



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File #: 2017-1492

1/23/2018

File Status: Preliminary Item

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 1 & 7

Title: SLUP 18 21932 Bhavin Mehta.

PETITION NO: SLUP 18 21932

PROPOSED USE: Late Night Establishment

LOCATION: 3300 Buckeye Road Suite G64, Atlanta, Georgia

PARCEL NO.: 18 294 05 004 (Portion of)

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Bhavin Mehta for a Special Land Use Permit (SLUP) to allow a new 2,635 square foot Late Night Establishment (Buckeyes Getaway) within Suite G64 of an existing 57,216 square foot multi-tenant commercial building (Buckeye Towers) to operate beyond 12:30 a.m. in the M (Industrial) district. The property is located on the south side of Presidential Drive and the west side of Buckeye Road, approximately 470 feet north of Chamblee Tucker Road at 3300 Buckeye Road in Atlanta, Georgia. The property contains approximately 280 feet of frontage along Presidential Drive and approximately 403 feet of frontage along Buckeye Road and contains 2.6 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: DENIAL

PLANNING COMMISSION: DENIAL

PLANNING STAFF: DENIAL

PLANNING STAFF ANALYSIS: The applicant's Special Land Use Permit (SLUP) application indicates that the proposed use is for a Late Night Establishment (LNE) to serve alcohol after 12:30 a.m. within 1,500 feet of property zoned for residential use. The proposed hours of operation are 10:30 a.m. to 3:30 a.m. Monday through Saturday which do not comply with the Alcohol Ordinance recently adopted by the Board of

Commissioners (December 12, 2017) which require closing hours by 2:00 a.m. Sunday -Wednesday, 2:30 a.m. Thursday - Saturday A 75-foot undisturbed buffer is required along the southern property line abutting the Embry Hills single-family neighborhood to the south, however the site currently provides for only a 50-foot undisturbed buffer between the parking lot and that residential property. Therefore, it appears that the site is not suitable for the proposed use since the parking lot is too close (50 feet away) to the single-family subdivision. Given the proximity of the parking lot to the Embry Hills single-family subdivision, it appears that the extended operating hours of a LNE may be incompatible due to hours of operation and potential negative impacts such as loitering, noise, and glare (during night time hours) that could have adverse impacts on the adjacent single-family area (Section 7.4.6.A & B). Therefore, it is the recommendation of the Planning and Sustainability Department that the application be "Denied". Notwithstanding these issues, should the Board of Commissioners want to approve the SLUP, Staff would recommend the attached conditions.

PLANNING COMMISSION VOTE: Denial 8-0-0 P. Womack, Jr. moved, and A. Atkins seconded for denial per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial. 5-0-0 Community Council was concerned with noise and compliance with later hours.

RECOMMENDED CONDITIONS

SLUP 18-21932

2017-1492

1. Late Night Establishment shall close Monday through Wednesday by 2:00 a.m., Thursday through Saturday by 2:30 a.m., and Sunday by 2:00 a.m. subject to compliance with the Alcohol Ordinance adopted by the Board of Commissioners on December 12, 2017.
2. No live music. Compliance with DeKalb County Noise Ordinance.
3. Provide a minimum of one security officer to secure the establishment and patrol the parking lot at regular intervals during the hours of operation from 12:30 a.m. until a minimum of 30 minutes after closing.
4. The Late Night Establishment shall be limited to the existing 2,635 square foot suite (Suite G64) at 3300 Buckeye Road within the Buckeye Towers office building.
5. Capacity shall be subject to approval of the Fire Marshall's Office.
6. No dance floor.
7. No audible music from exterior of the building.
8. No transfer of the SLUP is allowed.
9. The SLUP 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 24 month period has been in substantial compliance with Conditions #1 - #8 above; 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 Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: January 9, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: January 23rd, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.:	SLUP-18-21932	Agenda #: N3
Location/ Address:	3300 Buckeye Road, Suite G64, Atlanta, Georgia	Commission District: 1 Super District: 7
Parcel ID:	18 294 05 004 (Portion of)	
Request:	For a Special Land Use Permit (SLUP) to allow a 2,635 square foot Late Night Establishment (Buckeyes Getaway) within Suite G64 of an existing 57,216 square foot multi-tenant commercial building (formerly occupied by The Getaway Restaurant & Lounge in 2014) to operate beyond 12:30 a.m. in the M (Industrial) district.	
Property Owner:	SABRA Tower 2016 LLC	
Applicant/Agent:	Bhavin Mehta	
Acreage:	2.6	
Existing Land Use:	Vacant suite within a multi-tenant commercial building (Buckeye Towers)	
Surrounding Properties:	Offices to the north, east, west; and offices and a single-family subdivision (Embry Hills) to the south.	
Adjacent Zoning:	North: M South: R-100 & O-I East: O-I West: M	
Comprehensive Plan:	Office Park	Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/>
Proposed Density:	NA	Existing Density: NA
Proposed Units/Square Ft.:	2,635 sf LNE within existing multi-tenant commercial building.	Existing Units/Square Feet: Vacant suite in existing multi-tenant commercial building
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA

ZONING HISTORY

The property has been zoned M since the initial adoption of the DeKalb County Zoning Ordinance in 1956.

PROJECT ANALYSIS

The applicant proposes to operate a 2,635 square foot restaurant (Buckeyes Getaway) within Suite G64 of a 57,216 square foot, eight-story multi-tenant commercial building (Buckeye Towers) beyond 12:30 a.m. as a Late Night Establishment in the M (Industrial) zoning district. The establishment would be located on the first floor of the building, and would have pedestrian entrances via the north, east, and west sides of the building. Based on county Hansen database records, the suite was formerly used as "The Getaway Restaurant & Lounge" in 2014. The project is accessed via two driveways off Buckeye Road and Presidential Drive. Based on field inspection, there appears to be ample on-site parking (170 spaces) during the peak late night hours as the applicant indicates that the other office and commercial tenants will be closed during peak hours. Since the proposed request would require only 9 parking spaces during peak late night hours (1 parking space for every 300 square feet of floor area required; $2,635/300=9$ spaces required) and there are 170 parking spaces on the project site, there appears to be ample on-site parking during these peak hours.

The character of the surrounding area consists of a single-family subdivision (Embry Hills) to the south, and offices to the north, east, west.

IMPACT ANALYSIS

Section 7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

- 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, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

Based on the submitted information, as well as field investigation of the project site, it appears that the size of the site is not adequate for the use contemplated. The existing non-conforming site is not in compliance with the Zoning Code. A 75-foot undisturbed transitional buffer is required along the southern property line abutting the Embry Hills single-family neighborhood. However, the site provides for only a 50-foot undisturbed buffer between the parking lot and that residential property line. Therefore, it does not appear that there is adequate land area available for the proposed use since the required transitional buffer is not accommodated.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

Based on field investigation and the submitted information, it appears that the subject property is adjacent to one single-family lot within the Embry Hills single-family subdivision and offices to the south. Given the proximity of the parking lot to the Embry Hills single-family subdivision, it appears that the extended operating hours of a LNE may be incompatible due to hours of operation and potential negative impacts such as loitering, noise, and glare (during night time hours) that could have adverse impacts on the adjacent single-family area.

- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

It does not appear that there is any burdensome impact anticipated on public services since the proposed site is an established commercial office building already adequately served.

- 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 proposed use, so as not to unduly increase traffic or create congestion in the area:**

It appears that there is sufficient traffic carrying capacity for the proposed use since the site accesses two local roads (Buckeye Road and Presidential Drive) which also provide access to the North Hills Shopping Center and several offices along Presidential Drive.

- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:**

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the existing land uses located along access routes to the site would not be adversely affected by the character of the vehicles or the volume of traffic generated since the proposed use will be located within an established commercial building and accesses two local commercial roads (Buckeye Road and Presidential Drive) which also provide access to the North Hills Shopping Center and several offices along Presidential Drive.

- F. 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:**

It appears ingress and egress is sufficient since the proposed Late Night Establishment will be accessed via three pedestrian entrances via the north, east, and west sides of the building.

- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:**

Given the proximity of the parking lot to the Embry Hills single-family subdivision, it appears that the extended operating hours of a LNE may be incompatible due to hours of operation and potential negative impacts such as loitering, noise, and glare (during night time hours) that could have adverse impacts on the adjacent single-family area.

- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:**

The proposed hours of operation are 10:30 a.m. to 3:30 a.m. Monday through Saturday. However, these hours do not comply with the Alcohol Ordinance recently adopted by the Board of Commissioners on December 12, 2017 which require closing hours by 2:00 a.m. with patrons out by 2:30 a.m. Given the proximity of the parking lot to the Embry Hills single-family subdivision, it appears that the extended operating hours of a LNE may be incompatible due to hours of operation and potential negative impacts such as loitering, noise, and glare (during night time hours) that could have adverse impacts on the adjacent single-family area.

- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:**

The proposed hours of operation are 10:30 a.m. to 3:30 a.m. Monday through Saturday. These hours do not comply with the Alcohol Ordinance recently adopted by the Board of Commissioners on December 12, 2017 which require closing hours by 2:30 a.m. Given the proximity of the parking lot to the Embry Hills single-family subdivision, it appears that the extended operating hours of a LNE may be incompatible due to hours of operation and potential negative impacts such as loitering, noise, and glare (during night time hours) that could have adverse impacts on the adjacent single-family area.

- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:**

The existing non-conforming site is not in compliance with the Zoning Code. A 75-foot undisturbed transitional buffer is required along the southern property line abutting the Embry Hills single-family neighborhood. However, the site provides for only a 50-foot undisturbed buffer between the parking lot and that residential property line.

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

Based on the submitted information, it appears that the SLUP request is not consistent with the policies of the Office Park Character Area of the DeKalb County Comprehensive Plan since the Industrial (M) zoning district is not a permitted zoning district within the OP Character area which primarily calls for office uses. LNE uses are not allowed in typical OP Character Areas already zoned for office uses.

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

The existing site is not in compliance with the Zoning Code requirements for a 75-foot undisturbed transitional buffer along the southern property line abutting a home within the Embury Hills single-family neighborhood. The site currently has a 50-foot undisturbed buffer between the parking lot and that residential property line.

M. Whether or not there is adequate provision of refuse and service areas:

Based on the submitted information, refuse and service areas appear to be ample and adequate since the proposed use is located within an established commercial building.

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

It does not appear that the special land use permit should be granted.

O. Whether or not 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:

There are no new buildings proposed as the request is only to allow the Late Night Establishment to operate within an existing eight-story multi-tenant office building. Therefore, there are no impacts on the size, scale, and massing of adjacent and nearby lots and buildings.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

The proposed plan would not adversely affect historic buildings, sites, districts, or archaeological resources.

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

Based on the submitted information and information from the Planning and Sustainability Department, the proposed use satisfies the requirements contained in Section 4.2.32 of the Supplemental Regulations for *Late Night Establishments* during peak operating hours (after 12:30 a.m.)

R. Whether or not the proposed building as a result of its proposed height , would create a negative shadow impact on any adjoining lot or building:

There are no new buildings proposed as the request is only to allow the Late Night Establishment to operate within an existing eight-story multi-tenant office building. Therefore, there should not be a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

Based on the submitted information, there are no LNEs or Nightclubs within the vicinity of the proposed site.

T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

Based on the submitted information, it appears that the SLUP request is not consistent with the policies of the Office Park Character Area of the DeKalb County Comprehensive Plan since the industrial (M) zoning district is not a suitable zoning district within the OP Character area which primarily calls for office uses where under O-I zoning an LNE would not be allowed. Given the proximity of the proposed Late Night Establishment to the Embry Hills single-family subdivision, condominiums, it appears that the extended operating hours of a LNE may be incompatible with that adjacent subdivision.

COMPLIANCE WITH DISTRICT STANDARDS:

STANDARD		REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH		100 feet	403 feet	Yes
LOT AREA		30,000 square feet	113,256 sf (2.6 acres)	Yes
YARD SETBACKS	FRONT	60 feet	100 ft (Buckeye Road) 258 ft (Presidential Drive Drive)	Yes Yes
	INTERIOR SIDE	20 feet	75 feet	Yes
REAR		30 feet	56 feet	YES
TRANS. BUFFERS		75 feet (south p/l)	50 feet	No (non-conforming building constructed circa 1973)
HEIGHT		No height requirement	8 stories	Yes
PARKING		9 spaces for LNE Use (Min 1 space per 300 sf, 2635 sf divided by 300 = 9 spaces)	170 spaces during late night hours	Yes (Minimum)

Staff Recommendation: DENIAL

The applicant's Special Land Use Permit (SLUP) application indicates that the proposed use is for a Late Night Establishment (LNE) to serve alcohol after 12:30 a.m. within 1,500 feet of property zoned for residential use. The proposed hours of operation are 10:30 a.m. to 3:30 a.m. Monday through Saturday which do not comply with the Alcohol Ordinance recently adopted by the Board of Commissioners (December 12, 2017) which require closing hours by 2:30 a.m. A 75-foot undisturbed buffer is required along the southern property line abutting the Embry Hills single-family neighborhood to the south, however the site currently provides for only a 50-foot undisturbed

buffer between the parking lot and that residential property. Therefore, it appears that the site is not suitable for the proposed use since the parking lot is too close (50 feet away) to the single-family subdivision. Given the proximity of the parking lot to the Embury Hills single-family subdivision, it appears that the extended operating hours of a LNE may be incompatible due to hours of operation and potential negative impacts such as loitering, noise, and glare (during night time hours) that could have adverse impacts on the adjacent single-family area (Section 7.4.6.A & B). Therefore, it is the recommendation of the Planning and Sustainability Department that the application be "Denied".

