

Government Services Center 178 Sams Street Decatur, GA 30030 dekalbcountyga.gov/planning 404-371-215 (0)

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine CochranJohnson

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 #: 2025-004	1 6	
Address:	3420 East Ponce de Leon Avenue, Suite C, Scottdale, GA 30039	Commission Distri	ct: 04 Sup	er 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*.

Prepared: 02/18/2025 By: AWC Page 1

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.



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive OfficerInterim DirectorLorraine Cochran-JohnsonCedric 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.

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

ſhe f	ollowing areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the
rop	osed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.
	ELOPMENT ANALYSIS:
•	Fransportation/Access/Row
•	Storm Water Management
	Flood Hazard Area/Wetlands
•	-lood Hazard Area/wetlands
	_andscaping/Tree Preservation
•	-anuscaping/free Freservation
•	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.:	Parcel I.D. #:	
Address:		
Drainage Basin:		
Upstream Drainage Area:		
Percent of Property in 100-Year Floodple	ain:	
Impact on property (flood, erosion, sedin	nentation) under existing zoning:	
Required detention facility(s):		
COMMENTS:		
· <u></u>		

Signature: Akin Akinsola



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLVP-25-1247359	Parcel I.D. #s: 18-047 08-010			
Address: 3920 East Ponce Pe	Leon Avenue			
Scottdale, Georgia,	30079			
	djacent Roadway (s):			
(classifi	cation) (classification)			
Capacity (TPD)	Capacity (TPD)			
Latest Count (TPD) Hourly Capacity (VPH)	Latest Count (TPD) Hourly Capacity (VPH)			
Peak Hour. Volume (VPH)	Peak Hour. Volume (VPH)			
Existing number of traffic lanesExisting right of way width	Existing number of traffic lanes			
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.			
verage of fifteen (15) vehicle trip end (VTE) per 1, 000 square fe	neers (ITE) 6/7th Edition (whichever is applicable), churches generate an et of floor area, with an eight (8%) percent peak hour factor. Based on the building would generate vehicle trip ends, with approximately			
actor. Based on the above referenced formula, the (Sir	10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour ngle Family Residential) District designation which allows a maximum of roximately acres in land area, daily vehicle trip end, and tial development of the parcel.			
COMMENTS: Vid not See	any traffic engineering concerns			
at this time.				
	1 //4 /			



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

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 inadequat	e
Sewage Capacity:	(MGPD) Current Flow:	(MGPD)
COMMENTS:		

Signature:



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: Sfitwiegmail. 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: Sfitwi@smail. Com
Mailing Address: 4468 Andreson Rd Stone Mountaine Ga 3008:
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: Commission Districts: Sistrict 4 and 6
Existing Zoning: C-2 Proposed Special Land Use (SLUP): _Late Night Establishment
hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject this application.
Owner: Agent: Signature of Applicant:
6 Ami



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:

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)

Raymox Box & Grill
Name Sign in Sneet

Ruta Haile
15210 Signi 12/6/24 4265 5270 Sunset Maple TRI Lilburn, GA 30047 2) Mimi Haile 567 Hempstad St, Scottdale 3) John Maker 4 Lohn Ne Guinness 5) Million Tsegay 7676 Appointation Trace Stone Mountain, GA 6) Fitsum Michael 946 Brannell of Store morata, GA. CLARISTON GA 3002, 500 GreenRige Civ Stone MIN 30083 M) Awet Ey N 8) Senait Vemane Q) Luam Tekeste 4468 Andreson Rd Stone MTM 30083. 3500 NDecenter Kd scott dale CA 30009 10) Asgedom Temelso >> >> >> >> >> Unit 102 (1) Sofomon- ABAI 12) Dr. ASFAW AMBAYE 3500 N. Decotur Rol It 103 [City Sinie center Scottdore GA 30079 [Dental Clinic] 46 68 Flow 11 FASAS. 30101 13) HAGOS Lali CAY MANN 404-641-9644 14) TEHOS ISEPOLY 569 MAMBRICK SQ, STONE PLT, CTA 15) MAHIET ALEMAN 957 Park gate p2 30083 Stone mountan GA 30083 (b) Hirry Tesphy 4023 Brockett oaks Turker 6A 30084 (M) POLTOS Shume 18) YARED MOIDEYES 3838 Brendens Court 19) Kifton. Haylemardani 30083. ovarand. portk

Marina Beyene
Naz GareTan Peny
Senor Lolo
Elsabeth Alemayehn
Nebil Said

478-336-6407

3556 brockett place clarkston, GA, 30021

843-901-5208

404-449-7115

404-672-923-5427

1983 Jran Walley RD. NE

Brookhaven GA 30319

470 604 2617



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. $\ensuremath{\mathrm{N/A}}$

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.

