Public Hearing: YES ⊠ **NO** □ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 06

 $Application \ of \ Dahluk \ Group, \ LLC \ c/o \ Hakim \ Hilliard \ for \ a \ Special \ Land \ Use \ Permit \ (SLUP) \ allow \ for \ a \ late-night \ establishment \ in \ the \ C-2 \ (General \ Commercial) \ zoning \ district \ and \ Tier \ 1 \ of \ the \ Scottdale$

Overlay District, at 3420 E. Ponce de Leon Avenue. PETITION NO: N2-2025-0046 SLUP-25-1247359

PROPOSED USE: Late-night establishment.

LOCATION: 3420 East Ponce de Leon Avenue, Scottdale, Georgia 30079

PARCEL NO.: 18 047 02 010

INFO. CONTACT: Adam Chappell, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Dahluk Group, LLC c/o Hakim Hilliard for a Special Land Use Permit (SLUP) allow for a latenight establishment in the C-2 (General Commercial) zoning district and Tier 1 of the Scottdale Overlay District.

RECOMMENDATION:

COMMUNITY COUNCIL: (Feb. 2025) Full-cycle deferral.

PLANNING COMMISSION: (March 4, 2025) 30-Day Deferral.

PLANNING STAFF: Approval with Conditions_rev. 03.19.2025

STAFF ANALYSIS: The applicant, Dahluk Group, LLC c/o Hakim Hilliard, is seeking a Special Land Use Permit (SLUP) to allow for an existing restaurant (Raymok Bar and Grill) to operate as a late-night establishment on the subject property, which would enable the serving of alcohol to patrons on the premises beyond 12:30 am. The property is located within Tier 1-NC (Neighborhood Center) of the Scottdale Overlay District and has an underlying zoning of C-2 (General Commercial). The proposed use would occupy Suite C within an existing shopping center that appears to have five (5) tenant spaces in total, several of which appear to be vacant. The western portion of the property contains an automobile repair establishment, which is a legal nonconforming use per Section 3.36.5. and Article 8 of the Zoning Ordinance. A minimum of ten (10) off-street parking spaces is required for a restaurant or late-night establishment use in Tier 1-NC of the Scottdale Overlay District. A submitted survey site plan (dated February 28, 2025) shows approximately 16 off-street parking spaces on-site with the potential for shared parking with adjacent properties. The shopping center and subject property are located within a Commercial Redevelopment Corridor (CRC) Character Area. The proposed late-night establishment is consistent with and likely supports the Character Area's intent to "improve the function and aesthetic appeal of commercial corridors in the County and promote the redevelopment of commercial corridors in decline", per the DeKalb County 2050 Unified Plan (page 37). The proposed use is also compatible with the Scottdale Overlay District's statement of intent "to enhance the long-term economic viability... by encouraging new commercial and residential developments that increase the tax base and provide jobs" and "to protect established residential areas from encroachment of uses which are either incompatible or unduly cause adverse impacts on such communities" (Section 3.36.3. of the Zoning Ordinance). The site is surrounded by commercial and industrial uses in its immediate vicinity and is separated by residential uses in the Overlay to the east by the presence of East Ponce de Leon Avenue, Church Street, and Georgia Railroad Right-of-Way (ROW) in between.

A small portion of the property has frontage along East Ponce de Leon Avenue, which is classified as a minor arterial, and the property is located in the vicinity of several other minor arterials that intersect or run parallel to East Ponce de Leon Avenue. A liquor survey submitted with the application confirms that the location of the proposed late-night establishment is at a significant distance from any place of worship or school. Planning Staff has deemed that the application meets the criteria for deciding a SLUP application per Section 7.4.6. of the Zoning Ordinance. There do not appear to be any concerns from other County departments with respect to potential access, traffic, or safety issues. The establishment appears to have been a "good neighbor" to the surrounding community, as there have been no concerns raised by members of the community at Community Council or Planning Commission public hearings. Therefore, the Planning and Sustainability Department recommends "Approval with the attached conditions".

PLANNING COMMISSION VOTE: (March 4, 2025) 30-Day Deferral 7-1-0. LaSonya Osler moved, Jon West seconded for a 30-day deferral to the April 22, 2025 Board of Commissioners meeting. Tess Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Feb. 2025) Full-cycle deferral 10-0-0.

SLUP-25-1247359 (2025-0046) Recommended Conditions – March 2025 BOC 3420 East Ponce de Leon Avenue

- 1. Applicant shall obtain all required County Certificates of Occupancy, Alcohol, and Business Licenses prior to operating.
- 2. The proposed late-night establishment shall close doors to new patrons by 2:00 a.m., with all customers out of the establishment by 2:30 a.m.
- 3. The late-night establishment shall be limited to Suite C of the existing shopping center. No expansion of the existing Suite C shall be authorized.
- 4. Any live music on the premises shall maintain compliance with the DeKalb County *Noise Ordinance*.
- 5. Capacity shall be subject to the approval of the Fire Marshall's office.
- 6. This SLUP shall be non-transferable, and shall expire within 24 months of the date of adoption by the Board of Commissioners to allow the governing authority to review the following criteria upon the filing of a new SLUP application for a late-night establishment:
 - a) Whether the applicant's use of the premises during the period following the date of adoption has been in substantial compliance with the above-referenced conditions; and/or;
 - b) Whether the applicant has taken prompt action to address any Code Enforcement warnings or violations issued regarding the use of the Premises as a late-night establishment.



