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**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) <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	

**STAFF RECOMMENDATION: WITHDRAWAL WITHOUT PREJUDICE (Rev. 01/07/26)**

The applicant requested withdrawal without prejudice at the January 6<sup>th</sup> Planning Commission meeting. Therefore, Staff recommends the application be ***“Withdrawn without prejudice”***.



## Re: 5488 Flat Shoals Pkwy Follow Up

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

**Date** Thu 1/8/2026 12:24 PM

**To** Reid, John <jreid@dekalbcountyga.gov>

**Cc** Leopold ewing <leoewing73@yahoo.com>

Good afternoon John,

We would like to withdraw our application without prejudice and we will revisit this at a later date.

Thank you,

Michele Jennings  
Leopold Ewing



Michele Lisette Jennings  
Actor, Producer, Narrator, Project Manager

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**M: 818-355-2390**

**O: 202-940-6500**

**E: [jennings.michele24@gmail.com](mailto:jennings.michele24@gmail.com)**

On Thu, Jan 8, 2026, 11:56 AM Reid, John <[jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)> wrote:

Michelle—Good morning. If you could email me your request to withdraw without prejudice so we can put that in the file. Thank you,

**John Reid**  
**Senior Planner, Lead Public Hearing**

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center | [178 Sams Street](https://www.dekalbcountyga.gov/178-Sams-Street) | Decatur, GA 30030

Email: [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)

Office: 404-275-3944

## 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

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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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**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

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- Storm Water Management

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- Flood Hazard Area/Wetlands

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- Landscaping/Tree Preservation

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- Tributary Buffer

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- **Fire Safety**

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**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

## 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 Floodplain:** \_\_\_\_\_

**Impact on property (flood, erosion, sedimentation) under existing zoning:**

**Required detention facility(s):**

## COMMENTS:

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](mailto:ireid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto: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) 6/7<sup>th</sup> 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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

**Address:** \_\_\_\_\_

## WATER:

**Size of existing water main:** \_\_\_\_\_ (adequate/inadequate)

**Distance from property to nearest main:** \_\_\_\_\_ **Size of line required, if inadequate:** \_\_\_\_\_

## SEWER:

**Outfall Servicing Project:** \_\_\_\_\_

Is sewer adjacent to property: Yes  No  If no, distance to nearest line: \_\_\_\_\_

**Water Treatment Facility:** \_\_\_\_\_ adequate \_\_\_\_\_ inadequate \_\_\_\_\_

**Sewage Capacity:** \_\_\_\_\_ (MGPD)    **Current Flow:** \_\_\_\_\_ (MGPD)

**COMMENTS:**

## COMMENTS:

**Signature:** \_\_\_\_\_

**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

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Applicant Phone Number: 8183552390

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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

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Owner Phone Number: 8183552390

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Subject Property Address: 5488 Flat Shoals Pkwy Decatur Ga 30034

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Parcel ID Number(s): 15 066 01 001

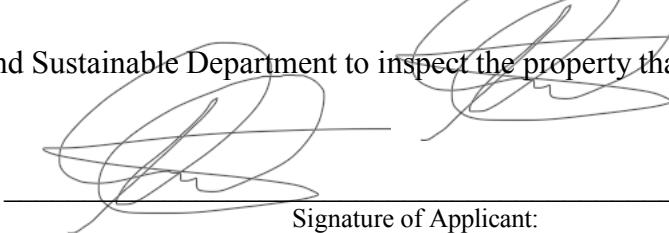
Acreage: .8 Commission District(s): \_\_\_\_\_ Super District: \_\_\_\_\_

Existing Zoning District(s): O1 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 of 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.

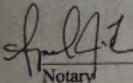
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: \_\_\_\_\_ No: ✓ \*

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



Expiration Date/ Seal



Signature of Applicant / Date

Check one: Owner ✓ Agent \_\_\_\_\_

\*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.

