

Planning Commission Hearing Date: January 6, 2026
Board of Commissioners Hearing Date: January 22, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1247784	File ID #: 2025-1622
Address:	5488 Flat Shoals Parkway, Decatur	Commission District: 3 Super District: 7
Parcel ID(s):	15 066 01 001	
Request:	A request to rezone from O-I (Office Institutional) to NS (Neighborhood Shopping) District to allow a sit-down restaurant.	
Property Owner(s):	5488 Flat Shoals Parkway.	
Applicant/Agent:	Leopold Ewing	
Acreage:	0.8 acre	
Existing Land Use:	Vacant Single-Family structure	
Surrounding Properties:	North: NA—Avondale Estates; South: Gas Station; East: Multi-Family Apartments; West: Retail & Single-Family Residential	
Adjacent Zoning:	North: R-100 South: R-100 East: R-100 West: O-I	
Comprehensive Plan:	SUBURBAN (SUB) <u> X </u> Consistent <u> </u> Inconsistent	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The subject site contains an existing 1,792 square foot vacant single-family structure. Based on field investigation, it appears that there may have been some work without a land disturbance permit since there is a gravel parking area on site that is not allowed by the zoning ordinance. The property is currently zoned O-I (Office Institutional) with conditions that restrict the use to a storage building for the church to the southwest across Flat Shoals Parkway (See CZ-87177). Since the applicant desires to use the existing structure as a sit-down restaurant (no drive-through), a rezoning to a commercial zoning district such as the proposed NS district is required.

The property falls within a Suburban (SUB) Character Area. The intent of the SUB is to “*recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility*”. Furthermore, SUB character areas intend to “*allow limited non-residential development and small mixed-use developments outside of existing, stable single-family neighborhoods, particularly in locations with high levels of pedestrian connectivity, to meet the needs of surrounding residents*” (2050 Comprehensive Plan, SUB Character Area Mixed Use and Non-Residential policy, page 47). It appears that the proposed rezone request to Neighborhood Shopping district, along with Staff’s recommended conditions is consistent with these policies of the SUB Character Area.

Furthermore, it appears that the proposed project aligns with the purpose and intent of the NS district to “*provide for the development of new Neighborhood Shopping Districts where so designated on the comprehensive plan especially for commercial uses in Suburban character areas*”, and “*to assure that the size and scale of neighborhood shopping centers and individual uses within said centers are compatible with the scale of adjoining neighborhoods*”. The NS district allows sit-down restaurants but prohibits drive--through restaurants which may be more compatible with surrounding single-family neighborhoods.

Given the applicant is proposing to limit the scale of the proposed restaurant use to the size and one-story building height of the existing structure, and that the NS district appears to better align with commercial uses specifically in SUB character areas, it appears that the rezoning request is consistent with the goals of the SUB Character Area and the 2050 comprehensive plan and compatible with the surrounding single-family neighborhoods [(Section 7.3.5.A Consistency with Comprehensive Plan) and 7.3.5.B (Suitability of Land Use)]. One of Staff's recommended conditions is to require that an approved Land Disturbance Permit (LDP) be obtained prior to issuance of any certificate of occupancy to address any potential site related issues including but not limited to paving of the parking lot, perimeter and interior parking lot landscaping, providing the minimum number of required parking spaces, sufficient provision of stormwater management, and providing sidewalks and street trees along the Medlock Road property frontage. Additionally, the DeKalb County Transportation Department has indicated provision for right-of-way dedication and installation of sidewalks, landscaping improvements, and streetlights (see attached inter-governmental comments).

Therefore, upon review of Section 7.3.5. (Rezoning criteria) it is the recommendation of the Planning and Sustainability Department that the rezoning request be ***"Approved, with the following conditions"***:

1. Use shall be located in a building no greater in size or height than the existing 1,792 square foot, one-story building on the property.
2. Compliance with parking requirements including paved parking spaces and internal and external parking lot landscaping requirements.
3. Approval of a Land Disturbance Permit (LDP) will be required prior to the issuance of any building permits. The applicant shall provide all site-related improvement required by an LDP prior to issuance of any certificates of occupancy.
4. Prior to the issuance of any certificates of occupancy, the applicant shall either obtain written permission from the DeKalb County Health Department that the project can operate with septic, or that the project has been connected to sanitary sewer.
5. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments January 2026****Z-26-1247832 (2025-1620) 3792 Memorial College Drive:**

Memorial College Drive is classified as a collector road. 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 a 10-foot multi-use path. It requires pedestrian scale streetlights.

Z-26-1247833 (2025-1621) 8277 Norris Lake Way:

Norris Lake Way 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. It requires pedestrian scale streetlights. Adjacent street Norris Lake Drive is classified as a Collector. 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 a 10-foot multi-use path. It requires pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

Z-26-1247784 (2025-1622) 5488 Flat Shoals Parkway:

Flat Shoals Parkway is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights.

SLUP-26-1247822 (2025-1623) 3396 Chamblee-Tucker Road:

Chamblee Tucker Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-26-1247825 (2025-1624) 2931 Ward Lake Way:

Ward Lake Way is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-26-1247829 (2025-1625) 3915 Emerald North Drive:

Emerald North Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

Z-26-1247827 (2025-1626) 4493 Flakes Mill Road (4400 River Road):

Flakes Mill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-26-1247841 (2025-1627) 4493 Flakes Mill Road (4400 River Road):

Flakes Mill Road is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



Wednesday, November 19, 2025

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

11/19/2025

N1-2025-1620

Z-26-1247832

3792 Memorial College Drive, Clarkston, GA 30021

- See general comments

N2-2025-1621

Z-26-1247833

8277 Norris Lake Way, Snellville, Ga 30039

- See general comments

N3-2025-1622

Z-26-1247784

5488 Flat Shoals Parkway, Decatur, Ga 30034

- Septic Diagram record from on file from 1999.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - food service establishments