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions <u>must be</u> answered.

Have you, the applicant, made \$250.00 or more in campaign contribution 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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Jotan

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

Expiration Date/ Seal

Signature of Applicant /Date

Check one: Owner

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

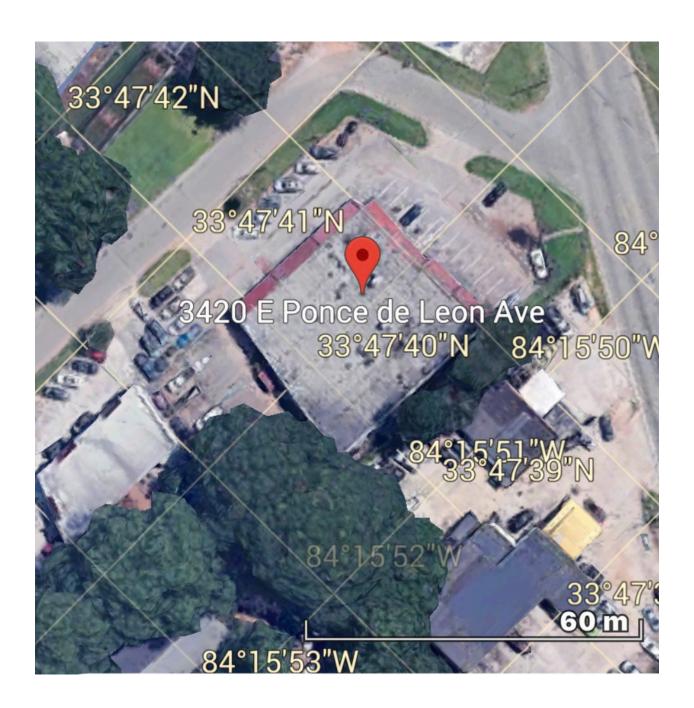


DEPARTMENT OF PLANNING & SUSTAINABILITY

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:l2/l6/24		
TO WHOM IT MAY CONCER (I), (WE) $\frac{W}{Name of c}$	N: Owners(s) (If more than one own	\mathbb{R} er, attach a separate sheet)
Being (owner) (owners) of the	he subject property described b	elow or attached hereby delegate authority to:
DAYLAK G	Name of Agent or Repres	sentative
to file an application on (my	y), (our) behalf.	
Notary Public	SARAH CARTER NOTARY PUBLIC Jackson County State of Georgia My Comm. Expires Mar. 30, 2026	Wys tg.
Notary Public	 	Owner
Notary Public		Owner
Notary Public		Owner
Notary Public		Owner



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:	Phone:	Email:	
Property Address:			
Tax Parcel ID:	Comm. District(s): _	Acreage:	
Existing Use:	Proposed	Use:	
Supplemental Regs:	Overlay District:	DRI:	
Rezoning: Yes No	_		
Existing Zoning:	Proposed Zoning:	_ Square Footage/Number of	Units:
Rezoning Request:			
Land Use Plan Amendment: Y	es No		
Existing Land Use:	Proposed Land Use:	Consistent	Inconsistent
Special Land Use Permit: Yes	No Article Number(s)	27	
Special Land Use Request(s):			
Major Modification:			
Existing Case Number(s):			
Condition(s) to be modified:			
			



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting	ng: Review C	Calendar Dates:	PC:	_BOC:
Letter of Intent:Impact An	alysis: Owner A	uthorization(s):	Campaign [Disclosure:
Zoning Conditions:C	Community Council Me	eting: Pu	blic Notice, Si	gns:
Tree Survey, Conservation:	Land Disturbance	Permit (LDP):	Sketch 1	Plat:
Bldg. Permits: Fire In	nspection: Bu	siness License:	State I	License:
Lighting Plan: Tent Perm	nit: Submittal F	Format:		
	Review of	Site Plan		
Density: Density Bo	onuses:	Mix of Uses: _		Open Space:
Enhanced Open Space:	Setbacks: front	sides sid	e corner	_ rear
Lot Size: Frontage:	Street Widths	s: Landso	cape Strips:	
Buffers: Parking Lot Lan	ndscaping: Pa	arking - Auto:	Parking	; - Bicycle:
Screening: Streets	capes: Sidewa	alks:Fencing/	Walls:	
Bldg. Height: Bldg. Orien	tation: Bldg. Sep	oaration: Bldg	g. Materials:	
Roofs: Fenestration:	Façade Design:	Garages:	Pedestrian I	Plan:
Perimeter Landscape Strip:				
Comments:				
Comments				
Comments:				
Planner:	Date:			
	FILING	FEES		
	35, R-75, R-60, MHP, RSM,		\$500.00	
OI, OD, OIT, NS, C1	HR-2, HR-3, MU-1, MU-2, N , C2, M, M2	viu-3, Miu-4, Miu-3	\$750.00 \$750.00	
LAND USE MAP AMENDMENT			\$500.00	
SPECIAL LAND USE PERMIT			\$400.00	



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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director Cedric Hudson

PRE-APP FORM COMMENT PAGE

APPLICANT:G	HEBREMESKEL 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 <u>is not a complete list of zoning requirements</u>, 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.