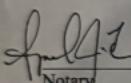
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: \_\_\_\_\_ No:  \* \_\_\_\_\_

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.

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Notary



Expiration Date/ Seal

  
Signature of Applicant /Date

Check one: Owner  Agent \_\_\_\_\_

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



**THE SPOT CARIBBEAN CUSINE  
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 2<sup>nd</sup>, 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 CUSINE  
THE SPOT SPORTS BAR & GRILL**

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

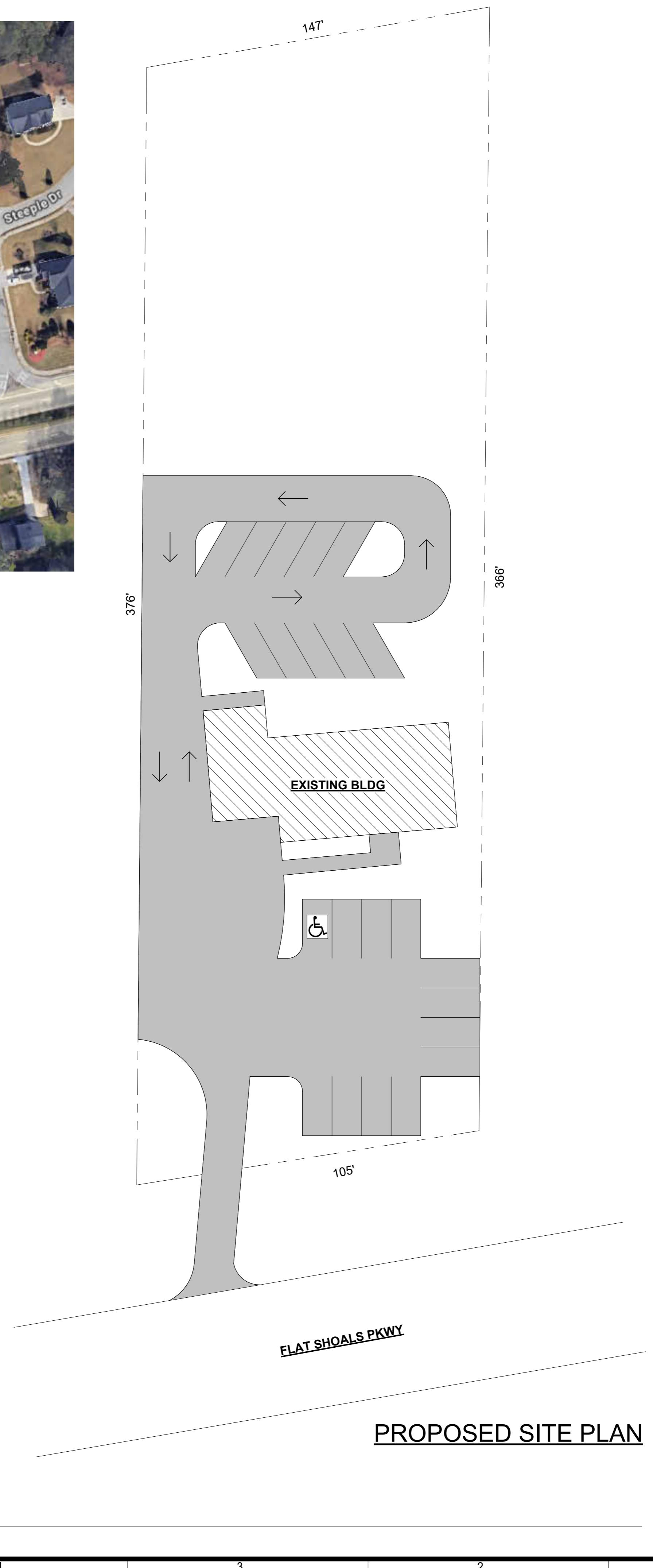
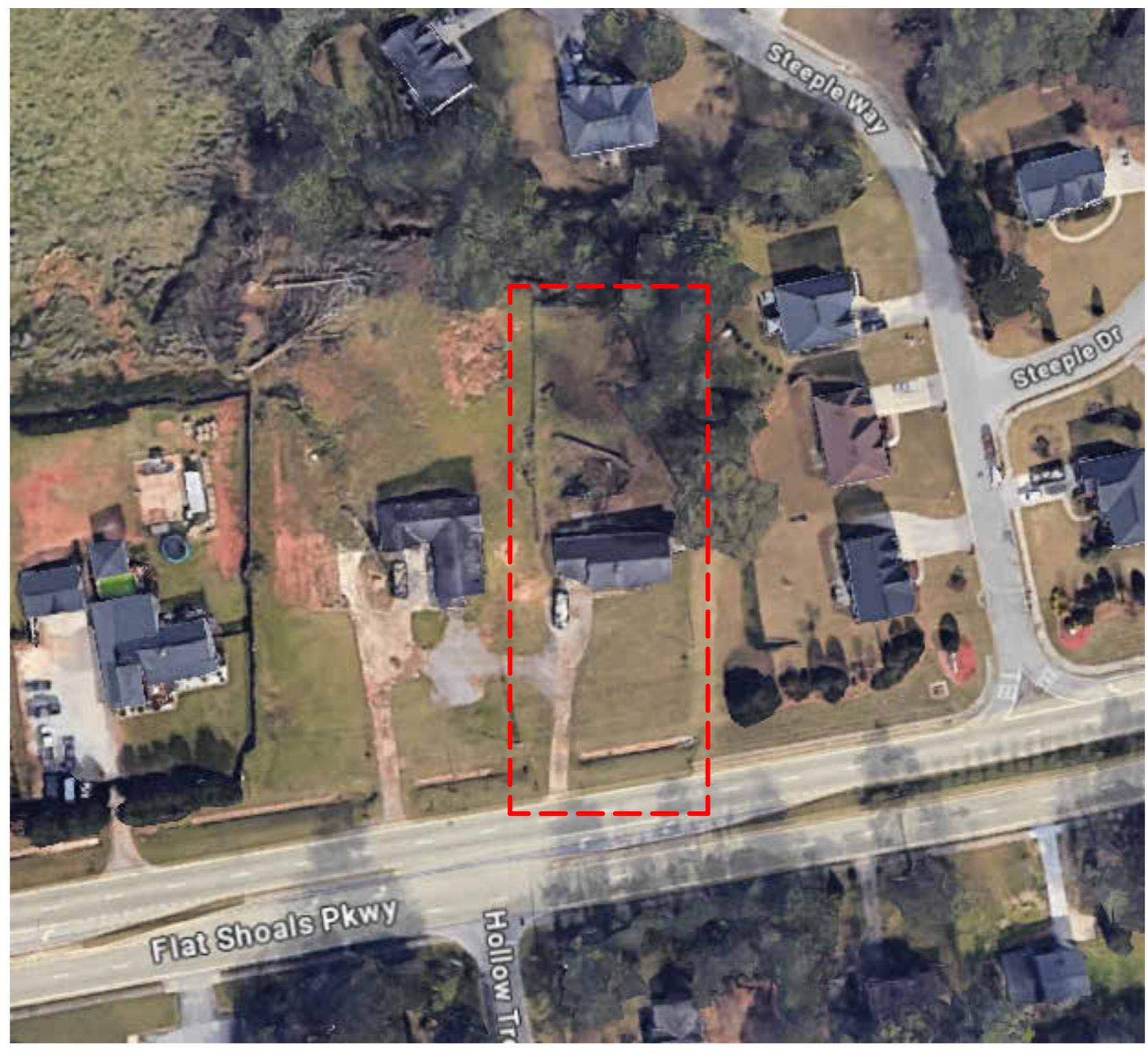
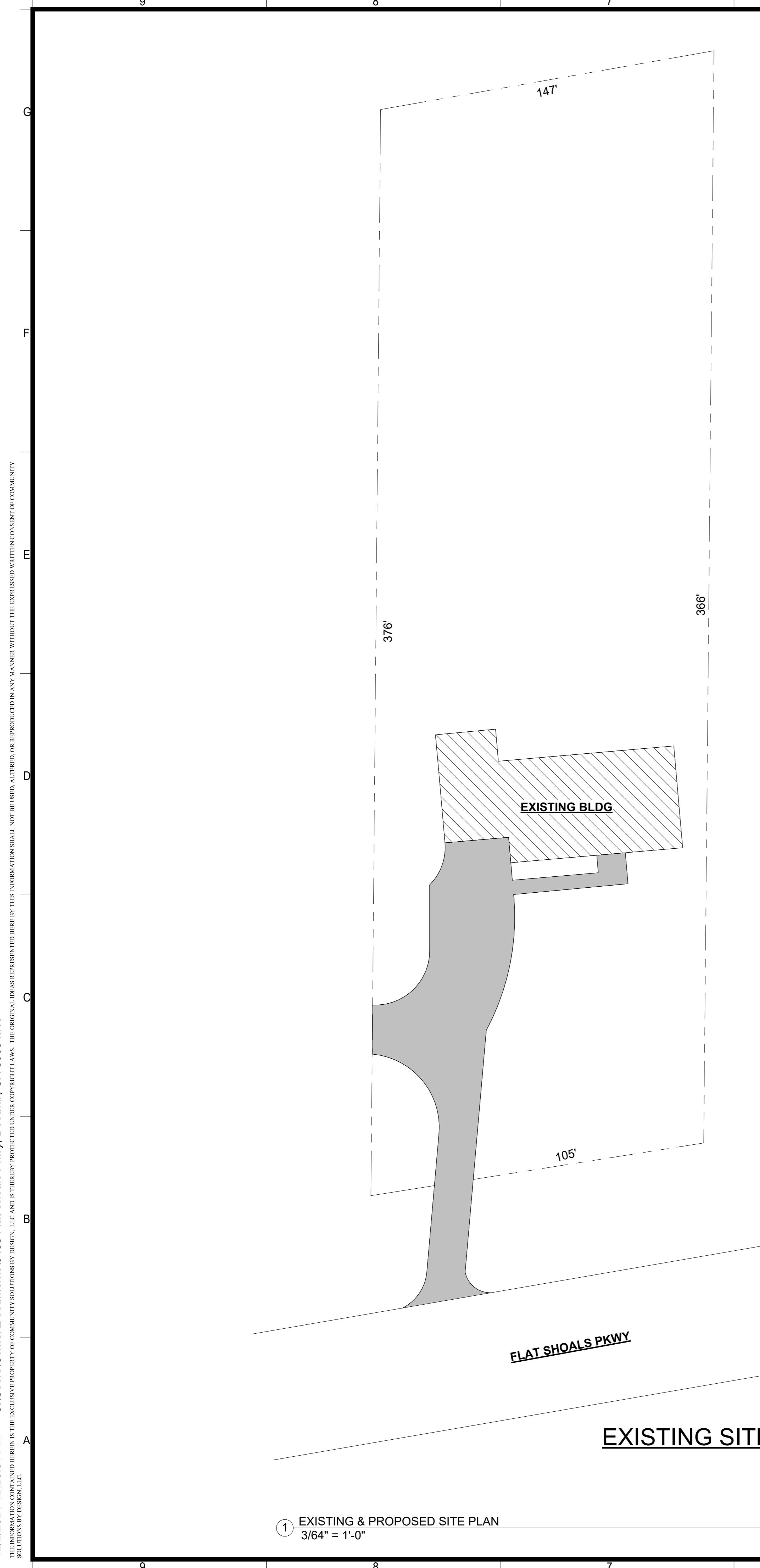
6/2/25