11/19/2025

N4-2025-1623

SLUP-26-1247822

3396 Chamblee-Tucker Road, Chamblee, Ga 30341

- See general comments

N5-2025-1624

SLUP-26-1247825

2931 Ward Lake Way, Ellenwood, GA 30294

- Child day care facility
- See general comments

N6-2025-1625

SLUP-26-1247829

3915 Emerald North Drive, Decatur, GA 30035

- Personal care home
- See general comments

445 Winn Way, P.O. Box 987, Decatur, GA 30031 | 404.294.3700 | dekalbpublichealth.com

445 Winn Way, P.O. Box 987, Decatur, GA 30031 | 404.294.3700 | dekalbpublichealth.com

11/19/2025

N7-2025-1626

Z-26-1247827

4493 Flakes Mill Road, Ellenwood, Ga 30394

- Child Day Care
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - child or adult day care facilities with more than six clients.

N8-2025-1627

SLUP-26-1247841

4493 Flakes Mill Road, Ellenwood, GA 30294

- Child Day Care
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - child or adult day care facilities with more than six clients.



**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

Z-26-1247784 (5488 Flat Shoals Parkway)

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**

There is currently a house there. Runoff reduction and small bmp's can apply

If covering more of the lot underground detention can work as well.

- **Flood Hazard Area/Wetlands**

No flood Hazard

- **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.: Z-26-1247784 Parcel I.D. #: 15 066 01 001

Address: 5488 Flat Shoals Parkway Decatur, GA 30034

Drainage Basin: Snapfinger Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No report of flood, erosion and sedimentation under existing zoning.

Required detention facility(s): Not applicable

COMMENTS:

No appreciable impact on existing roads and drainage infrastructure is expected if the rezoning application is approved.

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.: Z-26-1247784

Parcel I.D. #: 15 066 01 001

Address: 5488 Flat Shoals Parkway, Decatur 30034

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: Did not see any traffic engineering concerns
at this time.

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.: Z-26-1247784 Parcel I.D. #: 15 066 01 001

Address: 5488 Flat Shoals Parkway
Decatur, GA 30034

WATER:

Size of existing water main: 8" & 16" DI (adequate/inadequate)

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

SEWER:

Outfall Servicing Project: Lower Snapfinger Creek

Is sewer adjacent to property: Yes _____ No X If no, distance to nearest line: 500'

Water Treatment Facility: Snapfinger adequate _____ inadequate _____

Sewage Capacity: 36 (MGPD) Current Flow: 28.5 (MGPD)

COMMENTS:

No appreciable impact on existing roads and drainage infrastructure is
expected if the rezoning application is approved.

Signature: Yola Lewis

**Rezoning Application to Amend the Official Zoning Map
of DeKalb County, Georgia**

Applicant Name: Leopold Ewing

Applicant Email Address: Thespot4975@gmail.com

Applicant Mailing Address: 3945 Elmscourt Dr Stone Mountain, GA 30083

Applicant Phone Number: 8183552390

Owner Name: Leopold Ewing

(If more than one owner, attach list of owners.)

Owner Email Address: Thespot4975@gmail.com

Owner Mailing Address: 3945 Elmscourt Dr Stone Mountain, Ga 30083

Owner Phone Number: 8183552390

Subject Property Address: 5488 Flat Shoals Pkwy Decatur Ga 30034

Parcel ID Number(s): 15 066 01 001

Acreage: .8 Commission District(s): _____ Super District: _____

Existing Zoning District(s): OI Proposed Zoning District(s): C-1

Existing Land Use Designation(s): 101-Res Proposed Land Use Designation(s): Commercial (if applicable)

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

Owner: X Agent: _____


Signature of Applicant: _____

Rezoning Application Letter

The Spot Caribbean Cuisine
5488 Flat Shoals Pkwy
Decatur, Ga 30034
404.981.9973
thespot4975@gmail.com
August 04, 2025

Planning & Zoning Department
DeKalb County Planning & Sustainability
178 Sam St
Decatur, Ga 30030

Re: Rezoning Application – Request to Rezone Property from OI (Office Institutional) to C-1 (Neighborhood Commercial)

Dear Members of the Planning and Zoning Board:

On behalf of Leopold Ewing/The Spot Caribbean Cuisine, I respectfully submit this request to rezone the property located at [Property Address] from **OI (Office Institutional)** to **C-1 (Neighborhood Commercial)**. The property is currently improved with a single-story structure, approximately 20 feet in height, that was previously used as an office accessory for a church. We are seeking approval to repurpose the building into a **daytime breakfast restaurant** operating under the name *The Spot Caribbean Cuisine*.

Proposed Use and Operations

The restaurant will operate with hours of **9:00 AM to 3:00 PM**, serving the community during breakfast and lunch hours only. The establishment will have a **maximum capacity of fewer than 50 people, including staff**, ensuring a neighborhood-scale business consistent with the intent of the C-1 zoning classification. The limited size and daytime-only hours will help maintain compatibility with nearby uses and avoid burdensome impacts on traffic, schools, or utilities.

Justification for Rezoning Request

- **Economic Viability:** The property, under its current OI zoning, offers limited opportunities for economic growth. Transitioning to C-1 zoning will unlock the property's potential by fostering job creation, increasing local tax contributions, and stimulating nearby businesses through greater foot traffic and neighborhood activity.
- **Compatibility with Surrounding Uses:** The proposed use will not adversely affect adjacent or nearby properties. Instead, it is expected to enhance the area by increasing vibrancy and attracting additional investment, consistent with neighborhood-serving commercial activity.

- **Changing Conditions and Community Needs:** The existing structure is in need of revitalization. Community input has highlighted a desire for a local breakfast spot that serves as both an amenity and a gathering place. This proposal directly addresses those needs, aligning with broader planning objectives for reinvestment and walkability.