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

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

Planning Commission Hearing Date: March 4, 2025 Board of Commissioners Hearing Date: March 27, 2025

STAFF ANALYSIS

CASE NO.:	SLUP-25-1247359	File ID #: 2025-0046	
Address:	3420 East Ponce de Leon Avenue, Suite C, Scottdale GA, 30039	Commission District: 4 Super District: 6	
Parcel ID(s):	18 047 02 010		
Request:	A Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-2 (General Commercial) Zoning District and Tier 1-NC of the Scottdale Overlay District.		
Property Owner(s):	Elizabeth Frazier		
Applicant/Agent:	Dahluk Group, LLC (Ghebremeskel Fitwi) c/o Hakim Hilliard		
Acreage:	0.55 acres		
Existing Land Use:	Restaurant within an existing Shopping Center		
Adjacent Zoning:	North: C-2 and M, Tier 1-NC (across Alcove Drive) South: C-2, Tier 1-NC		
, and the second	East: City of Clarkston (across East Ponce de Leon Avenue) West: M, Tier 1-NC		
Comprehensive Plan:	X Consistent Inconsistent		
Proposed Density: NA	Proposed Density: NA Existing Density: NA		
Proposed Units/Square Ft.: NA Existing Units/Square Feet: NA			

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

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

The proposed use would occupy Suite C within an existing shopping center that appears to have five (5) tenant spaces in total, several of which appear to be vacant. The western portion of the property contains an automobile repair establishment, which is a legal nonconforming use per Section 3.36.5. and Article 8 of the *Zoning Ordinance*. A minimum of ten (10) off-street parking spaces is required for a restaurant or late-night establishment use in Tier 1-NC of the Scottdale Overlay District. A submitted survey site plan (dated February 28, 2025) shows approximately 16 off-street parking spaces on-site with the potential for shared parking with adjacent properties.

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

arterials that intersect or run parallel to East Ponce de Leon Avenue. A liquor survey submitted with the application confirms that the location of the proposed late-night establishment is at a significant distance from any place of worship or school.

Planning Staff has deemed that the application meets the criteria for deciding a SLUP application per Section 7.4.6. of the *Zoning Ordinance*. There do not appear to be any concerns from other County departments with respect to potential access, traffic, or safety issues. The establishment appears to have been a "good neighbor" to the surrounding community, as there have been no concerns raised by members of the community at Community Council or Planning Commission public hearings. Therefore, the Planning and Sustainability Department recommends *Approval with Conditions*:

- 1. Applicant shall obtain all required County Certificates of Occupancy, Alcohol, and Business Licenses prior to operating.
- 2. The proposed late-night establishment shall close doors to new patrons by 2:00 a.m., with all customers out of the establishment by 2:30 a.m.
- 3. The late-night establishment shall be limited to Suite C of the existing shopping center. No expansion of the existing Suite C shall be authorized.
- 4. Any live music on the premises shall maintain compliance with the DeKalb County *Noise Ordinance*.
- 5. Capacity shall be subject to the approval of the Fire Marshall's office.
- 6. This SLUP shall be non-transferable, and shall expire within 24 months of the date of adoption by the Board of Commissioners to allow the governing authority to review the following criteria upon the filing of a new SLUP application for a late-night establishment:
 - a) Whether the applicant's use of the premises during the period following the date of adoption has been in substantial compliance with the above-referenced conditions; and/or;
 - b) Whether the applicant has taken prompt action to address any Code Enforcement warnings or violations issued regarding the use of the Premises as a late-night establishment.



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive OfficerInterim DirectorLorraine Cochran-JohnsonCedric G. Hudson, MCRP

ZONING COMMENTS – DECEMBER 2024

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

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

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



01/14/2025

To: Ms. LaSondra Hill From: Ryan Cira, Director

Cc: Alan Gaines, Deputy Director Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

2883 and 2893 Midway Road, Decatur, GA 30030

Amendment

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

N.2-2025-0046

SLUP-25-1247359 18 047 02 010

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

Amendment

- Please review the general comments.

N.3-2025-0047

SLUP-25-1247365 18 152 01 054

1600 Mount Mariah Road, Atlanta, GA 30329 Amendment

- Please review the general comments.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

Γhe f	ollowing areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the
orop	osed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.
	LOPMENT ANALYSIS:
,	ransportation/Access/Row
•	Storm Water Management
	Flood Hazard Area/Wetlands
•	-lood Hazard Area/wetlands
	andscaping/Tree Preservation
	Lanuscaping/Tree Freservation
•	ributary Buffer

Fire Safety			



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

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, sedimental	tion) 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 AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLVP-25-1247359	Parcel I.D. #s: 18-047 08-010
Address: 3920 Kast Ponce Pe	Leon Avenue
Scottdale, Georgia,	30079
	Adjacent Roadway (s):
(classif	ication) (classification)
Capacity (TPD)	Capacity (TPD)
Latest Count (TPD) Hourly Capacity (VPH)	Latest Count (TPD) Hourly Capacity (VPH)
Peak Hour. Volume (VPH)	Peak Hour. Volume (VPH)
Existing number of traffic lanes Existing right of way width	Existing number of traffic lanes Existing right of way width
Proposed number of traffic lanes	Proposed number of traffic lanes
Proposed right of way width	Proposed right of way width
Please provide additional information relating to the followin	g statement.
verage of fifteen (15) vehicle trip end (VTE) per 1, 000 square f	ineers (ITE) 6/7th Edition (whichever is applicable), churches generate an eet of floor area, with an eight (8%) percent peak hour factor. Based on the building would generate vehicle trip ends, with approximately
actor. Based on the above referenced formula, the (Si	(10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour ingle Family Residential) District designation which allows a maximum of proximately acres in land area, daily vehicle trip end, and ntial development of the parcel.
COMMENTS: Vid Not See	any traffic engineering concerns
at this time.	
	3129
	(Λ)
	1/4



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.:	Parcel I.D. #:	
Address:		
WATER:		
Size of existing water main:		(adequate/inadequate)
Distance from property to nearest main:	Size of lin	e required, if inadequate:
SEWER:		
Outfall Servicing Project:		
Is sewer adjacent to property: Yes	No If no, distance to nearest line:	:
Water Treatment Facility:	adequate inadequ	uate
Sewage Capacity:	(MGPD) Current Flow:	(MGPD)
COMMENTS:		

Signature:



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: Application No:
APPLICANT NAME: _Dahluk Group LLC/Ghebremeskel Fitwi
Daytime Phone: 404 421 3204 E-Mail: Sfitwiegmail. Com
Mailing Address: 3420 East Ponce de Leon Ave., Suite C Scottdale 30079
Owner Name: Ghebremeskel Fitwi (If more than one owner, attach contact information for each owner)
Daytime Phone: 404 4213204 E-Mail: Sfitwi@smail. Com
Mailing Address: 4468 Andreson Rd Stone Mountaine Ga 3008:
SUBJECT PROPERTY ADDRESS OR LOCATION: 3420 East Ponce de Leon Ave., Suite C Scottdale 30079
DeKalb County, GA
Parcel ID: 18 047 02 010 Acreage or Square Feet: Commission Districts: Sistrict 4 and 6
Existing Zoning: C-2 Proposed Special Land Use (SLUP): _Late Night Establishment
hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject this application.
Owner: Agent: Signature of Applicant:
6 Ami



YOU ARE INVITED

to

NOTICE OF SPECIAL LAND USE APPLICATION COMMUNITY MEETING

FOR

Raymok Bar and Grill 3420 E. Ponce de Leon Avenue

is applying for Special Land Use Permit to construct a Late-Night Establishment

Submitted for Applicant by:

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

Friday December 6, 2024

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

(If you have any questions or concerns regarding the application, prior to or after the meeting please email them to

dhayley@cglawfirm.com)

Raymox Box & Grill
Name Sign in Sneet

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

Marina Beyene
Naz GareTan Peny
Senor Lolo
Elsabeth Alemayehn
Nebil Said

478-336-6407

3556 brockett place clarkston, GA, 30021

843-901-5208

404-449-7115

404-672-923-5427

1983 Jran Walley RD. NE

Brookhaven GA 30319

470 604 2617



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

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

December 16, 2024

BY EMAIL ONLY

DeKalb County Government Development Services Center DeKalb County, Georgia 30030

RE: Letter of Application of Dahlak Group LLC

Application for Special Land Use Permit for Late-Night Establishment

3420 E Ponce de Leon Ave, Scottsdale Georgia 30079

To Whom it May Concern:

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

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

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

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

Yours very truly,

M. Hakim Hilliard

cc: Serreen Meki, Esquire

IMPACT ANALYSIS

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.

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

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

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

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

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

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

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

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

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

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

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

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

Yes.

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

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

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

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

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

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

K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

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

L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources. $\ensuremath{\mathrm{N/A}}$

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

Yes. All supplemental requirements are satisfied.

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

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

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes No *

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

- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Jotan

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

Expiration Date/ Seal

Signature of Applicant /Date

Check one: Owner

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

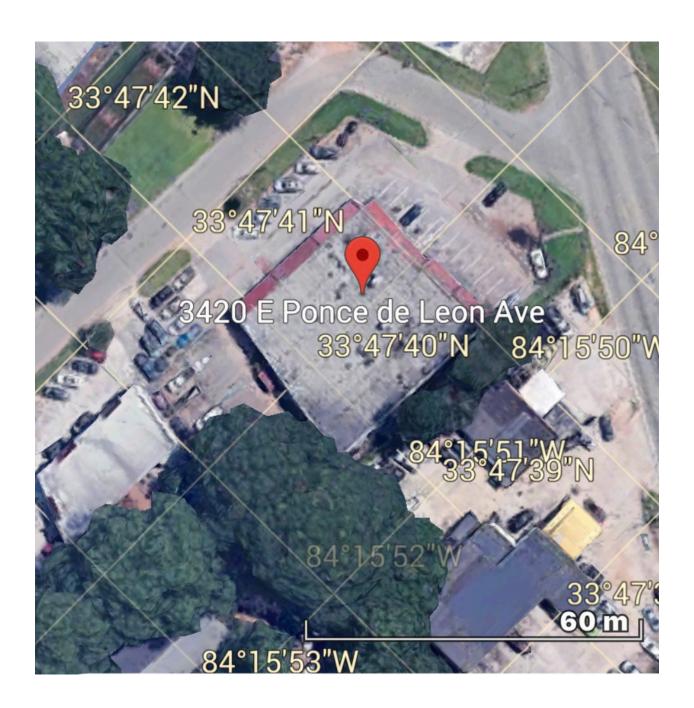


DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

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



SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL

GERALD H. BERNHARD

GEORGIA RLS NO. 2688

FLOOD HAZARD STATEMENT

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 HAZARDS.

PANEL 13089C0067K

EFFECTIVE DATE: 08/15/2019

ZONE 'X'

* L E G E N D * AKA ALSO KNOWN AS APD AS PER DEED APP AS PER PLAT BSL BUILDING (SETBACK) LINE POB POINT OF BÉGINNING CP COMPUTED POINT CTP CRIMP TOP PIPE FOUND OTP OPEN TOP PIPE FOUND D DEED (BOOK/PAGE) DW DRIVEWAY EP EDGE OF PAVEMENT FFE FINISH FLOOR ELEVATION FKA FORMERLY KNOWN AS IPF IRON PIN FOUND L ARC LENGTH LL LAND LOT LLL LAND LOT LINE N NEIGHBOR'S