GEORGIAGOV

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

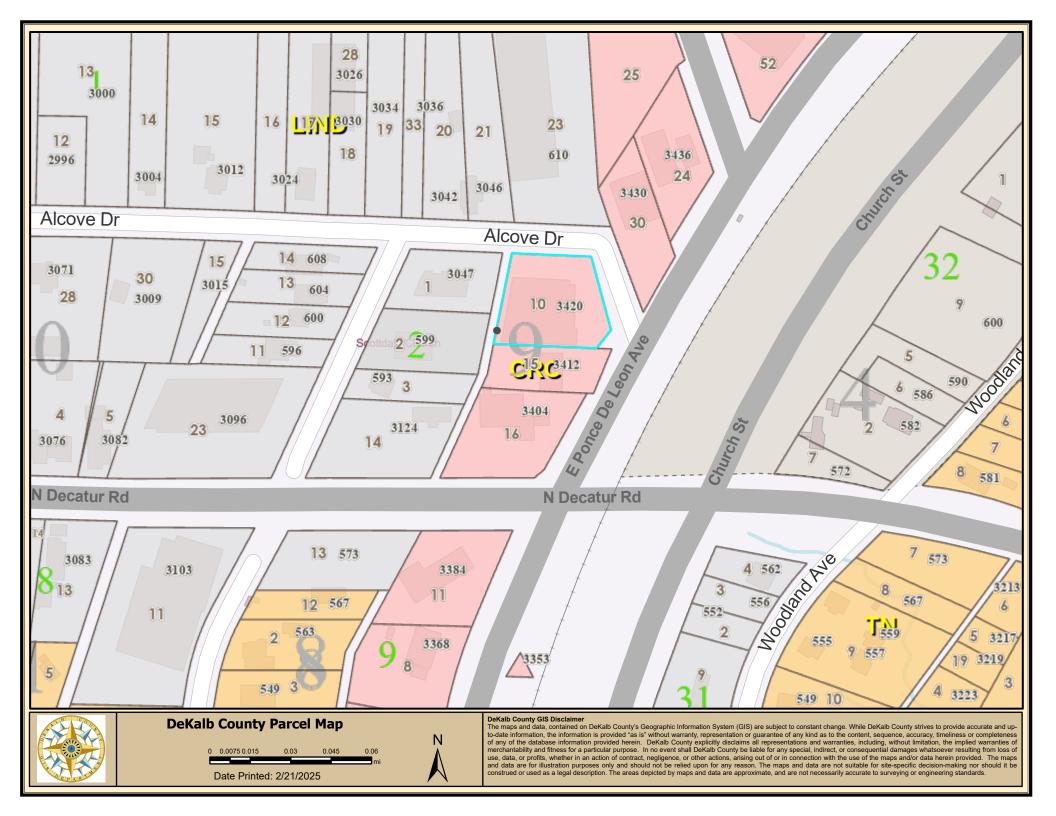
Jurisdiction Type: County

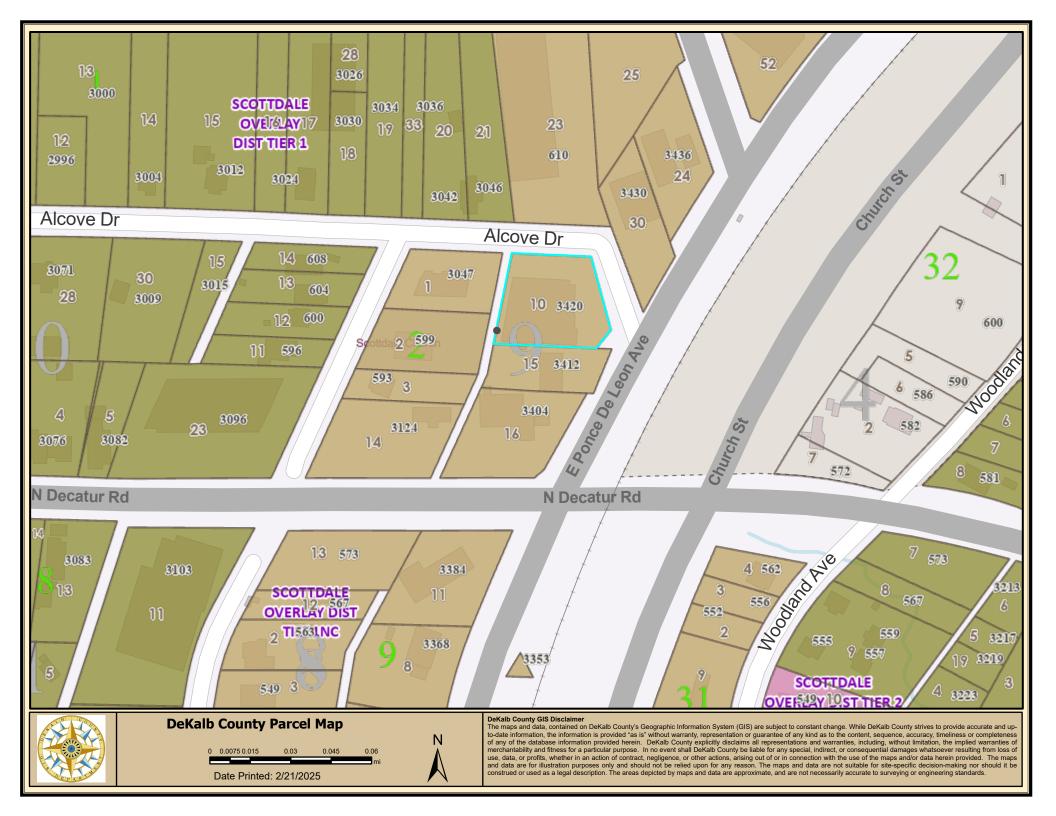
Jurisdiction: DEKALB

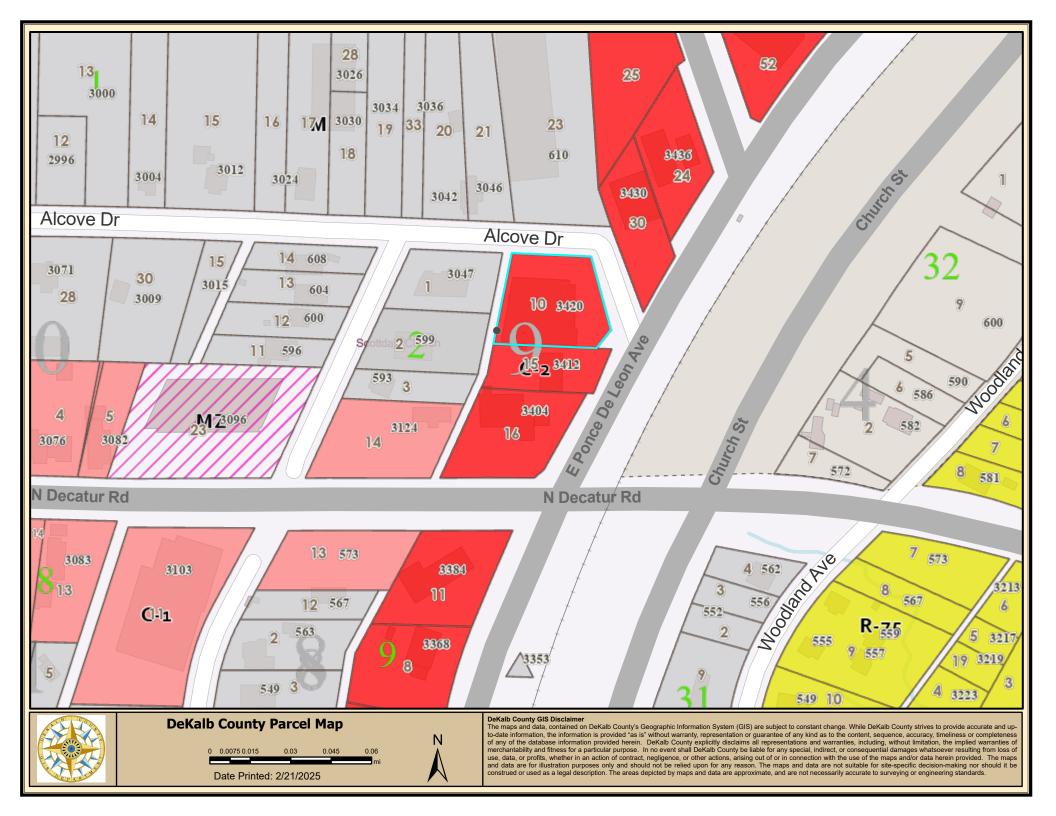
Department of Revenue Trucking Portal Appeal to the GA Tax Tribunal Video Tutorials

An official website of the State of Georgia

https://gtc.dor.ga.gov/_/#4











DeKalb County Parcel Map

Date Printed: 2/21/2025



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