## Preliminary Meeting Community Rezoning 5488 Flat Shoals Parkway

First Name	Last Name	Address	Phone #	Email address
Greg	Mason	4356 Luxembourg Dr	770-261-0026	gmason4356@yahoo.com
June	Billing	5965 Old Wellborn	404-484-0774	morelouise.mason.billing5589@gmail.com
Jay	Nicholson	5967 Old Wellborn	678-770-0347	ucknich111@gmail.ca
VALERIE	PHIPPS	Jewell 3134 SHERWOOD OAKS DR	678-591-8453	PHIPPSJEWELL11@YAHOO.COM
Tommy	Darby	3373 Steeple Way	770-835-2198	Tommy.darby@hotmail.com
Chris	Byrd	3373 Steeple Way	4-207-8964	cbyrd404@hotmail.com
Susan	Freeman	2979 Pinnacle Ct, Dec, GA	(404)237-5355	Susan.freeman@msn.com
Linda	Cotten Taylor	4195 Pepperdine Dr Dec, GA	404-786-5464	lottentaylorrealty@gmail.com
Stefanie	Zuber	3391 Steeple Way	4-964-7966	oncofgodsvessel@hotmail.com
Janae	Jones	881276 Vanity Dr.	4-371-6729	jones1276@yahoo.com
Carolyn	Jones	3793 Seton Hall Dr	404-966-6741	Carolyn.Jones818@YAHOO
Kenneth	Banks	4116 Marquette ct Decatur, GA 30034	(404)389-6372	141776usa@yahoo.com
Bobby	Carter	3700 Belmont Abbey Dr.	404-218-5980	b_carter12@att.net
Jackie	Malcom	2427 Rockwell Drive Conley, GA	404-309-6323	malcompc12@bellsouth.net
V. Hodges		3114 Panthers Trace	404-243-4455	ronalde.hodges@att.net
Waqeta	Brown	3227 Wyndham Park Way 30034	770-302-9033	wgriertbrown@bellsouth.net
Donnie	Jingins	3053 June Apple Dr	404-229-5156	D.donnie1@bellsouth.net
Marcia	Johes	4318 Dogwood Trail	404-831-7763	mblpurple@att.net
J.	Lore	PO Box 360323 Decatur GA	240-429-2063	BookThatSinger@gmail.com
Larry	Jackson	3564 Wesley Chapel Rd E-214 Decatur GA 30054	678-525-6500	Lj.jacksonjr@gmail.com

Preliminary Meeting Community 6/2/25 Rezoning

First Name	Last Name	Address	Phone	Email
Roderick	Thomas	3069 Briarleaf Dr	30034 404-731-5032	reemarod@gmail.com
Toney	Barker	3940 Pinchurst Valley Dr.	404-422-5806	Toney.Barker@yahoo.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

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

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







DeKalb County  
GEORGIA

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

Chief Executive Officer  
Lorraine Cochran-Johnson

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director

Cedric G. Hudson, MCRP

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

Applicant Name: 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 X 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 X 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: <sup>07/08/25</sup> BOC: <sup>07/24/25</sup>  
 Letter of Intent: \_\_\_\_\_ Impact Analysis: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_  
 Zoning Conditions: \_\_\_\_\_ Community Council Meeting: <sup>06/11/2</sup> 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

<b>REZONING:</b>	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

## 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

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

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**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>

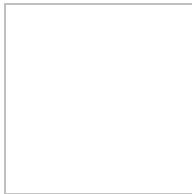
Greetings, Mr. Reid,

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](mailto: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

---



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Yahoo Mail: Search, Organize, Conquer

## Fw: Site photo

From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

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

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

**From:** "john reid" <dakiner1@yahoo.com>  
**To:** "dakiner1@yahoo.com" <dakiner1@yahoo.com>  
**Sent:** Wed, Dec 10, 2025 at 12:43 PM  
**Subject:** Site photo