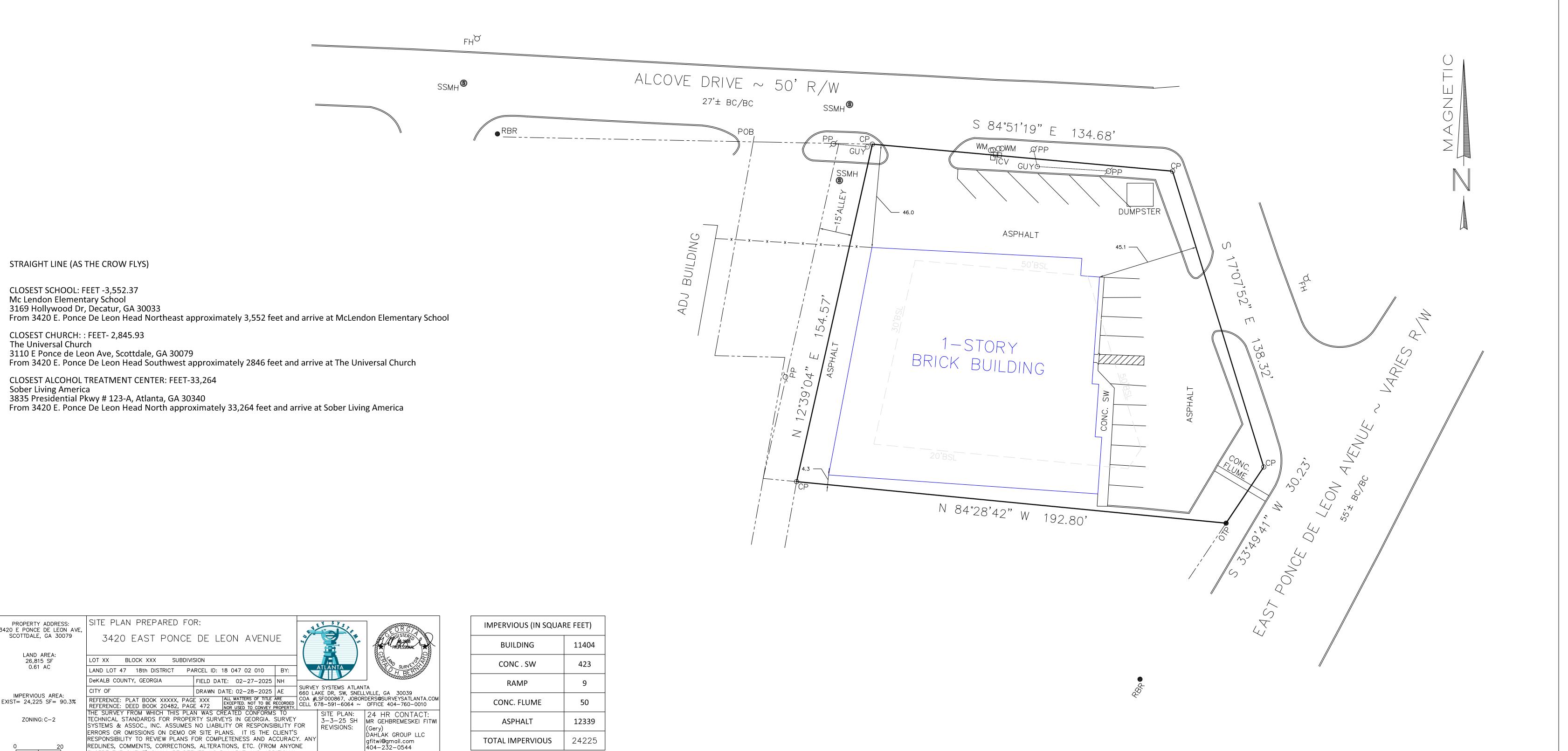
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. N/F NOW OR FORMERLY NAIL NAIL FOUND P PLAT (BOOK/PAGE) POC POINT OF COMMENCEMENT R RADIUS LENGTH R/W RIGHT-OF-WAY RBF REINFORCING BAR FOUND

> (1/2" UNO)RBS 1/2" REINFORCING BAR SET SW SIDEWALK

SSE SANITARY SEWER EASEMENT SSCO SANITARY SEWER CLEANOUT SSMH SANITARY SEWER MANHOLE

-X- FENCE LINE CB CATCH BASIN

SWCB STORM WATER CATCH BASIN WALL





DeKalb County Department of Planning & Sustainability

178 Sams Street Decatur, GA 30030

Phone: (404) 371-2155 dekalbcountyga.gov/planning

DeKalb County

Michael Thurmond Chief Executive Officer Cedric Hudson Interim Director

LETTER OF ENTERTAINMENT

READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM

- 1. Both the tenant and property owner are required to sign the form.
- 2. All signatures must be original.
- 3. Both signatures must be individually notarized (two seals, two stamps, etc.).
- 4. *Agents (holding companies, property managers, attorneys, etc.) signer for property owner must attach any and all documentation necessary to prove they have authorization to act on behalf of the owner. Failure to provide such information will delay approval of all permits and licenses necessary to open this business.

	rent Name of Business: DAHLAK GROUP LLE
Prev	rious Name of Business (if name has changed in past twelve (12) months): RAYMOX GRII SAAR ress of Business: 34 20 5 PON COS DO LOON SAA Suite # C
Busi	ness Contact Name & Number: 404-232-0544
Date	= 12/0/84
	EACH OF THE FOLLOWING QUESTIONS MUST BE ANSWERED COMPLETELY:
1.	Is this Letter of Entertainment for a
	☐ New Establishment OR ☐ Renewal of Existing Establishment?
2.	Is this establishment a Restaurant <u>OR</u> a Freestanding bar? (Check Only One)
	☐ <u>Restaurant</u> : An establishment where food and drink are prepared, served, and consumed primarily within the principal building.
	☐ Freestanding Bar: An establishment that is devoted to the serving of alcoholic beverages for consumption by guests on the premises and which derives at least fifty (50) percent of its total annual gross food and beverage sales from the sale of beverages, including but not limited to taverns, nightclubs, cocktail lounges, and cabaret. Note: Sunday Sales are Prohibited for Establishments which are classified as a Freestanding Bar.
	Those, buttany butes are Frontonea for Lisuous meets which are classified as a Freestanding but.
3.	Is this establishment permitted to sell alcohol on Sunday?
	Licensed establishments deriving a minimum of sixty (60) percent of their total annual gross food and beverage sales from the sale of prepared meals or food are authorized to apply for a Sunday sales permit to sell and serve distilled spirits by the drink from 12:30 pm Sundays. Note: Sunday Sales are allowed only for Establishments which are classified as Restaurants
4.	Is this establishment open after 12:30 am?
	<u>Late Night Establishment:</u> Any establishment licensed to dispense alcoholic beverages for consumption on premises where such establishment is open for use by patrons beyond 12:30 a.m.
5.	Does this establishment include a patio or deck?
6a.	Does this establishment sell tobacco products, allow smoking, or otherwise allow consumption of tobacco products on the premises including, but not limited to Hookah Services?
	Smoking means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, e- cigarette, oral smoking device, or pipe, or any other lighted or heated tobacco intended for inhalation, in any manner or in any form.
6b.	Do you have the required mechanical ventilation permit? No Note: Onsite Tobacco Is Prohibited without a Ventilation Permit. Please refer to DeKalb County Clean Indoor Air Ordinance-File No. 52-1548
7.	Is this establishment a nightclub with dancing and musical entertainment?
	Nightclub: A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment is allowed. Yes No
8.	Is this an "Adult Entertainment" establishment as defined by the DeKalb County Zoning and Adult Entertainment licensing and alcohol beverage ordinances?
9.	Has a Special Land Use Permit (SLUP) been approved for this establishment? A Special Land Use Permit is granted by the Board of Commissioners under Section 27-7.4. If yes; please provide Case Number



