Yes. It is an existing building that has been used for the same purpose over time.

L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
N/A

M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

Yes. All supplemental requirements are satisfied.

N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

The applicant believes that with adequate conditions in place, its proposed use would be consistent with the needs of the neighborhood and the community as a whole.

DeKalb County
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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.

Asgedom Temelso
Notary

ASGEDOM TEMELSO
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Jul 22, 2025

12/16/2024
Expiration Date/ Seal

G-Ethni 12/16/2024
Signature of Applicant /Date

Check one: Owner ✓ Agent ____

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

DeKalb County
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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: 12/16/24

TO WHOM IT MAY CONCERN:

(I), (WE) W WYLY LEE FARRIER
Name of owners(s) (If more than one owner, attach a separate sheet)

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

DAHLAK Group LLC
Name of Agent or Representative

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

SARAH CARTER
NOTARY PUBLIC
Jackson County
State of Georgia
My Comm. Expires Mar. 30, 2026

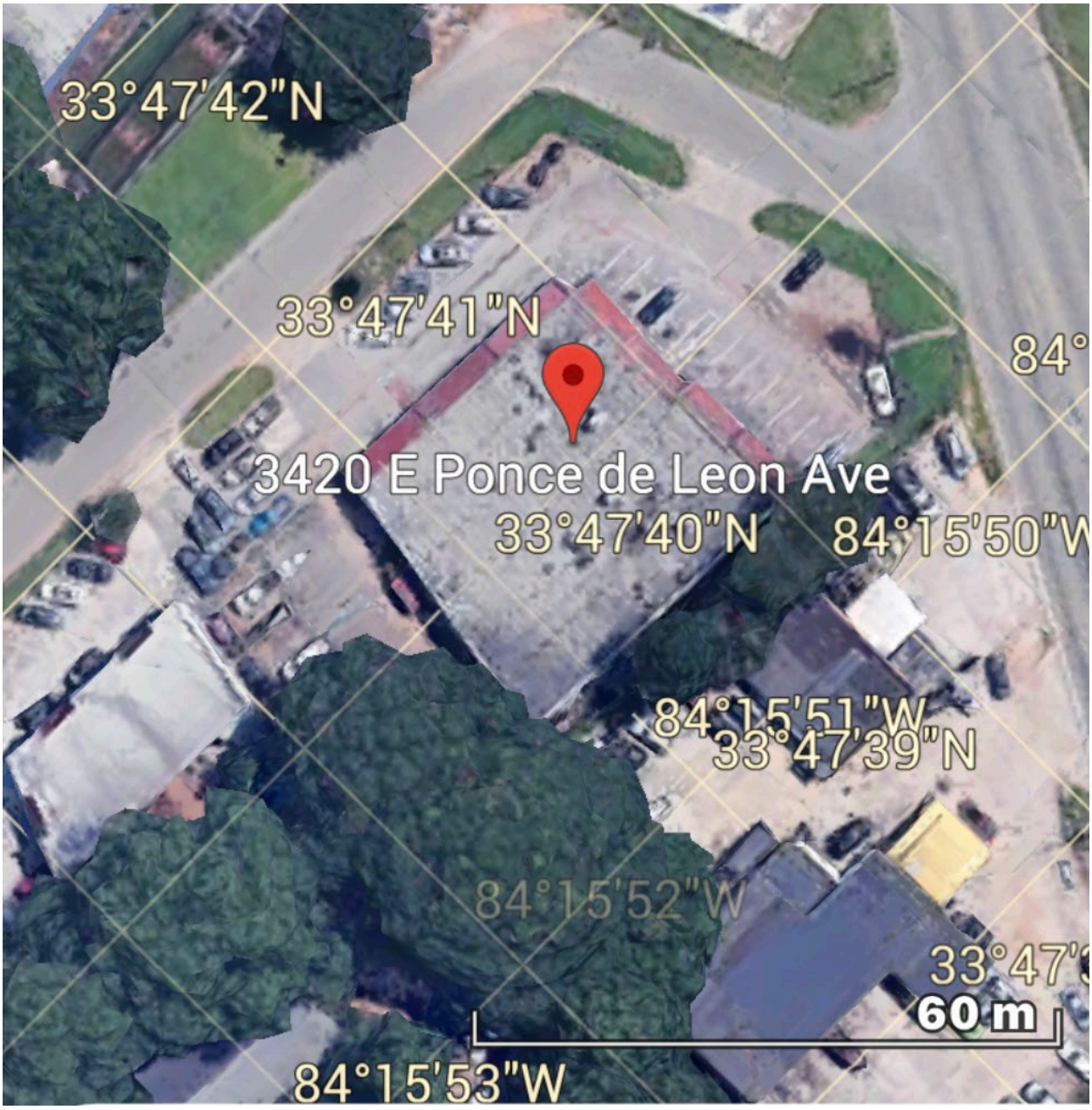
Notary Public — Owner

Notary Public — Owner

Notary Public — Owner

Notary Public — Owner

Notary Public — Owner


33°47'42"N
33°47'41"N
84°
3420 E Ponce de Leon Ave
33°47'40"N
84°15'50"W
84°15'51"W
33°47'39"N
84°15'52"W
33°47'
60 m
84°15'53"W

LEGAL DESCRIPTION

Beginning at the Northwest corner of the property, located at latitude 33°47’41.07”N and longitude 84°15’53.07”W. Thence running East approximately 60 meters to the Northeast corner at latitude 33°47’41.06”N and longitude 84°15’51.00”W. Thence running South to the Southeast corner at latitude 33°47’40.60”N and longitude 84°15’51.04”W, Thence running West to the Southwest corner at latitude 33°47’40.68”N and longitude 84°15’53.11”W. And thence returning North to the point of beginning, consisting of approximately .59 acres.