- **Historic Preservation:** The property is not located within a historic district and does not contain any historic or archaeological resources. Redevelopment of this non-historic site ensures that preservation goals are maintained while allowing growth in appropriate areas.

- **Infrastructure and Public Services:** The project will not create excessive demand on streets, utilities, or schools. The limited hours of operation and modest occupancy will result in minimal traffic and noise impacts, while avoiding conflict with nearby school schedules.

- **Environmental Impact:** As an already developed site, the proposed use will not adversely affect natural resources or the environment. Redevelopment offers opportunities for site enhancements, including improved landscaping, sustainability measures, and stormwater management within the existing footprint.

Conclusion

Rezoning this property from OI to C-1 will enable a sustainable, neighborhood-oriented business that contributes positively to the community's economy, character, and quality of life. The proposed breakfast restaurant represents a compatible and beneficial use of the property, ensuring long-term vitality while respecting the surrounding context.

We respectfully request your approval of this rezoning application. Thank you for your consideration, and I look forward to the opportunity to discuss this request further at the upcoming hearing.

Sincerely,

Leopold Ewing

Owner

The Spot Caribbean Cuisine

Impact Analysis

A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

Yes, the zoning proposal is in conformity with the policy and intent of DeKalb County's most recent Comprehensive Plan. The proposed rezoning aligns with the Plan's overarching goals of promoting sustainable growth, supporting economic development, and advancing community-oriented objectives. Our application supports the strategic direction outlined in the Comprehensive Plan by encouraging responsible land use, enhancing neighborhood vitality, and contributing to the long-term vision for balanced and inclusive development within the county.

B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes. The proposed zoning is suitable given the current use and development of adjacent and nearby properties. The site is surrounded primarily by residential neighborhoods and includes an unoccupied former church, which creates an opportunity for thoughtful redevelopment. The proposed use is designed to complement the existing community by providing a welcoming, accessible space that meets local needs. Our project will enhance the area by promoting daytime activity, offering convenient services to nearby residents, and contributing to the neighborhood's vibrancy through quality offerings and warm, community-focused service. The property has strong potential for reasonable economic use under its current zoning. A restaurant such as *The Spot Caribbean Cuisine* represents an economically viable and community-oriented use of the space. Restaurants often serve as catalysts for neighborhood revitalization by drawing consistent foot traffic, encouraging ancillary businesses, and enhancing the vibrancy of the surrounding area.

Economically, the establishment will generate direct benefits through job creation for local residents and the stimulation of workforce participation. Indirectly, it will support the growth of nearby businesses as increased visitors frequent retail shops, service providers, and other dining options. Furthermore, the restaurant will contribute to the local tax base, supporting municipal services and infrastructure improvements.

Beyond economics, the project fosters social value by offering a welcoming space for cultural exchange and community engagement. The restaurant can partner with local organizations, host events, and contribute to charitable initiatives, reinforcing a sense of belonging and civic pride. By combining economic viability with social contribution, the property clearly has a sustainable and beneficial use under its current zoning.

C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

No. The property, as currently zoned, offers only limited use, restricting its potential to contribute to the community's economic vitality. Under the existing designation, opportunities for job creation, business development, and community engagement are minimal, leaving the site underutilized.

This lack of flexibility prevents the property from supporting meaningful economic growth or generating consistent revenue for the local tax base. Without the ability to adapt to modern commercial needs, the property cannot attract new investment, stimulate surrounding businesses, or provide sustainable employment opportunities. In effect, its current zoning limits the site's value to both the community and the broader local economy.

By contrast, a rezoning that allows for a more dynamic use—such as a restaurant or other community-oriented business—would unlock the property's potential, making it a hub for economic activity, cultural engagement, and neighborhood revitalization.

D. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby properties?

No, the proposed zoning change will not negatively affect the use or usability of surrounding properties. On the contrary, it is expected to complement and enhance the area by increasing foot traffic, fostering a more vibrant streetscape, and encouraging additional investment.

The proposed use is compatible with nearby properties and will not create nuisances such as excessive noise, traffic congestion, or safety concerns. Instead, it will provide amenities that benefit both residents and neighboring businesses, improving the overall attractiveness and functionality of the area.

In many cases, developments of this type strengthen property values by creating a more active and desirable environment, which can lead to long-term stability and growth for the neighborhood. Therefore, the proposal is not only non-disruptive but also potentially beneficial to adjacent and nearby properties.

E. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

Yes. The property's existing structure is in need of significant revitalization, and its current condition does not maximize its potential contribution to the neighborhood. Leaving the site underutilized not only diminishes the economic value of the property but also limits opportunities for the community to benefit from its redevelopment.

Approval of the zoning proposal would allow for a use that directly aligns with community desires—specifically, the establishment of a local breakfast spot. This type of neighborhood-serving business enhances the character of the community by creating a welcoming gathering place, supporting small business development, and providing an accessible amenity for nearby residents.

Furthermore, the proposal is consistent with broader planning objectives, as it encourages reinvestment in aging properties, promotes walkability by attracting local foot traffic, and strengthens the local tax base. By improving the site and meeting a demonstrated community need, the zoning change advances public welfare, enhances neighborhood vitality, and is in harmony with both existing and future land-use goals.

F. Will the zoning proposal adversely affect historic building, sites, districts, or archaeological resources?

No. The property does not contain any historically significant structures, sites, or archaeological resources, nor is it located within a designated historic district. Therefore, the proposed zoning change will not result in any adverse impacts to historic or cultural resources.

In fact, approving reinvestment in a non-historic property can help direct growth and redevelopment away from areas with historic or archaeological significance. By channeling investment toward sites without preservation value, the proposal indirectly supports broader preservation goals by protecting truly historic assets from unnecessary pressure or alteration.

This ensures that the zoning change is fully compatible with preservation policies while still promoting community revitalization and economic growth.

G. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No. The proposed use will not place an excessive or burdensome demand on existing infrastructure or community resources. The size of the establishment and its limited hours of operation (9:00 AM to 3:00 PM) ensure that impacts on traffic, parking, and noise will remain minimal.

Importantly, the hours of operation avoid peak school traffic times, reducing any potential conflicts with nearby school zones. In addition, the nature of the proposed use does not create demand on local schools or significantly increase the need for public services. Utilities required for the business are well within the capacity of existing infrastructure, and no upgrades or expansions will be necessary to support the project.

Overall, the proposal is compatible with existing transportation facilities, utilities, and community services, and will integrate smoothly into the surrounding area without creating undue strain.

H. Will the zoning proposal adversely impact the environment or surrounding natural resources?

No. The property is an already developed site, and the proposed zoning change will not result in any adverse impact on the environment or surrounding natural resources. Since the project involves revitalizing and enhancing the existing structure, rather than disturbing undeveloped land, it avoids potential concerns such as habitat disruption, soil erosion, or harm to protected environmental features.

On the contrary, redevelopment of the site presents an opportunity to make improvements that could benefit the local environment, such as upgrading landscaping, implementing energy-efficient systems, or improving stormwater management within the existing footprint. These enhancements will not only maintain environmental stability but also contribute to a more sustainable and visually appealing property.

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: X *

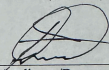
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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.


Notary




Signature of Applicant /Date

Check one: Owner X Agent _____

Expiration Date/ Seal

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

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.

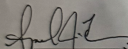
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: ☒ *

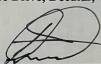
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Notary




Signature of Applicant /Date

Check one: Owner ☒ Agent _____

Expiration Date/ Seal

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



THE SPOT CARIBBEAN CUISINE
5488 FLAT SHOALS PKWY
DECATUR, GA 30034
818.355.2390

DEAR NEIGHBOR,

I hope this message finds you well. We would like for you to attend our in-person community meeting Monday, June 2nd, 2025 at 6PM-7:30PM to discuss the rezoning of 5488 Flat Shoals Pkwy. We will host the meeting at our primary business location, The Spot Sports Bar & Grill - 4975 Flat Shoals Pkwy. We are seeking approval from Dekalb County to rezone said location to propose a family-oriented daytime restaurant.

Find out more about our proposal, ask questions, and voice your opinion at this meeting.

We look forward to seeing you!