Notwithstanding these issues, should the Board of Commissioners want to approve the SLUP, Staff would recommend the following conditions:

1. Late Night Establishment shall close Monday through Wednesday by 2:00 a.m., Thursday through Saturday by 2:30 a.m., and Sunday by 2:00 a.m. subject to compliance with the Alcohol Ordinance adopted by the Board of Commissioners on December 12, 2017.
2. No live music. Compliance with DeKalb County Noise Ordinance.
3. Provide a minimum of one security officer to secure the establishment and patrol the parking lot at regular intervals during the hours of operation from 12:30 a.m. until a minimum of 30 minutes after closing.
4. The Late Night Establishment shall be limited to the existing 2,635 square foot suite (Suite G64) at 3300 Buckeye Road within the Buckeye Towers office building.
5. Capacity shall be subject to approval of the Fire Marshall's Office.
6. No dance floor.
7. No audible music from exterior of the building.
8. No transfer of the SLUP is allowed.
9. The SLUP 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 24 month period has been in substantial compliance with Conditions #1 - #8 above; 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.

Attachments:

1. Departmental Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
 - c. Watershed Management
 - d. Board of Health

2. Application
3. Site Plan
4. Zoning Map
5. Aerial Photograph
6. Location Photographs

NEXT STEPS: *Following an approval of this action, one or several of the following approvals or permits may be required:*

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Historic Preservation Certificate of Appropriateness** *(Required for any proposed changes to building exteriors or improvements to land when a property is located within the Druid Hills Historic District or the Soapstone Geological Historic District. Historic Preservation Committee public hearing may be required.)*
- **Variance or Special Exception** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Major Modification** *(Required if there are any changes to zoning conditions approved by the Board of Commissioner on a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- ✓ **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above require submittal

Reid, John

From: William Martin <buckeyegetaway@gmail.com>
Sent: Tuesday, November 28, 2017 2:29 PM
To: Reid, John
Subject: Buckeye Getaway

Per our conversation, please find below responses to A-S factors as listed on the Department of Planning and Sustainability document.

A - Yes. Approved when license issued.
B - Yes. Approved by Certificate of Occupancy and Liquor License
C - Yes. Very adequate
D - No increase in traffic
E - No increase in traffic
F - Approved by Certificate of Occupancy and Fire Marshall
G - None as building is underground
H - No impact because of location in basement of the building
I - No. Already approved by Certificate of Occupancy
J - Yes. Already approved for Certificate of Occupancy
K - Approved by zoning
L - Sound barrier, Earth mound
M - Underground location
N - No reason
O - Yes. Approved by Dekalb County
P - No. None in the area
Q - No special use
R - Approved by Dekalb County
S - Yes. List of comments show high approval rating

Also, in regards to the dance floor - **we will be using it for additional seating.**

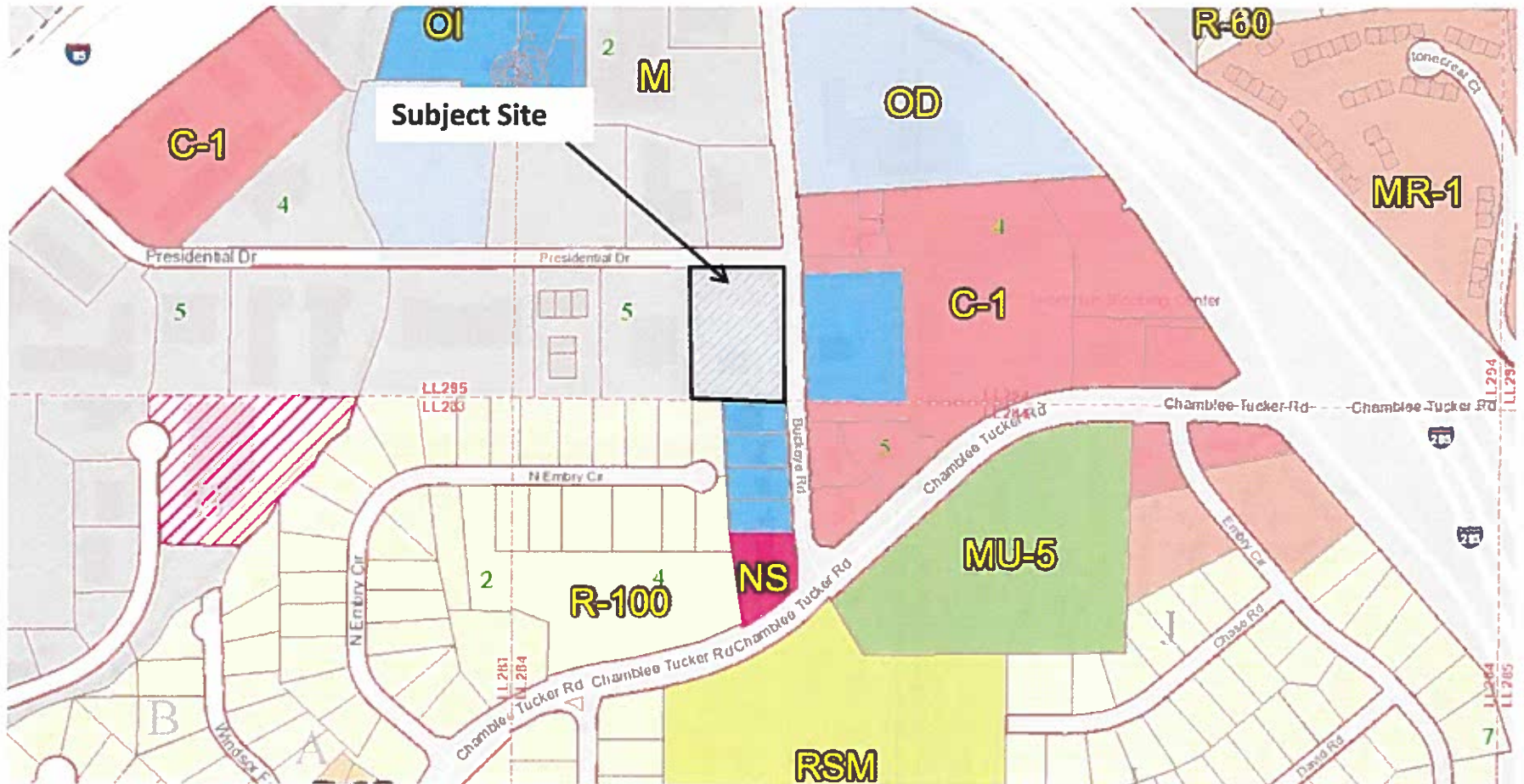
I will send boundary survey this week as well .