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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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: Ghebremeskel Fitwi Phone: 404-421-3204 Email: gfitwi@gmail.com

Property Address: 3420 East Ponce de Leon Ave., Scottdale 30079

Tax Parcel ID: 18 047 02 010 Comm. District(s): 4 & 6 Acreage: 0.55

Existing Use: Restaurant (Raymok) Proposed Use: Late-night establishment

Supplemental Regs: Yes Overlay District: SCOTTDALE OVERLAY DIST Tier 1 DRI: N/A

Rezoning: Yes _____ No _____

Existing Zoning: C-2 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

_____

_____

Land Use Plan Amendment: Yes ____ No X

Existing Land Use: CRC Proposed Land Use: N/A Consistent _____ Inconsistent_____

Special Land Use Permit: Yes X No ____ Article Number(s) 27-4.2.32

Special Land Use Request(s): Extended alcohol pouring hrs beyond 12:30 am as a nightclub and late-night establishment in Tier 1 NC Scottdale OVD. Alcohol & business licenses are current.

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:

N/A

_____

_____

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X Review Calendar Dates: X PC: Tenative 3.5.25 BOC: Tenative 3.28.2025

Letter of Intent: X Impact Analysis: X Owner Authorization(s): _____ Campaign Disclosure: X

Zoning Conditions: None Community Council Meeting: Tenative 2.20.2025 Public Notice, Signs: X

Tree Survey, Conservation: X Land Disturbance Permit (LDP): _____ Sketch Plat: _____

Bldg. Permits: X Fire Inspection: X Business License: X State License: _____

Lighting Plan: _____ Tent Permit: _____ Submittal Format:

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: _____

Comments: Restaurant (Raymok) (they have current alcohol and business license) within existing multi-tenant building.

*Deadline for hosting pre-community meeting, with 15-day notice for March 2025 zoning cycle is 12/9/2024. **Filing deadline for March 2025 cycle is 12/16/2024.