Letter of Entertainment

I, THE UNDERSIGNED, DO HEREBY SWEAR OR AFFIRM, UNDER PENALTY OF PERJURY, THAT I HAVE ANSWERED THE ABOVE QUESTIONS AND STATEMENTS TRUTHFULLY AND ACCURATELY AND I UNDERSTAND THAT THE BUILDING PERMIT(s) AND CERTIFICATE(s) OF OCCUPANCY ISSUED IN RELATION TO THIS "ENTERTAINMENT STATEMENT" ARE CONDITIONED ON THE ANSWERS TO THE ABOVE QUESTIONS AND STATEMENTS.

I, THE UNDERSIGNED, AFFIRM THAT THE BUSINESS OPERATING NAME IS THE SAME AS THE NAME REFERENCED ON ALL COUNTY APPLICATIONS.

I ALSO UNDERSTAND THAT SHOULD I, IN THE FUTURE, OFFER ANY USE NOT EXPRESSLY PERMITTED BY THE DEKALB COUNTY CODE OR STATE LAW AND/ OR CHANGE THE USE OF THE ESTABLISHMENT FROM THE APPROVED PERMITTED USE, THAT MY CERTIFICATE OF OCCUPANCY SHALL BE IMMEDIATELY NULL AND VOID.

Sworn to and subscribed before this

1-12 day of DOC

Notary Public

Sworn to and subscribed before me

12 day of DRC 20 24

Votary Public

ASGEDOM TEMELSO

Notary Public - State of Georgia

Gwinnett County

My Commission Expires Jul 22, 2025

(Print/Type name) 5 =

Sign V Wy Ta Property Owner or Authorized Agent

Tenant or Authorized Agent

(Print/Type name) WWWINE FRAZIER

ASGEDOM TEMELSO

Notary Public - State of Georgia

Gwinnett County

My Commission Expires Jul 22, 2025



DeKalb County Department of Planning & Sustainability



ALCOHOLIC BEVERAGE LICENSE SURVEY – CONSUMPTION ON PREMISES

	alb County Business /Alcohol Lic	ensing Office			
loor	once De Leon Avenue				
	, GA, 30030		Date: <u>02-29</u>	2025	
icui,	- dr. 30030		Date: 117-75	1-2023	
lican	ts Name:GEHBREMESKE				
	ame:DAHLAK GROUP LI				
ness	Address: 3420 EAST PON	ICE DE LEON AVE			
	4.400	BEER AND/ WINE (100 YARDS M			
1.		to the nearest church or place us			
_		H -3110 E. PONCE DE LEON			
2.		ds to the nearest school building,			
		artens, or churches which have sc	hools or Kindergartens loc	ated at the follow	wing
	address:	RY SCHOOL- 3169 HOLLYWO	OD DD DECATUD CA	30033	
3.		rards (must be at least 200 yards			arest
3.	alcohol treatment center locat		ioi beei, wille of Distilled	spirits) to the ne	aiest
		SIDENTIAL PKWY, # 123-A A	ATI ANTA GA 30340		
====	SOBER EIVING GOOD FIRE				
		LIQUOR (200 YARDS MININ	NUM)		
1.	1408 Number of yards to	the nearest church or other place	e used primarily for religion	ous services at th	e
	following address:				
		H - 3110 F. PONCE DE LEON	LAVE SCOTTDALE GA	30079	
2.	14.256 Number of (must	be at least 200 yards) to the nea	rest alcohol treatment cer	ter located at:	
		SIDENTIAL PKWY, #123-A AT			
3.		o the nearest school building, sch			des
	•	nich have schools or Kindergarten			
		RY SCHOOL - 3169 HOLLYW			
4.	No late night establishment of	or night club boundary line shall b	e located within one thou	sand five hundre	ed .
		ry line of property zoned for resid			
		nt establishment or night club is i			ermit
		I neighbor is on the opposite side	of an interstate highway.		
===					
		ALL DE MEACURED BY THE MOST	DIDECT DOLLTE OF TRAVE	ON THE CROUD	ID
		ALL BE MEASURED BY THE MOST		LON THE GROOM	·D
- 53		ALL BE MEASURED IN THE FOLLO		ad.	
a.		ructure from which alcoholic bev		ea:	
b.		est sidewalk, street, highway, roa			
C.		street, highway, road or walkway		shools and school	
d.		ding, unless you are measuring to			
	grounds). When measuring t	o a school, the measurement sto	ops at the hearest property	d this survey cer	tificate
No	ote: Survey drawing showing di	istance to the businesses describ	ed above must be attache	a tilis sui vey cei	tilicate.
			l basa anno de anno escure amonte	to determine co	mnliance
Th	e undersigned Surveyor has ex	camined the subject location and	nas made measurements	to determine co	piidiice
or	non-compliance with the abov	ve distance requirements:			
	SMARL	2688	02-29-2025_		GE OR G
	- Aura of Land Suprayor	State License Number	Date	Official Seal	HO298
21	gnature of Land Surveyor	State Literise Humber			80