**Sincerely,
Bob Mehta
770-875-6585**

N3

SLUP 18 21932

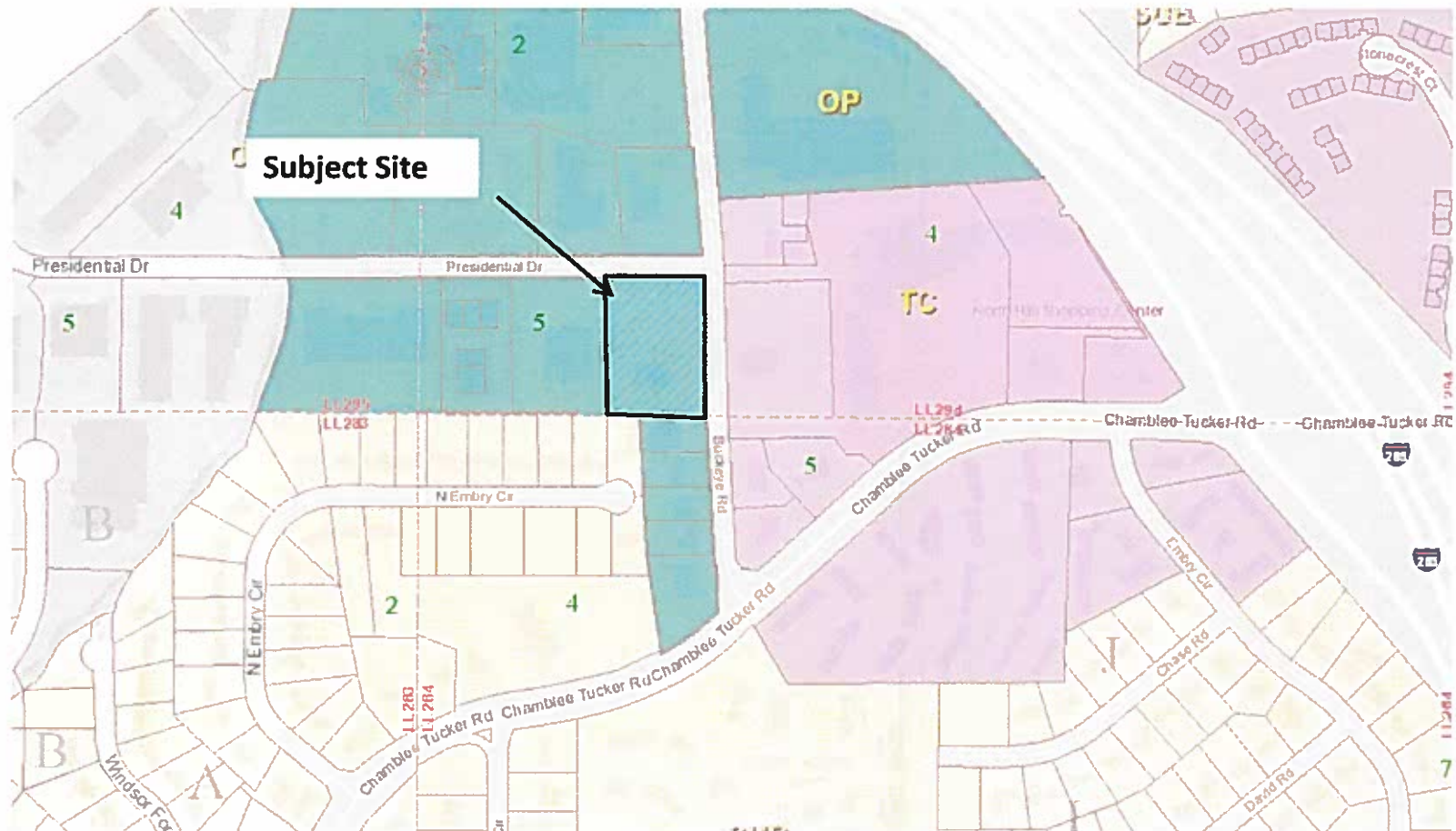
ZONING MAP



N3

SLUP 18 21932

LAND USE MAP



N3

SLUP 18 21932

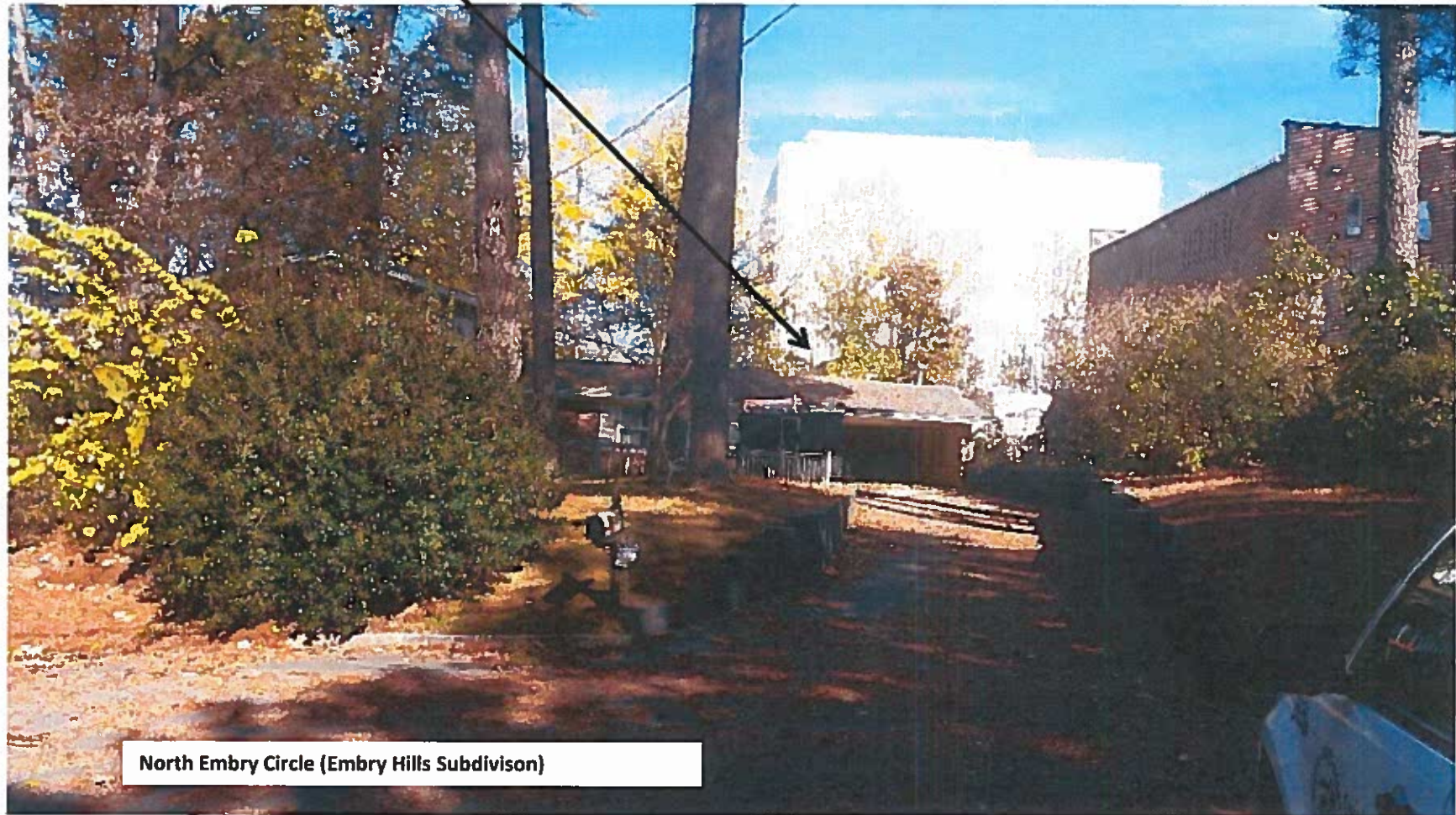
AERIAL



SITE PHOTO

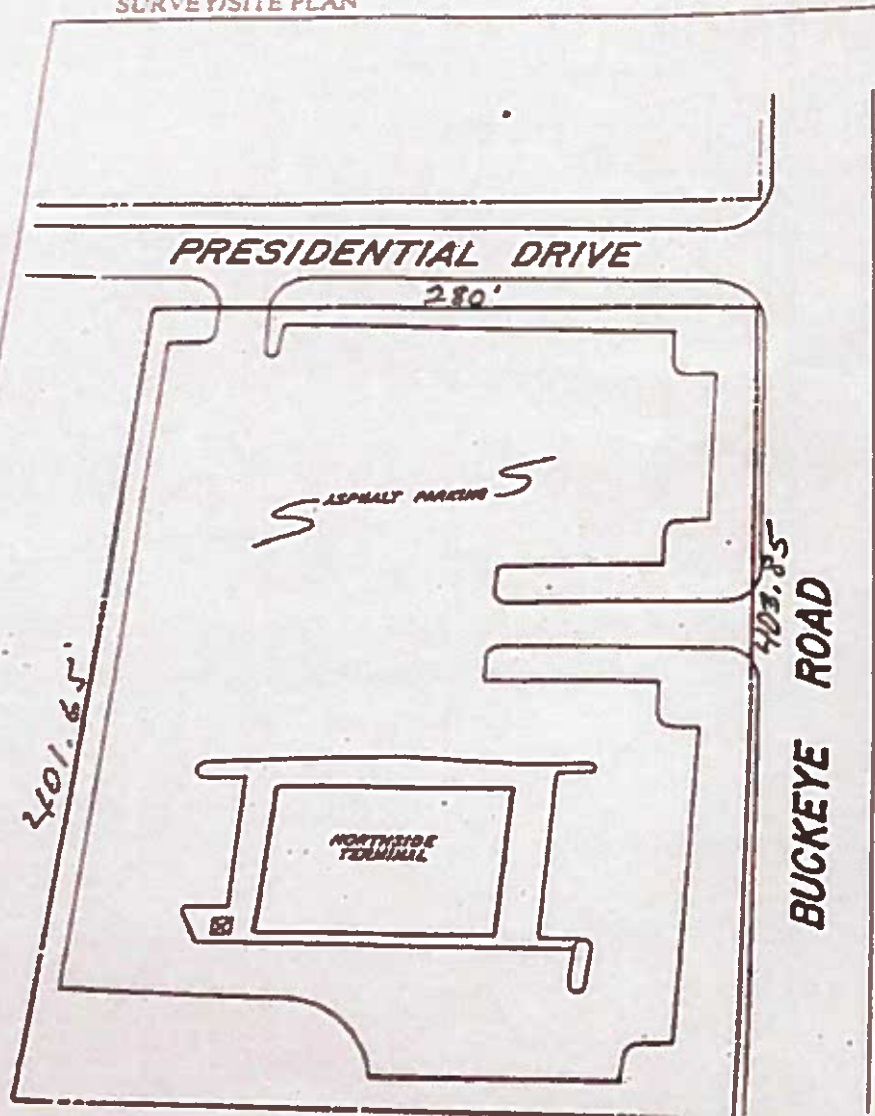
SLUP 18 21932

Proposed Late Night Establishment

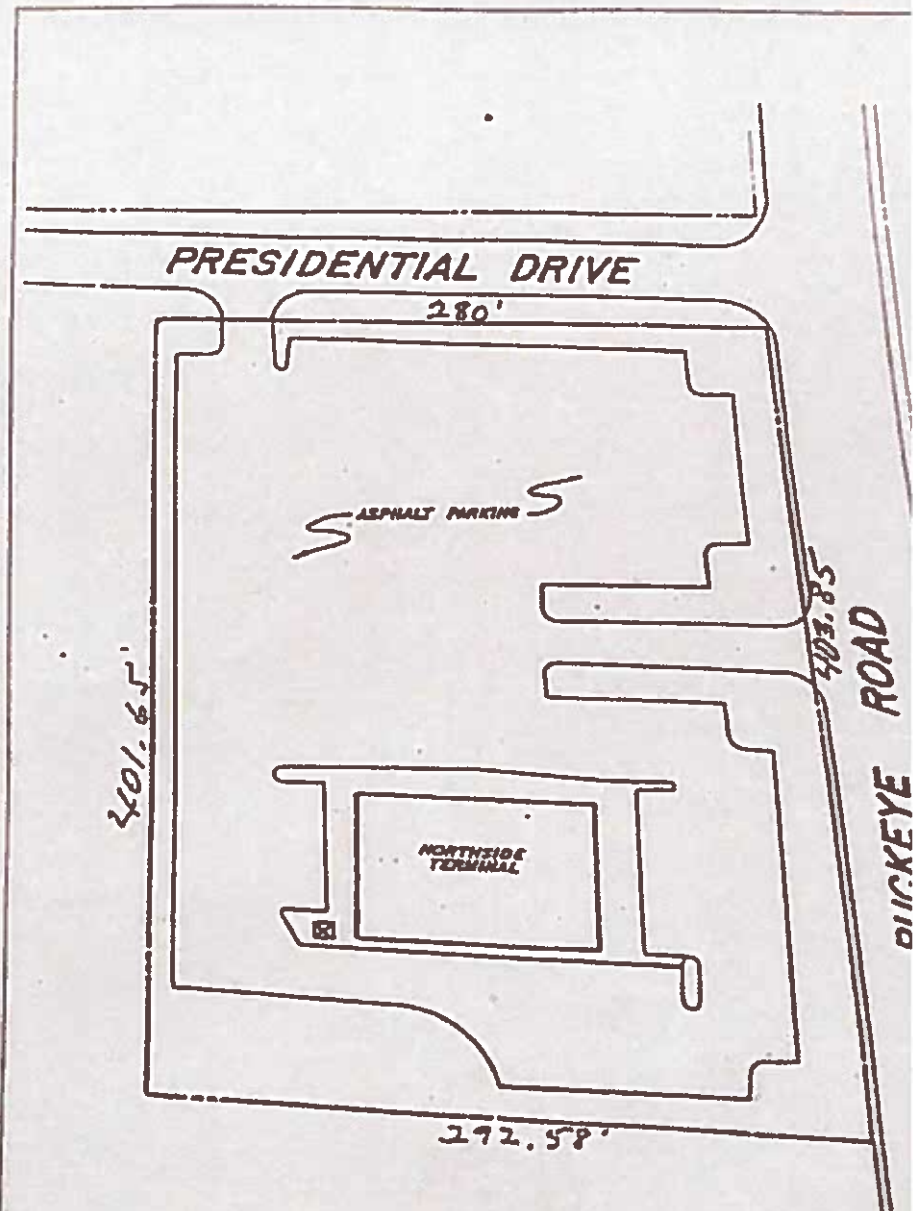


North Embry Circle (Embry Hills Subdivison)

SURVEY/SITE PLAN



SURVEY/SITE PLAN



ALCOHOLIC BEVERAGE LICENSE SURVEY

To:

Date: 08/22/16

Applicant's Name: BHAVIN MEHTA
Trade Name: BUCKEYE'S GATEWAY
Business Address: 3300 BUCKEYE ROAD

BEER AND / WINE (100 YARDS MINIMUM)

1. 352 Number of yards to the nearest church or place used primarily for religious services at:
Embry Hills Church of Christ - 3250 Chamblee Tucker Road
2. 2992 Number of yards to the nearest school, school grounds, educational facility or college campus; this includes kindergartens, or churches, which have schools or kindergartens, located at:
Mercer University Atlanta Campus - 3001 Mercer University Drive
3. 5456 Number of yards (must be at least 200 yards for Beer, Wine or Distilled Spirits) to the nearest alcohol treatment center located at:
MARR Addiction Treatment Center - 2815 Clearview Place
LIQUOR (200 YARDS MINIMUM)

1. 352 Number of yards to the nearest church or place used primarily for religious services at:
Embry Hills Church of Christ - 3250 Chamblee Tucker Road
2. 5456 Number of yards (must be at least 200 yards) to the nearest alcohol treatment center located at:
MARR Addiction Treatment Center - 2815 Clearview Place
3. 2992 Number of yards to nearest school, school grounds and college campus; this includes kindergartens or churches, which have schools or kindergartens located at:
Mercer University Atlanta Campus - 3001 Mercer University Drive

NOTE: ALL MEASUREMENTS SHALL BE MEASURED BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND (WALKING or DRIVING) AND SHALL BE MEASURED IN THE FOLLOWING MANNER:

- (a). From the front door of the structure from which alcoholic beverage is to be sold or served;
- (b) In a straight line to the nearest public sidewalk, street, highway, road or walkway;
- (c) Along such public sidewalk, street, highway, road or walkway;
- (d) To the front door of the building, unless you are measuring to an educational facility (schools and school grounds). When measuring to a school, the measurement stops at the nearest property line of the school.

Note: Survey drawing showing distance to the businesses described above must be attached to this survey certificate.

The undersigned surveyor has examined the subject location and has made measurements to determine compliance or non-compliance with the above distance requirements.

Eugene A. Stepanov
Signature of Land Surveyor
** Revised 09-20-05

3197
State License Number

08/22/16
Date



DISTANCE MEASUREMENT

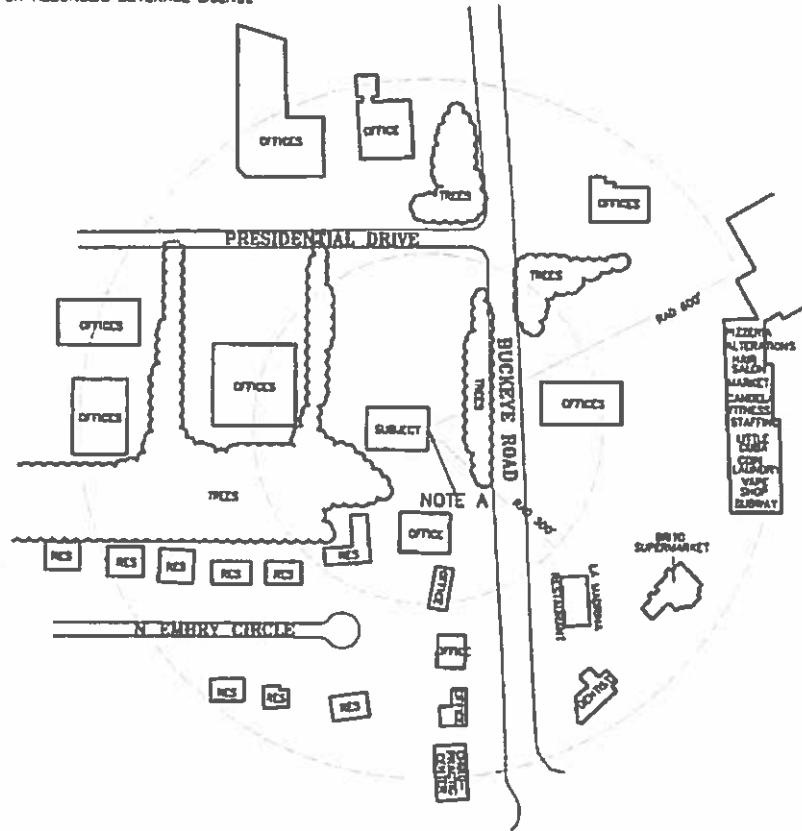
THE DISTANCE WAS MEASURED BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND AND WAS MEASURED IN THE FOLLOWING MANNER:
 A. FROM THE FRONT DOOR OF STRUCTURE FROM WHICH BEVERAGE ALCOHOL IS SOLD OR OFFERED FOR SALE;
 B. IN A STRAIGHT LINE TO THE NEAREST PUBLIC SIDEWALK, WALKWAY, STREET, ROAD OR HIGHWAY;
 C. ALONG SUCH PUBLIC SIDEWALK, WALKWAY, STREET, ROAD, OR HIGHWAY BY NEAREST ROUTE;
 D. TO FRONT DOOR OF THE BUILDING, OR TO THE NEAREST PORTION OF THE GROUNDS, WHICHEVER IS APPLICABLE UNDER THE CODE.