BEST REGARDS,

Leo Ewing

Owner

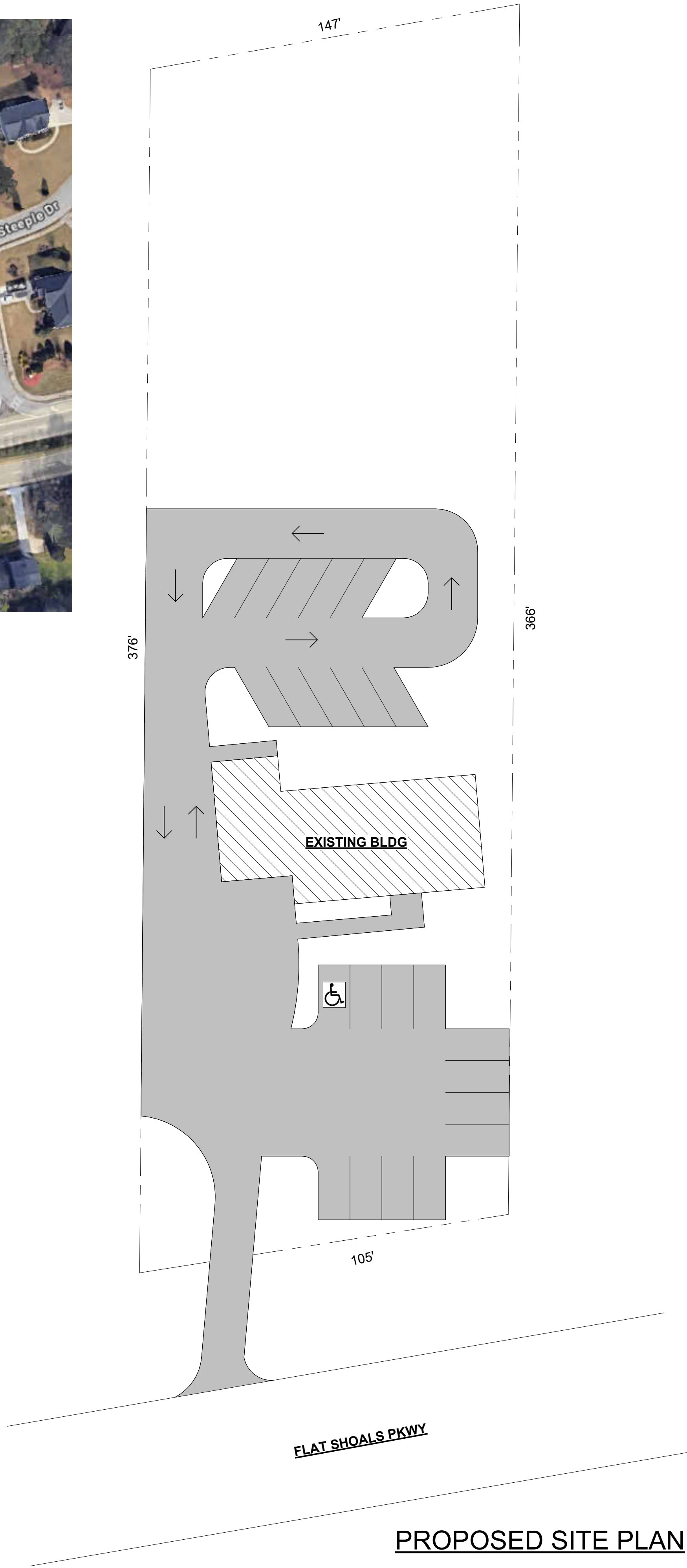
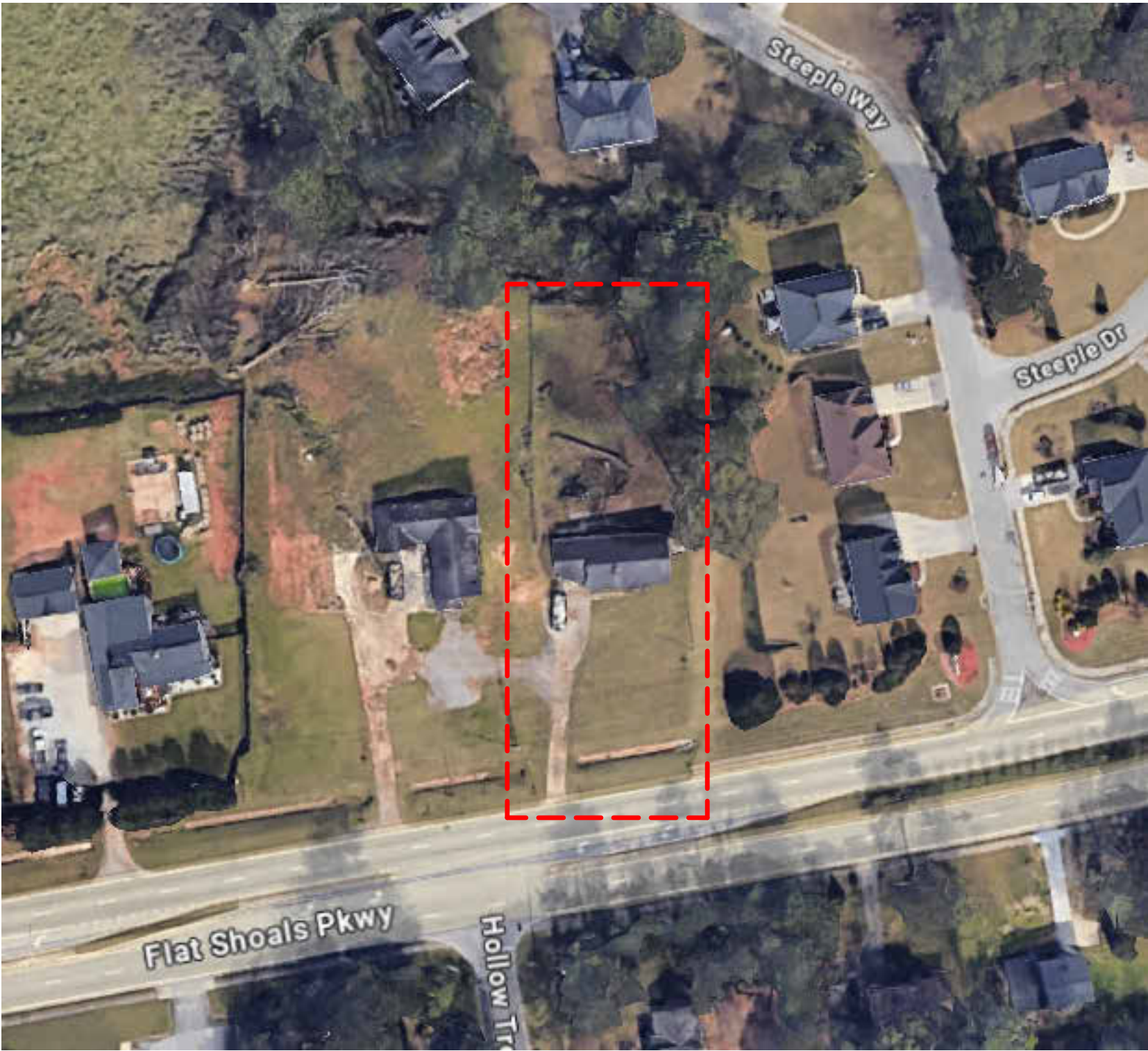
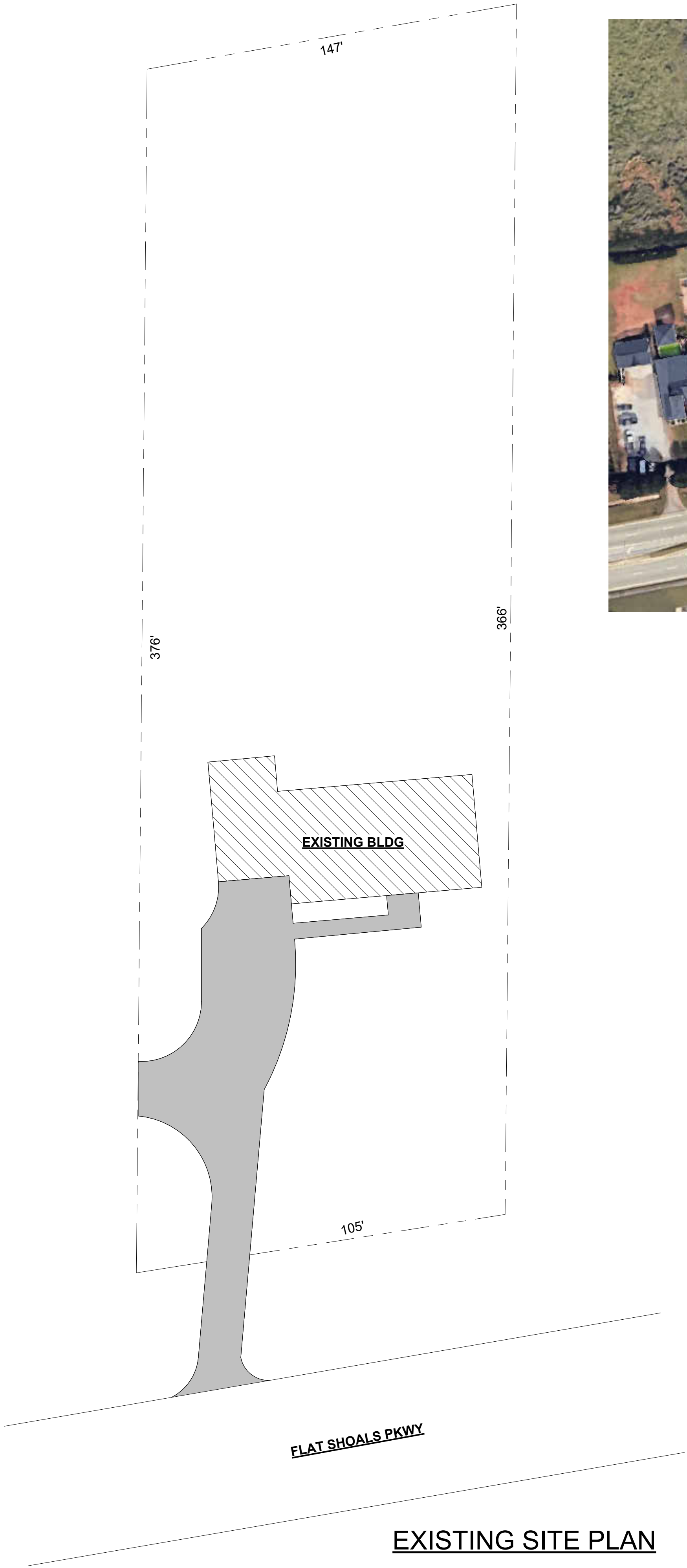
THE SPOT CARIBBEAN CUISINE
THE SPOT SPORTS BAR & GRILL