MAGNETIC

NOTE: DISTANCES ARE MEASURED IN A STRAIGHT LINE FOLLOWING STANDARD MEANS OF TRAVEL, FROM FRONT DOOR OF ESTABLISHMENT TO FRONT DOOR OR PROPERTY LINE OF RELEVANT BUSINESSES

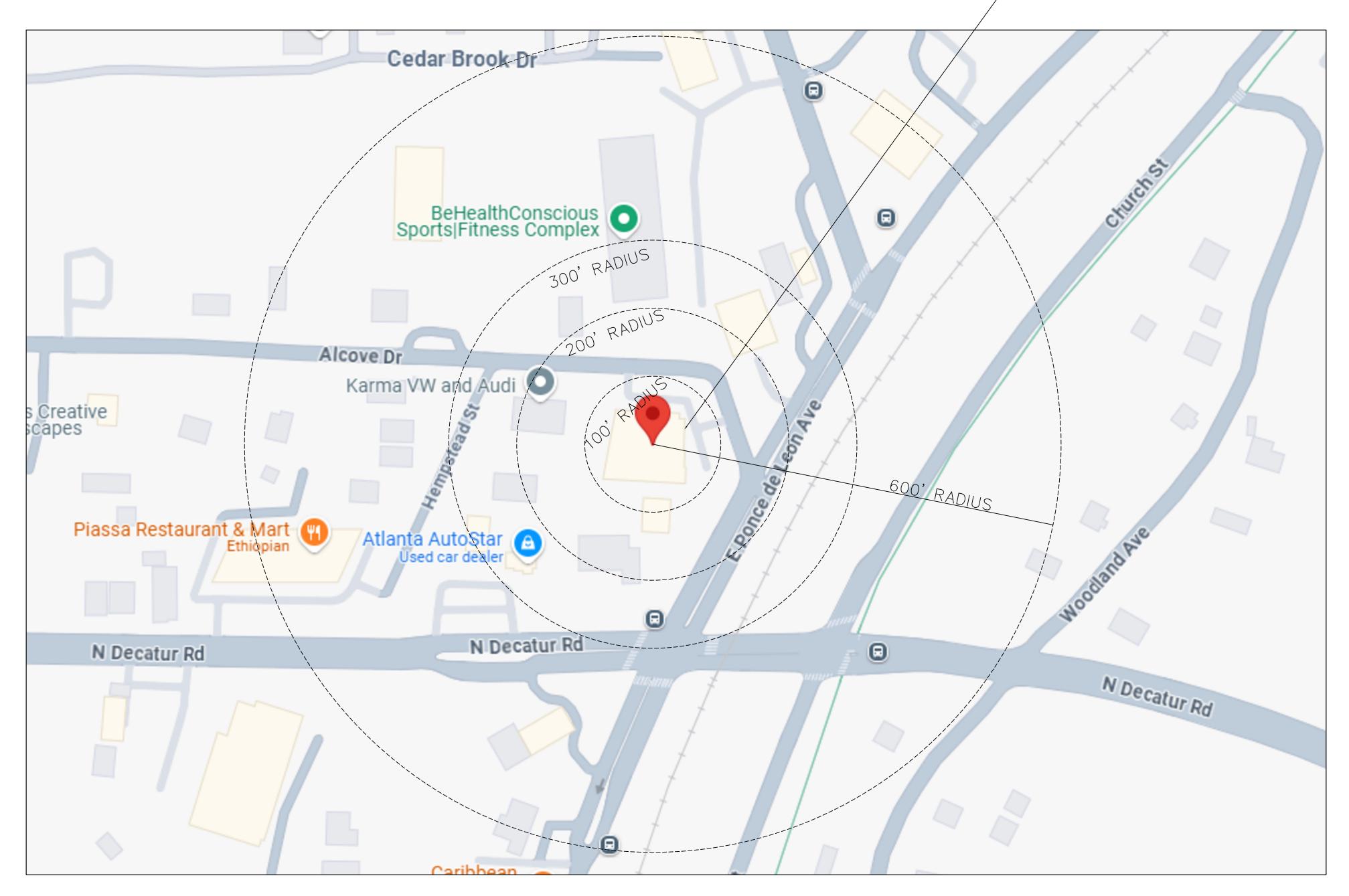
FRONT DOOR OF

3420 E PONCE DE

LEON AVE, SUITE #N/A,

SCOTTDALE, GA 30079,

UNITED STATES



NEAREST:

GOOGLE WALK

CLOSEST SCHOOL: MILES 1.1 = 1936 YARDS Mc Lendon Elementary School 3169 Hollywood Dr, Decatur, GA 30033

CLOSEST CHURCH: : MILES 0.8 = 1408 YARDS The Universal Church 3110 E Ponce de Leon Ave, Scottdale, GA 30079

CLOSEST ALCOHOL TREATMENT CENTER:MILES 8.1 = 14,256 YARDS Sober Living America 3835 Presidential Pkwy #123-A, Atlanta, GA 30340

STRAIGHT LINE (AS THE CROW FLYS)

CLOSEST SCHOOL: FEET -3,552.37 Mc Lendon Elementary School 3169 Hollywood Dr, Decatur, GA 30033

CLOSEST CHURCH: : FEET- 2,845.93 The Universal Church 3110 E Ponce de Leon Ave, Scottdale, GA 30079

CLOSEST ALCOHOL TREATMENT CENTER: FEET-33,264 Sober Living America 3835 Presidential Pkwy # 123-A, Atlanta, GA 30340