NOTE: SEE ATTACHED DOCUMENT:
 REPORT OF SURVEY FOR ALCOHOLIC BEVERAGE LICENSE

PEDESTRIAL TRAVEL IS CALCULATED
 BY USING MEASURING WHEEL, LUFKIN PRO SERIES

NOTE A
 FRONT DOOR OF
 3300 BUCKEYE ROAD
 ATLANTA, GA 30341

MAGNETIC



* BEER, WINE AND LIQUOR LICENSE PERMIT PLAT *

DISTANCE FROM CLOSEST PRIVATE RESIDENCE:
 DISTANCE FROM CLOSEST PRIVATE RESIDENCE ON SAME STREET:
 DISTANCE FROM CLOSEST COLLEGE CAMPUS OR SCHOOL GROUND:

DISTANCE FROM CLOSEST BRANCH OF ANY ATLANTA PUBLIC LIBRARY:

DISTANCE FROM CLOSEST CHURCH OR PLACE OF WORSHIP:

DISTANCE FROM CLOSEST PARK OR RECREATION AREA:
 DISTANCE FROM ANY PUBLIC HOUSING OWNED OR
 OPERATED BY ANY GOVERNMENT AGENCY/AUTHORITY:
 DISTANCE FROM CLOSEST RETAIL PACKAGE STORE:

IS PREMISES FOR LICENSE LOCATED IN A SHOPPING CENTER?

1584 FEET 528 YARDS AWAY (3230 Chamblee Tucker Road)
 MORE THAN 200 YARDS
 8976 FEET 2992 YARDS AWAY (Mercer University Atlanta Campus)
 3001 Mercer University Drive
 16368 FEET 5456 YARDS AWAY (Doraville Public Library)
 3748 Central Avenue
 1056 FEET 352 YARDS AWAY (Embry Hills Church of Christ)
 3250 Chamblee Tucker Road
 15312 FEET 5104 YARDS AWAY (Pleasantdale Park)
 16368 FEET 5456 YARDS AWAY (MARR Addiction Treatment Center)
 2815 Clearview Place
 1584 FEET 528 YARDS AWAY (Chamblee Liquor)
 3364 Chamblee Tucker Rd
 (ND)

PROPERTY ADDRESS:
 3300 BUCKEYE ROAD
 ATLANTA, GA 30341

PLAT PREPARED FOR:

WILLIAM MARTIN

LOT BLOCK
 SUBDIVISION UNIT
 LAND LOT 294 18TH DISTRICT SECTION
 DEKALB COUNTY, GEORGIA

FIELD WORK DATE AUG 19, 2016 PRINTED/SIGNED AUG 22, 2016

PLAT BOOK DEED BOOK 10169 PAGE PAGE 148 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 60 SECONDS PER ANGLE POINT AND THIS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION AND A TOTAL CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MEASUREMENT FOUND WITHIN 500' OF THIS PROPERTY.



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

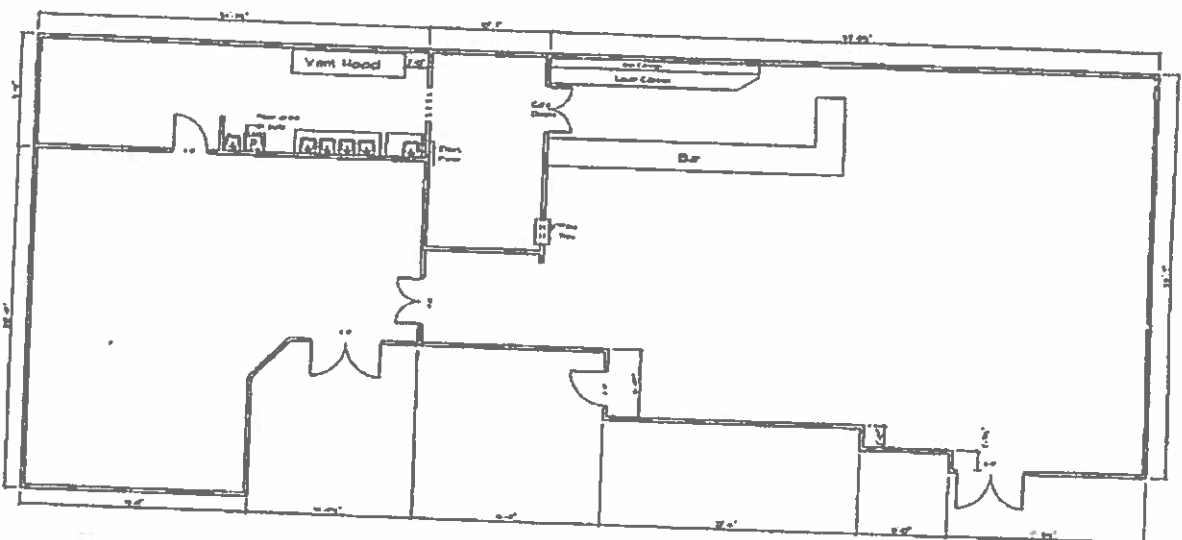
0 200
 SCALE 1" = 200'