Comments: Reference the checklist on rezone application to ensure completeness/accuracy. After portal submission, applicant shall email Mr. Reid to confirm receipt & to provide the case # that the portal generated, in the format of 124xxxx. Incomplete apps won't be accepted.

Applications won't be accepted "in parts". Application must be uploaded in one complete, combined PDF of all things required on the checklist.

Planner: John Reid, Sr. Planner Date: 10.24.2024

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
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
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APP FORM COMMENT PAGE

APPLICANT: GHEBREMESKEL FITWI

ADDRESS/PARCEL: 3420 East Ponce de Leon Ave; 18 047 02 010

COMMENTS:

Property is currently zoned Tier 1 NC Scottdale Overlay District with an underlying zoning of C-2.

Applicant will need to show how proposed Late Night Establishment (LNE) is compatible with surrounding properties and also show compliance with the supplemental regulations (Section 4.2.43 of the *Zoning Ordinance*) for Late Night Establishments including, but not limited to showing compliance with minimum parking requirements for Late Night Establishment (1 space for every 300 square feet, with a minimum of 10 spaces) while also providing required parking for the other businesses in the building (if applicable).

Applicant will need to show how proposed LNE is consistent with the Commercial Redevelopment Corridor (CRC) Character Area of the 2050 Comprehensive Plan, which calls for improving the function and aesthetic appeal of commercial corridors in the County.

Applicant will need to show compliance with any requirements related to fire marshal capacity and development requirements related to the building code.

If Special Land Use Permit (SLUP) is approved by the Board of Commissioners, the applicant would be required to apply and obtain required building permits (Certificate of Occupancy) and County business and alcohol licenses, as well as complete a notarized Letter of Entertainment.

Also, applicant must show compliance with minimum distance requirements of DeKalb County Alcohol Survey.

This only a preliminary review and **is not a complete list of zoning requirements**, a final, complete review and official Planning Department recommendation will be done upon official submission of a SLUP application including a concept plan.

Please note: There is a non-refundable filing fee in the amount of $400.00 for the SLUP application.