5488 FLAT SHOALS PKWY/4975 FLAT SHOALS PKWY
818.355.2390/JENNINGS.MICHELE24@GMAIL.COM

6/2/25

Preliminary Meeting Community Reasoning 5488 Flat Shoals Parkway

First Name	Last Name	Address	Phone #	Email address
Greg	Mason	4356 Luxembourg Dr	772-411-0076	gmason4356@yahoo.com
Juan	Billings	5965 Old Wellbourn	404-464-0774	manuelasjenns.billings554@gmail
Jy	Nichols	5967 Old Wellbourn	678-770-0397	ucknich11@gmail.com
Valerie	Phipps-Jewell	3134 SHERWOOD OAKS Way	678-592-8453	PHIPPSJEWELL@YAHOO.COM
Tomiky	Darby	3373 Steeple Way	770-835-2498	Tomiky.darby@hotmail.com
Chris	Byrd	3373 Steeple Way	4-207-8964	cbyrd404@hotmail.com
Susan	Freeman	2979 Pinnacle Ct, Dec, GA	(678) 537-5355	Susan-Freeman@msn.com
Linda	Cotten Taylor	4195 Pepperdine Dr Dec. Gt	404 786 5464	lottentaylorrealty@gmail.com
Stefanie	Zuber	3391 Steeple Way	4.964.7966	oneofgods vessel@hotmail.com
Janae	Jones	811276 Vanity Dr.	4.871.6729	jjones1276@yahoo.com
Carol	Jones	3793 Seton Hall Dr 30034	404.966.6464	Carolyn Jones 872 of 1640
Kenneth	Banks	4116 Marquette Ct Decatur, GA 30034	(678) 389-6372	151776 usa@yahoo.com
Liddy	Carter	3700 Belmont Abbey Dr.	41210 5780	b.carter@att.net
Jackie	Malcom	2427 Rockwell Dr Decatur, Ga	41309-6323	malcomj@bellsouth.net
V. Lodge		3114 Panthers Trail	41243-4455	vondalodge@att.net
Naqueta	Brown	3227 Wyndham Park Way 30034	7702903	wagnerbrown@bellsouth.net
Donkie	Figgins	3053 Pine Apple Dr	413095456	donnell@bellsouth.net
Marcia	Jones	4318 Dogwood Trail	41831-7163	mblurple@aol.com
J.	Love	PO Box 360323 Decatur GA	240-429-2063	BookThatSinger@gmail.com
Lorry	Jackson	3564 Wesley Chapel Rd E-214 Decatur, GA 30034	6785256500	Ljacksonjr@gmail.com



1 EXISTING & PROPOSED SITE PLAN
3/64" = 1'-0"

Jonathan Clark, AIA, NCARB
Georgia Architect Licence #: 015842
256.604.3056
jclark@jmcclarkholdings.com

Jonathan Clark, PE
Georgia Engineer Licence #: 044690
256.604.3056
jclark@jmcclarkholdings.com



5488 Flat Shoals Pkwy Parking Layout

PROJECT ADDRESS
5488 Flat Shoals Pkwy, Decatur, GA 30034

ISSUE DATE
12-2-24
ISSUED
FOR CONSTRUCTION

REVISIONS	No.	Description	Date
-----------	-----	-------------	------

DRAWING TITLE
EXISTING &
PROPOSED SITE
PLAN

DRAWING NO.

A101

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

NOTE D:

NO VISUAL EVIDENCE FOR SEWER LATERAL CONNECTION.
CAMERA SERVICE IS RECOMMENDED.

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS PIPE/VALVE
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT
- CONCRETE MONUMENT
- MAIL BOX
- NUMBER OF REFERENCE
- BENCHMARK

SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THE PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING AGENT OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
- PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL BUFFERS MAY APPLY.