Yahoo Mail: Search, Organize, Conquer

Yahoo Mail: Search, Organize, Conquer

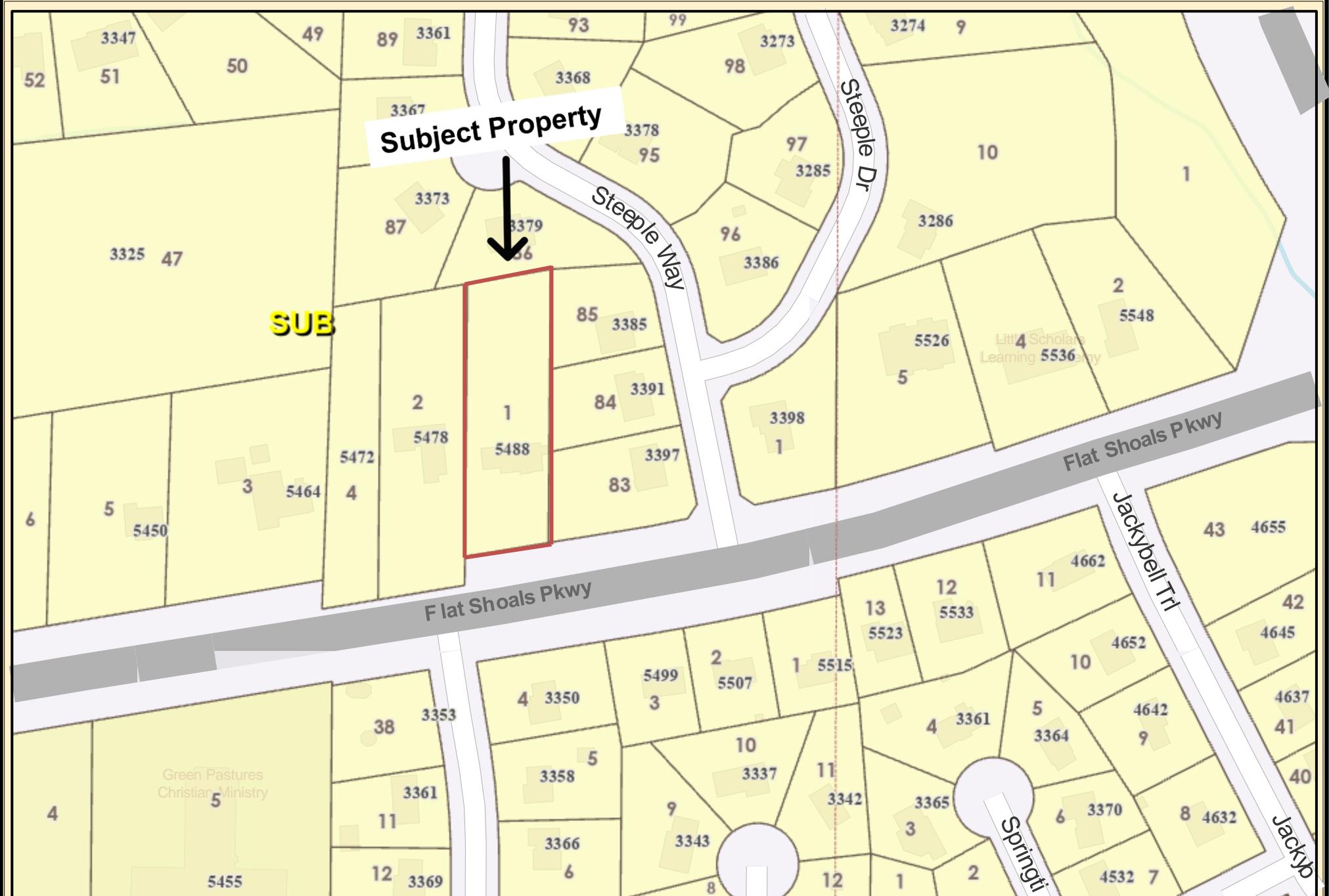


### DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 12/8/2025







Dekalb County Parcel Map



Date Printed: 12/8/2025



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