GEORGIA.GOV

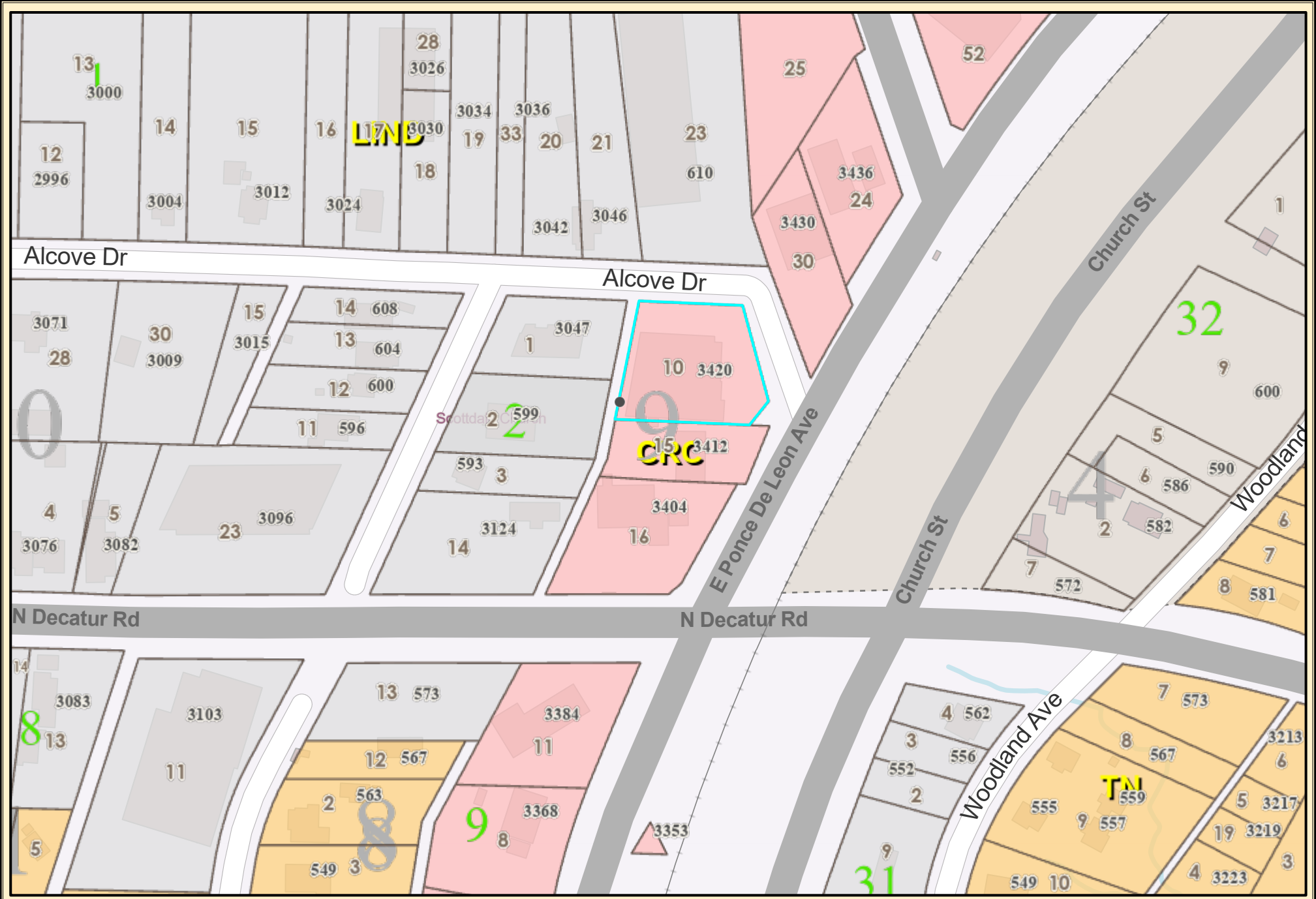
Help

e-Services

Home

License Details

Name:	FITWI, GEHBREMESKEL
Address:	3420 E PONCE DE LEON AVE STE C SCOTTDALE GA 30079-1235
Registration Year:	12/31/2025
License Number:	0068553
License Type:	Consumption on Premises
Ownership Type:	Individual
Status:	Active
County:	DeKalb
Business Type:	Full-Service Restaurants
Effective Date:	1/1/2025
End Date:	12/31/2025
Licensee:	GEHBREMESKEL FITWI
Alcohol Sold:	Beer, Wine, Liquor
Consumption:	On Premises
Jurisdiction Type:	County
Jurisdiction:	DEKALB



DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 2/21/2025

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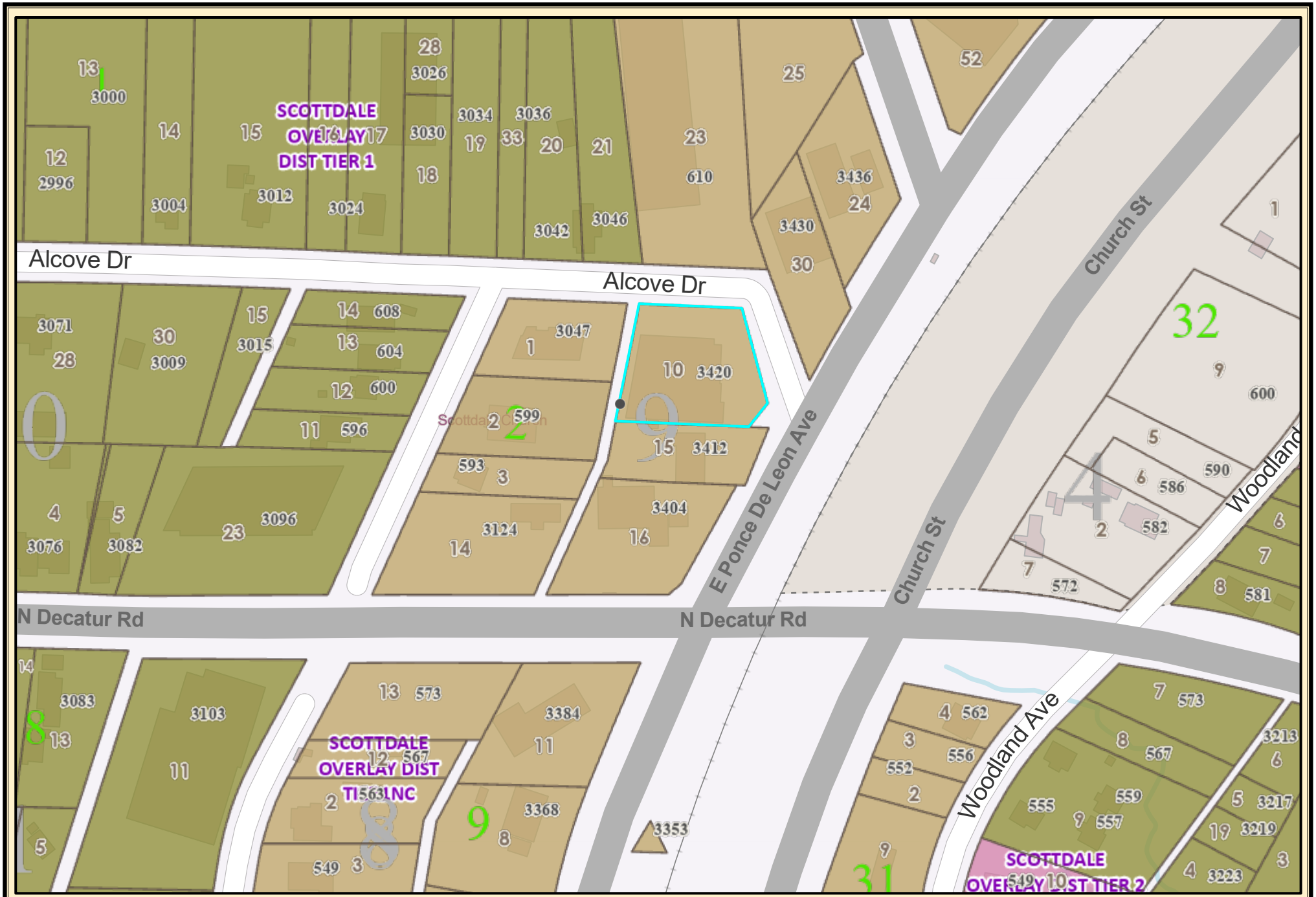