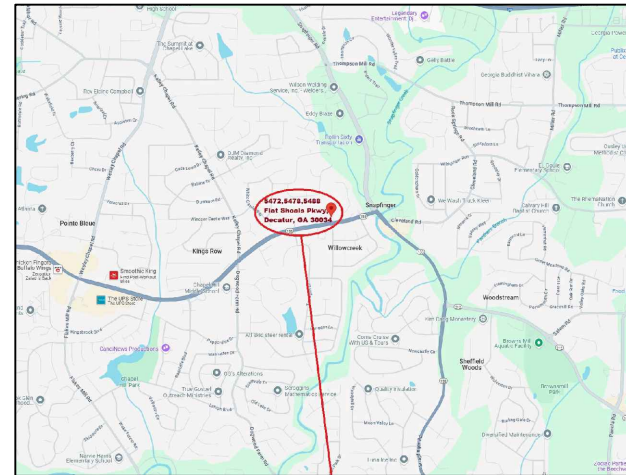
ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED OI DEKALB COUNTY

BUILDING SETBACK

FRONT: 60.0'
SIDE: 20.0'
REAR: 30.0'
MAXIMUM BUILDING HEIGHT: 70'
MAXIMUM LOT COVERAGE 80%



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE 'FIA FLOOD HAZARD MAP' AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL. MAP ID 13089C0162J. EFFECTIVE DATE: 5/16/2013. ZONE: X.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002 ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1985.

* LEGEND *

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- APZ AS PER ZONING
- APPROX APPROXIMATE
- BB BOTTOM BANK
- BC BACK OF CURB
- BLS BUILDING SETBACK LINE
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
- CBL CABLE LINE
- C CONCRETE
- CB CATCH BASIN
- CLF CENTER LINE
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- C.O.A CITY OF ATLANTA
- CM CADASTRAL MAP
- CRWL CRAWL SPACE
- CP CALCULATED POINT
- CPT CARPORT
- (D) DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- DILAP DILAPIDATED
- DIST DISTURBED
- DOT DEPARTMENT OF TRANSPORTATION
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FACE OF CURB
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IP IRON PIN
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IV IRRIGATION VALVE
- IWM IRRIGATION METER
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N'BORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- P PORCH
- (P) PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PP POWER LINE
- PTS PEDESTRIAN TRAFFIC SIGNAL
- POLE PEDESTRIAN CROSSWALK
- PUSHBUTTION
- PVC POLYVINYL CHLORIDE PIPE
- RDD IRON ROD FOUND
- RSF RAIL SPIKE FOUND
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- TRP TRAFFIC POLE
- TSP TRAFFIC SIGNAL POLE
- UE UTILITY EASEMENT
- WDF WOOD FENCE
- WDF WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- W/ WITH/

* LINE INDICATORS *

- INDICATES GAS LINE
- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE

5488
PARCEL ID: 15 066 01 001
TOTAL LAND AREA
34428.39 SF / 0.790 AC

ALLOWABLE LOT COVERAGE
27542.71 SF / 0.632 AC / 80%
EXISTING LOT COVERAGE
4158.00 SF / 0.095 AC / 12.1%

5472
PARCEL ID: 15 066 01 004
TOTAL LAND AREA
20145.47 SF / 0.462 AC

ALLOWABLE LOT COVERAGE
16116.38 SF / 0.370 AC / 80%
EXISTING LOT COVERAGE
294.66 SF / 0.007 AC / 1.5%

5478
PARCEL ID: 15 066 01 002
TOTAL LAND AREA
36109.36 SF / 0.829 AC

ALLOWABLE LOT COVERAGE
28887.49 SF / 0.663 AC / 80%
EXISTING LOT COVERAGE
8171.34 SF / 0.188 AC / 22.6%

LOT	BLOCK
SUBDIVISION	PHASE
LAND LOT 66	15TH DISTRICT
DEKALB COUNTY, GEORGIA	DB.29771/PG.661
FIELD WORK DATE NOV 08, 2024	PRINTED/SIGNED NOV 18, 2024
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

LK
COORD #20241908
DWG #20241908

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

ESDRAS RAYMOND

PROPERTY ADDRESS:

5472,5478 & 5488 FLAT SHOALS PARKWAY
DECATUR, GA 30034

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

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: Leo Ewing Phone: 404-981-9973 Email: kingleoent2016@gmail.com
Property Address: 5488 Flat Shoals Pkwy, Decatur 30034
Tax Parcel ID: 15 066 01 001 Comm. District(s): 3 & 7 Acreage: 0.80
Existing Use: _____ Proposed Use: Restaurant
Supplemental Regs: _____ Overlay District: No DRI: _____
Rezoning: Yes ☒ No _____
Existing Zoning: O-I Proposed Zoning: C-1?? Square Footage/Number of Units: _____
Rezoning Request: Rezone to allow a restaurant with no drive-through.
applicant wants to use existing building.

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: SUB 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): CZ-87177

Condition(s) to be modified:

CZ-87177

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: 07/08/25 BOC: 07/24/25
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: 06/11/2 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: 50 foot transitional undisturbed buffer required along north and east property line, this would consume half of the existing building so a ZBA variance would be required _____

Comments: Applicant to clarify if the other two O-I zoned parcels to west are also part of application

Applicant to show how proposed rezoning is consistent with SUBURBAN character area and compatible with adjacent single-family subdivisions.

Show compliance with C-1 zoning requirements including but not limited to minimum parking spaces, max building height, 50-foot wide transitional buffers, building setbacks.

Planner: John Reid, Sr. Planner Date: 01/30/2025

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

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson

PRE-APP FORM ADDITIONAL COMMENT PAGE, IF NEEDED

APPLICANT: Leo Ewing: kingleoent2016@gmail.com or thespot4975@gmail.com

ADDRESS/PARCEL: 5488 Flat Shoals Pkwy, Decatur 30034 / 15 066 01 001

COMMENTS: last day to hold community meeting with 15 days notice to make the July agenda cycle is April 14, 2025. Filing deadline

is April 21 2025. Review are preliminary only; final reviews shall occur once a complete

application has been submitted and deemed complete by the Planning Department.

Variances will be required including variance to 50-foot undisturbed buffer along east property

line abutting R-100 residential zoning district.