PROPERTY ADDRESS: 3420 E PONCE DE LEON AVE, SUITE #N/A, SCOTTDALE, GA 30079	LIQUOR LICENSE SURVI FOR: DAHLAK GROUP L		OR G GR GISTERES MO 2688 PROFESSIONAL
	SCOTTDALE		SURVE
	DeKALB COUNTY, GEORGIA	DATE 02-28-2025	M. BELLON
0 200		SURVEY SYSTEMS & ASSOC., INC	JOBORDERS@SURVEYSATLANTA.COM
SCALE 1" = 200'		660 LAKE DR, SW, SNELLVILLE, GA 30039 COA # LSF000867	FAX (404)760-0011 PHONE (404)760-0010

LEGAL DESCRIPTION

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



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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director Cedric Hudson

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

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



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting:		Review Calendar Dates:	PC:	BOC:	
Letter of Intent:	Impact Analysis:	Owner Authorization(s):	Campaign Dis	sclosure:	
Zoning Conditions: Community Council Meeting: Public Notice, Signs:					
Tree Survey, Conservation: Land		Disturbance Permit (LDP):	Sketch Pla	at:	
Bldg. Permits:	Fire Inspection: _	Business License:	State Lic	ense:	
Lighting Plan:	Tent Permit:	Submittal Format:			
Review of Site Plan					
Density: l	Density Bonuses:	Mix of Uses	: Ор	en Space:	
Enhanced Open Space: Setbacks: front sides side corner rear					
Lot Size: Frontage: Street Widths: Landscape Strips:					
Buffers: Parki	ing Lot Landscaping:	Parking - Auto:	Parking -	Bicycle:	
Screening:	Streetscapes:	Sidewalks:Fenc	ing/Walls:		
Bldg. Height:B	ldg. Orientation:	Bldg. Separation:]	Bldg. Materials:		
Roofs: Fenestrat	tion: Façade	Design: Garages: _	Pedestrian Pla	nn:	
Perimeter Landscape S	trip:				
Comments:					
Comments:					
Comments.				······································	
Planner:	Date: _				
		FILING FEES			
· ·	RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 C, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5		\$500.00		
	R-2, HR-1, HR-2, HR-3, N DIT, NS, C1, C2, M, M2	/1U-1, MU-2, MU-3, MU-4, MU-	5 \$750.00 \$750.00		
LAND USE MAP AMENDMENT			\$500.00		
SPECIAL LAND USE PERMIT			\$400.00		



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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director Cedric Hudson

PRE-APP FORM COMMENT PAGE

APPLICANT:C	HEBREMESKEL FITWI
ADDRESS/PARCEL	: <u>3420 East Ponce de Leon Ave; 18 047 02 010</u>

COMMENTS:

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

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

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

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

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

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

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

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

GEORGIAGOV

Help

e-Services



< Home

License Details

Name: FITWI, GEHBREMESKEL

Address: 3420 E PONCE DE LEON AVE STE C SCOTTDALE GA 30079-1235

Registration Year: 12/31/2025

License Number: 0068553

License Type: Consumption on Premises

Ownership Type: Individual

Status: Active

County: DeKalb

Business Type: Full-Service Restaurants

Effective Date: 1/1/2025

End Date: 12/31/2025

Licensee: GEHBREMESKEL FITWI

Alcohol Sold: Beer, Wine, Liquor

Consumption: On Premises

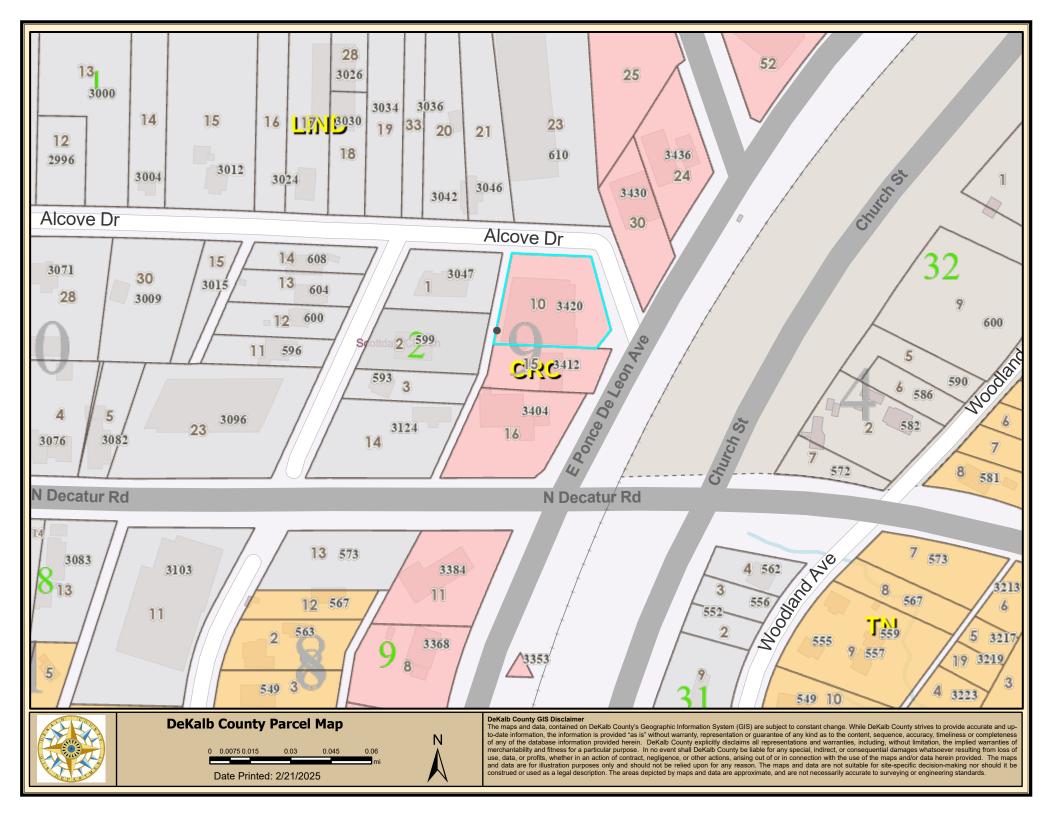
Jurisdiction Type: County

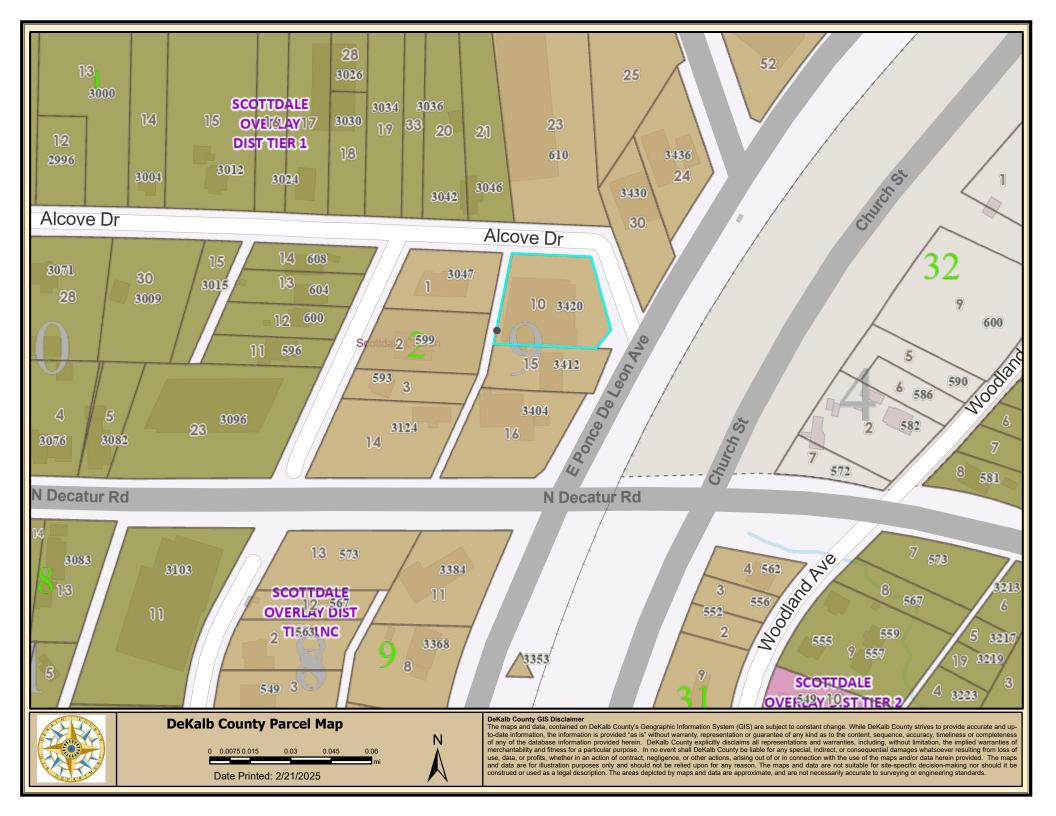
Jurisdiction: DEKALB

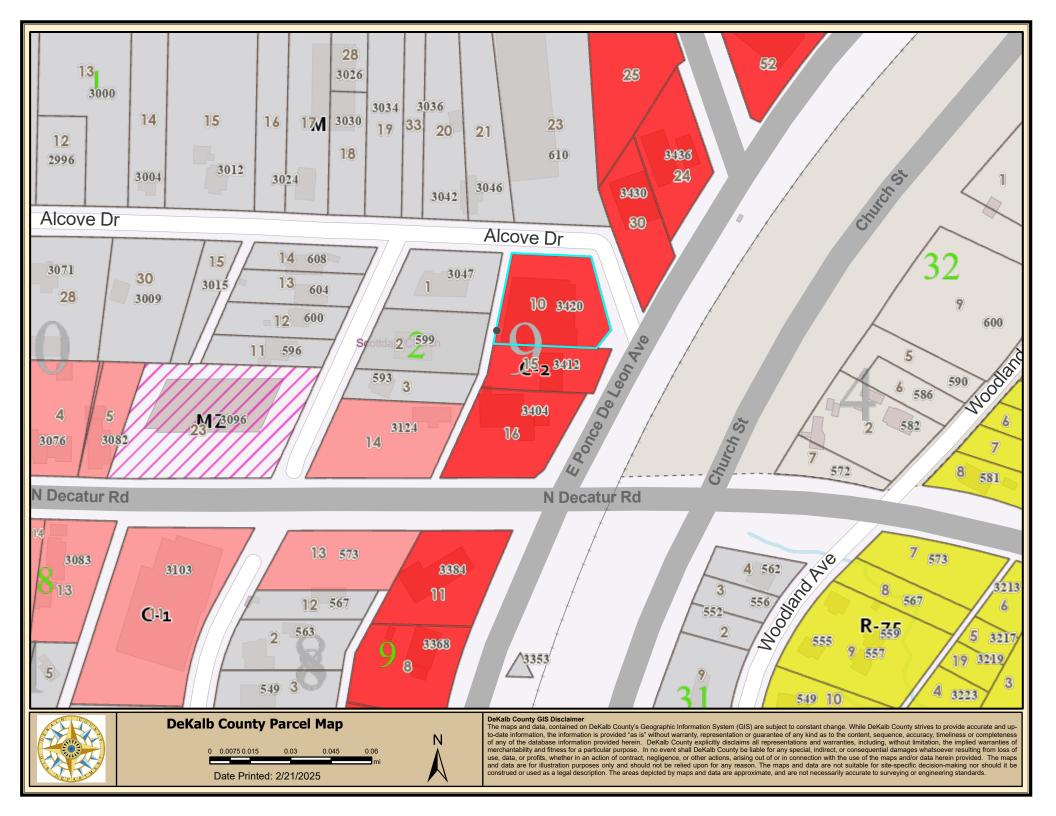
Department of Revenue Trucking Portal Appeal to the GA Tax Tribunal Video Tutorials

An official website of the State of Georgia

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











DeKalb County Parcel Map

Date Printed: 2/21/2025



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" which warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of ri connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