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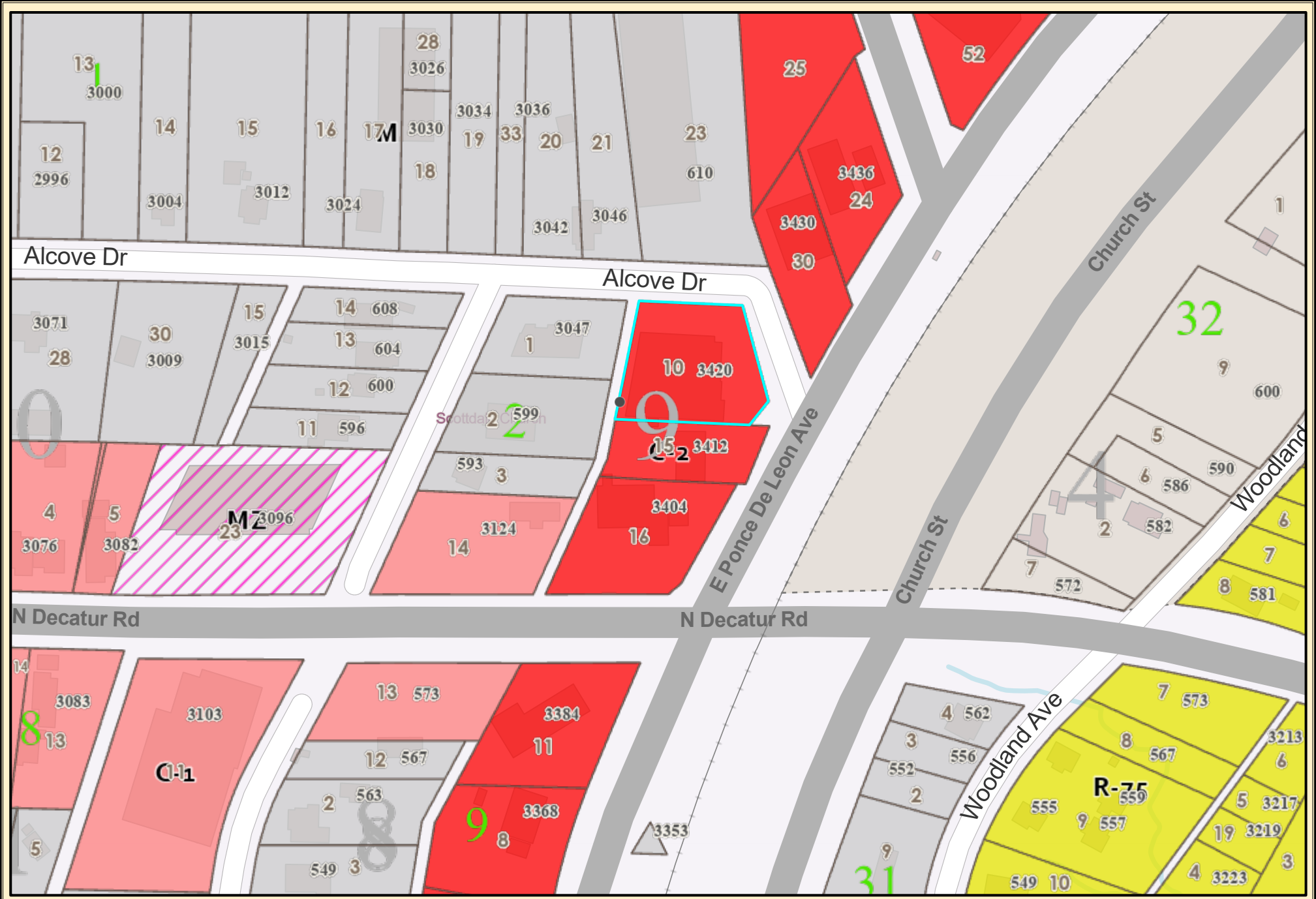