COORD #20161552
 DWG #20161552

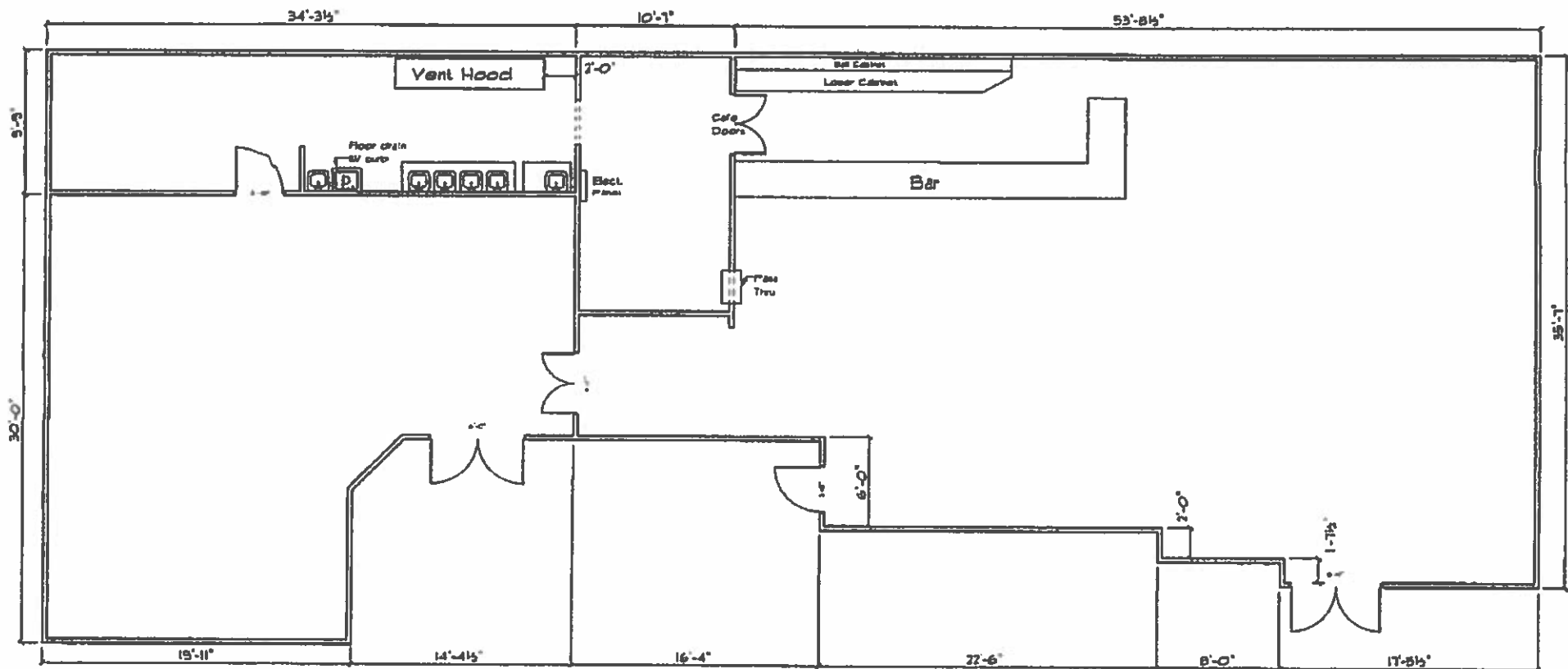
SURVEY LAND EXPRESS, INC
 LAND SURVEYING SERVICES

P.O. BOX #20346
 ATLANTA, GA 30342
 FAX 404-808-0841
 TEL 404-232-9747
 INFO@SURVEYLANDEXPRESS.COM

EXHIBIT "A"
BUILDING FLOOR PLANS



Please Initial
4/13/51
AK



3300 Buckeye Road
Atlanta, Georgia 30341
Suite G64

Drawn By: *Donald Herron*
Donald Herron 7/25/16



DeKalb County
GEORGIA

404.371.2155 (t)
404.371.4556 (f)
DeKalbCountyGA.gov

Clark Harrison Building
330 W. Ponce de Leon Ave.
Decatur, GA 30030

THOMAS L. GREEN, III
Notary Public

DEPARTMENT OF PLANNING & SUSTAINABILITY

Form 1-12

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: 11-1-2017

Application No.: SLUP-18-21930

APPLICANT NAME: Buckeye's Getaway

Daytime Phone#: 770-875-6585

Fax#:

Mailing Address: 3300 Buckeye Rd. Ste #G64, Atlanta, GA 30341

E-mail: BuckeyeGetaway@gmail.com

OWNER NAME: Bhavin Mehta

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

Daytime Phone#: 770-875-6585

Fax#:

Mailing Address: 4213 Fellowship Road, Ste # C, Tucker, GA 30084

Email: BuckeyeGetaway@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 3300 Buckeye Rd, Ste #G64, Atlanta, GA 30341

DeKalb County, GA,

District(s): 294 Land Lot(s): 05 Block(s): 004 Parcel(s): 18-294-05-004

Acreage or Square Feet:

Commission District(s): 17

Existing Zoning: M

Proposed Special Land Use (SLUP): late night establishment

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

Owner: ☒ Agent
(Check One)

Signature of Applicant:

Bhavin Mehta

Printed Name of Applicant: Bhavin Mehta

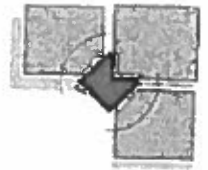
Notary Signature and Seal

Timothy L. Green

TIMOTHY L. GREEN
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 5, 2020



DeKalb County Planning & Development Department



PRE-APPLICATION REZONES, LAND USE AND SPECIAL LAND USE (Pre-application required by appointment prior to filing; submit copy at filing)

Property Frontage/Address: 3300 Buckeye Rd
Parcel I.D.: 18-294-05-00 Acreage: _____
Proposed Development Name: Buckeye Tower (Existing Office Bldg 1) DRI? Yes ☒ No ☐
Existing Development/Use: Buckeye's Gateway
Proposed Use: LtC/Night Club Proposed Density/#Units: _____
Existing Zoning: M Proposed Zoning: SLUP
Existing Plan Designation: _____ Consistent ☒ Inconsistent ☐
Current Land Use: _____ Proposed Land Use: _____
Proposed Access: _____ Overlay District: _____
SLUP Request: Presidential Dr. Art. 27: _____

Contact Person: Bob Mehta Phone: 770-875-6585
Address: 3300 Buckeye Rd. Ste # 618 Atlanta GA Email: BuckeyeGateway@gmail.com

Reviewed Required Submittals/ Schedule/DRI

Reviewed Zoning Standards/Reference Chapter 14

Discussed Consistency with Plan and Surrounding Zoning/Uses

SLUP Requirements/Supplemental Regs

Process explained to applicant:

Staff Comments: Submit New "LOE" letter of intent to meet following
SLUP.
for revised
business
license.
Planner: [Signature] Date: 10/12/17

Notice Date : Friday, October 13, 2017

PUBLIC NOTICE

To

Request for a Special Land Use Permit

Filed by: Bhavin Mehta/Buckeye's Getaway

Located at 3300 Buckeye Road, Suite G64

Atlanta, GA 30341

Current Use – Restaurant and Bar

Proposed Use – Extend opening hours beyond 12:30 AM

Hours of Operation

Current: Mon – Sat, 10:30 AM – 12:30 AM Sun, 12:30 PM - 12:30 AM

Proposed: Mon – Sat, 10:30 AM – 3:30 AM Sun, 12:30 PM - 3:30 AM

Capacity: No change

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT : Buckeye Tower

Location: 3300 Buckeye Road, Suite G64, Atlanta, GA 30341

Date & Time: Friday, October 27, 2017 at 7:00 PM

Contact Info: 470-299-2086/Buckeyegetaway@gmail.com

MEETING SIGN-IN SHEET

Project: Extended Hours Permit

Meeting Date: 10-27-2017

Facilitator: Buckeye's Getaway

Location: 3300 Buckeye Rd #G64 All GA 30341

[illegible]