PLANNER: John Reid, Sr. Planner



Outlook

- Z-26-1247784 - 5488 Flat Shoals Pkwy Inbox

From Michele Lisette Jennings aka Mello Yello <jennings.michele24@gmail.com>

Date Thu 12/4/2025 1:57 PM

To Reid, John <jreid@dekalbcountyga.gov>; Leopold ewing <leoewing73@yahoo.com>

Greetings, Mr. Reid,

We would like to change our application filing from C1 to NS.

Thank you

Michele

--



Michele Lisette Jennings
Actor, Producer, Narrator, Project Manager

M: 818-355-2390

O: 202-940-6500

E: jennings.michele24@gmail.com



Site photo

From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Wednesday, December 10, 2025 at 12:32 PM EST



Yahoo Mail: [Search](#), [Organize](#), [Conquer](#)

Site photo

From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Wednesday, December 10, 2025 at 12:38 PM EST



Yahoo Mail: [Search](#), [Organize](#), [Conquer](#)

Site photo

From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Wednesday, December 10, 2025 at 12:32 PM EST



Yahoo Mail: [Search](#), [Organize](#), [Conquer](#)

Fw: Site photo

From: john reid (daker1@yahoo.com)

To: daker1@yahoo.com

Date: Wednesday, December 10, 2025 at 12:44 PM EST

----- Forwarded Message -----

From: "john reid" <daker1@yahoo.com>

To: "daker1@yahoo.com" <daker1@yahoo.com>

Sent: Wed, Dec 10, 2025 at 12:43 PM

Subject: Site photo



Yahoo Mail: Search, Organize, Conquer

Yahoo Mail: Search, Organize, Conquer



DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06
mi

Date Printed: 12/8/2025



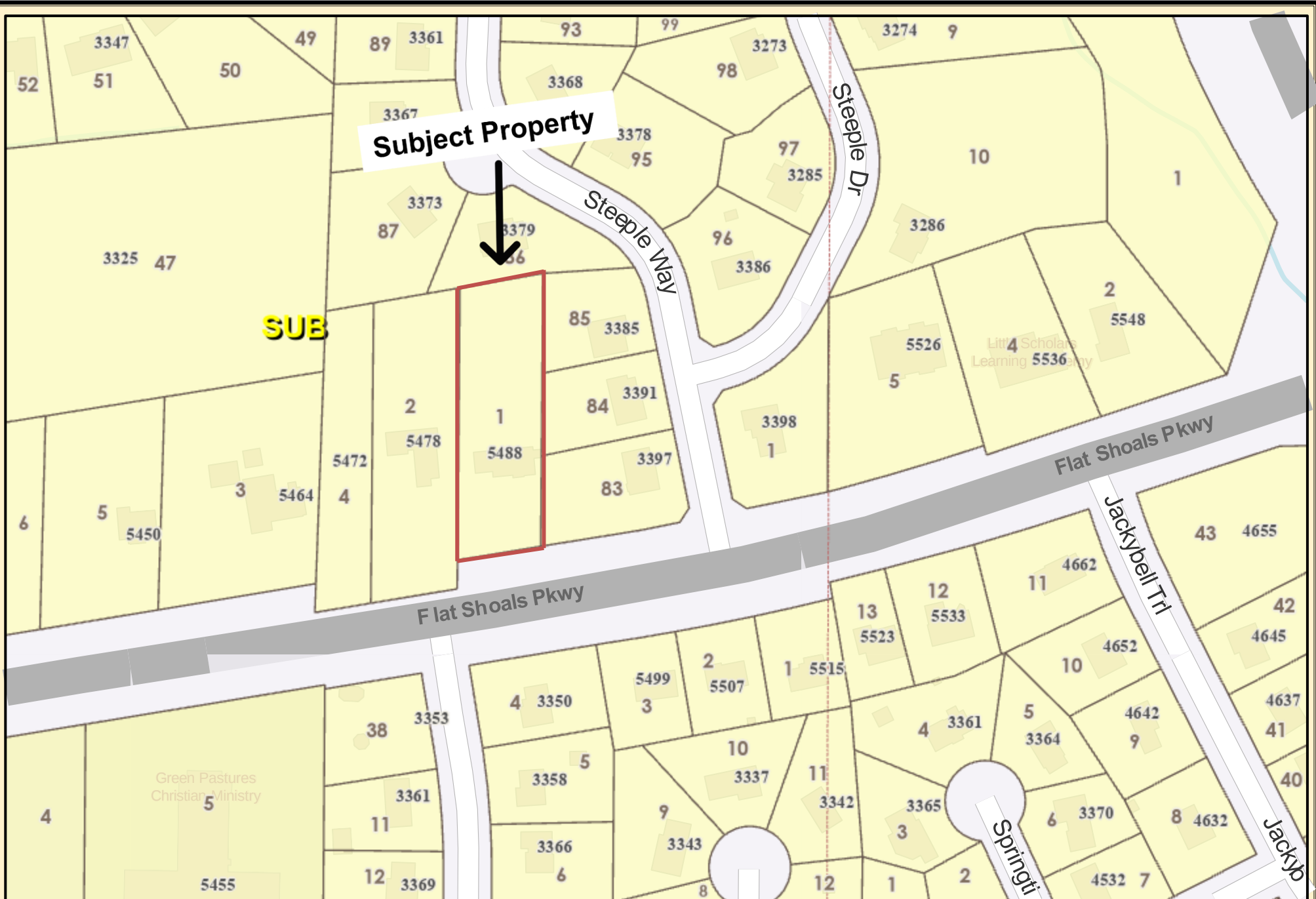
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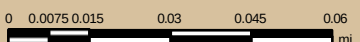
Subject Property



SUB



DeKalb County Parcel Map



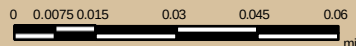
Date Printed: 12/8/2025



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DeKalb County Parcel Map



Date Printed: 12/8/2025



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