DeKalb County Parcel Map

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Date Printed: 2/21/2025

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DeKalb County Parcel Map

0 0.00475 0.0095 0.019 0.0285 0.038 mi

Date Printed: 2/21/2025

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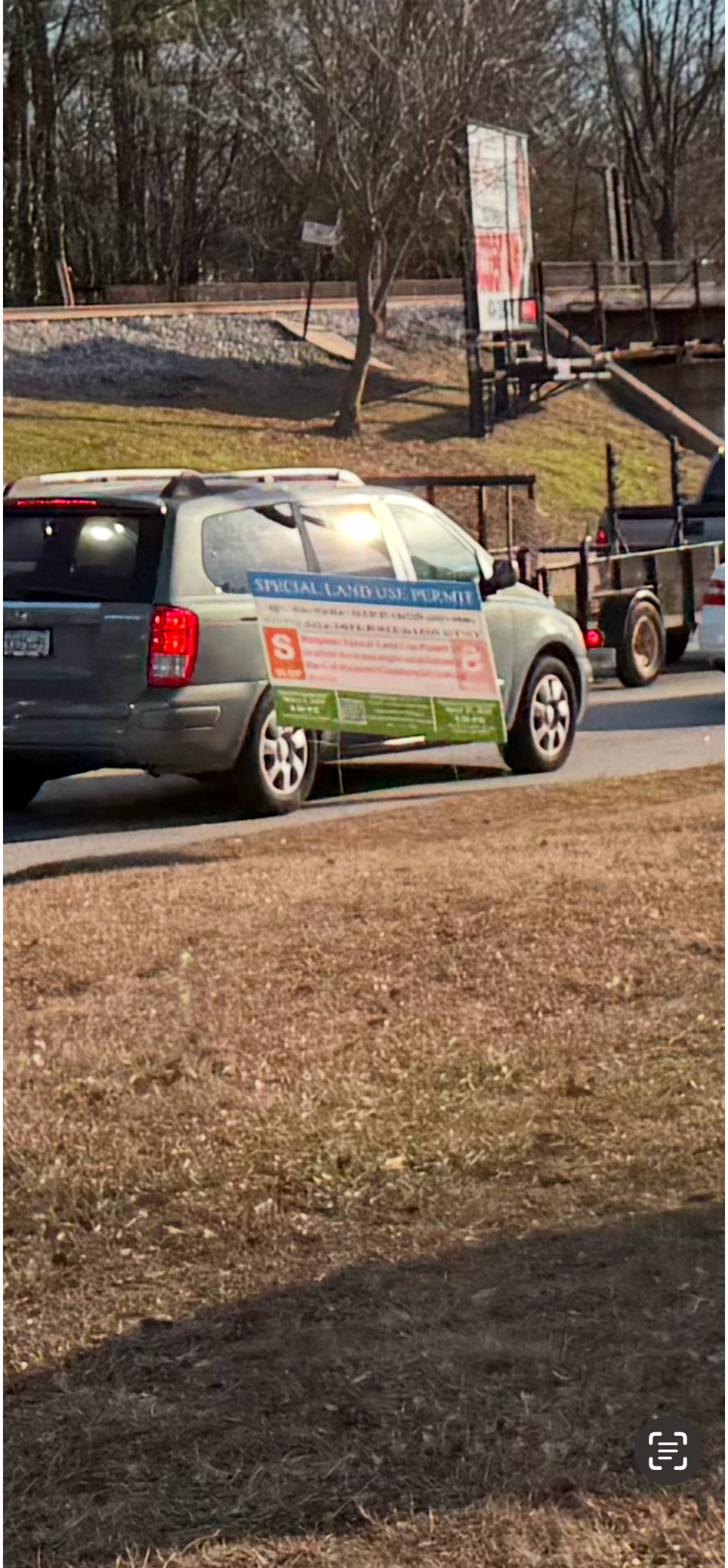
SPECIAL LAND USE PERMIT


COMMUNITY COUNCIL
DeKalb County GEORGIA
Case Number: SLUP-25-1247359 (2025-0046)
Location: 3420 E. PONCE de LEON AVENUE
C
COUNCIL
Purpose: a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-2 (General Commercial) zoning district.
Community Council Meeting – District 4
February 18, 2025
5:30 PM
Held virtually via Zoom
Meeting Agendas & Information
TinyURL.com/DeKalbHearings
www.dekalbcountyga.gov
plansustain@dekalbcountyga.gov
(404) 371-2155
HAPPY CLOUDS
SMOKE SHOP
LOTTERY
SNACKS
ATM
Quinn
WINDOWS
SPECIAL LAND USE PERMI
RDS
3420

E Ponce De Leon Ave

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HEALTH-50K+-DENTAL

COMMUNITY COUNCIL

DeKalb County GEORGIA

Case Number: SLUP-25-1247359 (2025-0046)

Location: 3420 E. PONCE de LEON AVENUE

C COUNCIL

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