DeKalb County
GEORGIA

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404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 2/28/19 Application No: SLUP-19-1243172

APPLICANT NAME: Samira Faraj

Daytime Phone: 678-471-2470 E-Mail: samirafaraj@gmail.com

Mailing Address: 2360 Park Estates Dr. Snellville GA 30078

Owner Name: Samira Faraj
(If more than one owner, attach contact information for each owner)

Daytime Phone: _____ E-Mail: _____

Mailing Address: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 5231A Memorial Dr.
Stone Mountain GA 30083 DeKalb County, GA, _____

Parcel ID: 18 068 02001 Acreage or Square Feet: 6.9 acres Commission Districts 4 + 6

Existing Zoning: C-1 Proposed Special Land Use (SLUP) tenant space 3200 sqft Late Night Establishment (Stand alone bar)

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

Owner: ✓ Agent: ____ Signature of Applicant

Printed Name of Applicant: Samira

Notary Signature and Seal:

CHANDRA A ROBINSON
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES SEPTEMBER 06, 2020

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Impact Analysis

Dish Out Restaurant has adequate size and land area is available for the proposed use including provision of all required yards, open space, of street parking and all other applicable requirements of the zoning district in which the use is proposed to be located.

We are compatible of the proposed use with adjacent properties and land use and other properties and land uses in the district.

We have adequate public services, public facilities and utilities to serve the use contemplated.

The public street where the property is located has adequate space and will not increase traffic and create congestion in the area.

The existing land located along the access routes to the site will not be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

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

The proposed use will not create adverse impact upon any adjoining land use by reason of noise, smoke, odor dust or vibration generated by the proposed use.

The proposed use will not create adverse impacts upon any adjoin land use by reason of the hours of operation of the proposed use.

The proposed use will not create adverse impact upon any adjoin land use by reason of the manner of operation of the proposed use.

The proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.

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

The proposed plan provides for all required buffer zones and transitional buffer zones where required by the district in which the use is proposed to be located.

There is adequate provision of refuse and service areas.

The length of time for which the special land use permit is granted should not be limited in duration.

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 the adjacent and nearby lots and buildings.

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

The proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.

The proposed use will be consistent with the needs of the neighborhood and the community as a whole and will not be in conflict with the overall objectives of the comprehensive plan.

COMMUNITY MEETING

DISH OUT RESTURANT
5231 MEMORIAL DRIVE
STONE MOUNTAIN, GA 30083

TUESDAY FEBRUARY 12, 2019

5231 MEMORIAL DRIVE
STONE MOUNTAIN , GA 30083
Phone :404-600-6899

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REFESHMENTS WILL BE SERVED)

TIME : 6.30 PM TO 7:30 PM

MEETING SIGN-IN SHEET

Project:	COMMUNITY METTING	**Meeting Date:**	02/12/2019
Facilitator:	DISHOUT RESTURANT	**Place/Room:**	5231 MEMORIAL DR STMTN 30083

FEB 28 ...

Name	Title	Company	Phone	Fax	E-Mail
Chandra Robinson	President	Led Enterprise Subdivision	404 488 4227		robinsonchandra@yahoo.com
Ricardo Navarrete	—	—	404 493-4786		Richardon1271@yahoo.com
[illegible]	—		770 771-3017		[illegible]@hotmail.com
[illegible]	—	—	404-254 7109		chevez07@live.com
[illegible]			470-234 9577		
[illegible]	—	—	404 552 0964		Starcon11@Yahoo.Com
Penny Elder	—		404 399-4712		pennyelder1965@yahoo.com
Ann Jones			404 587 7788		[illegible]
Emmanuel M Agoff			215-501-3171		DJLig215@gmail.com
Peace	—	—	(904)3473247		—
Eric	—	—	(336)2558604		—
Emmanuel N	—	Optimen solutions	470 775 1904		emmanuelntoko1@gmail
ELP.	—	General G.	2097947688		nathan.nativ@gmail
George	—	[illegible]	6786731719		georgeeye[illegible]
Cheri Hardge	Exec. Assis	Husen	404-454 6004		Cheri.Hardge@gmail.com
Vera	[illegible]		770-403-8657		Vera_30274@yahoo
Jamila			6)362 1377		
Jerome C[illegible]	—	—	4)790-1559		jerome.carithers@dukehospitality.com
Tara Omilami		HFTH	4)734-6172		taraomilami@gmail.com

MEETING SIGN-IN SHEET

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Project:	COMMUNITY METTING	**Meeting Date:**	02/12/2019
Facilitator:	DISHOUT RESTURANT	**Place/Room:**	5231 MEMORIAL DR STMTN 30083

Name	Title	Company	Phone	Fax	E-Mail
RONISHA		ONELOOK DESIGNZ	407 · 227 0743		ONELOOKDESIGNZ@GMAIL.COM
CALMAN A. BINGHAM	PRESIDENT	CALBCOM INC	404-775-2895		calbcom@hotmail.com
Gabriel Bob	Accountant Fern	AGP.	404-453-7497		[illegible]
George Nath	Chief	Royal fleet	4702866897		Royal fleet logistics@gmail.com
Lital Tzeg	Mother	Self employed	678-467-6689		ltzegacgbe@gmail.com
ETTY AVOTSY	MRS	Home	4-4382542		
Norbert	Mrs		770-682762		NVANDOHSUHNORBERT
Adetunji	Mr		404-418-2386		Adenodiadetunji@gmail
Tambe Stace	Mr	Walmart	407 519 2701		Tambe@yahoo.com 780 Beresford Circle Stone Mtn
Smart Ibhafidon	Mr	Golden Motors	470755671		Smartibha@yahoo.com
Chichema Norfleet	Mrs	Home			Chyych@yahoo.c
Jimmy Norfleet	MR	Home	7 527-6542		Jimmy_Norfleet yahoo.com
RJ Howard	Mr		470(385)8980		roneyhoward@gmail.com
Ruby Howard	CFO	Hosea Helps	7-743-8681		RUBYLHOWARD@COMCAST.NET
Anna Howard	Ms.		440-758-8518		howardanna1234@gmail.com
Roney Howard	PASTOR		404-482-4475		
Reggie Smith		Hosea Helps	4)734-5780		
Carmelia Cartier	Ms.	Hosea Helps	4)667-5934		armeliacartier@gmail.c
Miriam Ledesma	Ms	Hosea Helps	—	—	mledesma@hoseafeethehungry.com

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MEETING SIGN-IN SHEET

Project:	COMMUNITY METTING	**Meeting Date:**	02/12/2019
Facilitator:	DISHOUT RESTURANT	**Place/Room:**	5231 MEMORIAL DR STMTN 30083

Name	Title	Company	Phone	Fax	E-Mail
ANDREW K			678 316 4985		
FANTANA M			317 4041568		
Temi M			317-937-7303		
STEVE S. OJEIFO			4049148568		Sojefo@yahoo.com
Jude Chuka			404-447-0794		jchukwuka@yahoo
Torria Brazil			4044478620		torria7brazil@gmail.com
Deborah Squire			678-571-0008		desquire07@att.net
Gregory Farngalo			4-378-7196		farngalog@att.net
Deboran Olayemi			404-528-5604		debbyolay@gmail.c
DAVID GATADE			770-652-1436		[illegible]
DENNIS HAROLD			678.431.8269		DHAROLD1960@YAHOO
Asia Barclay			678-596-7632		asia_thomas@hotmail.c
Ivan Barclay			678-768-8502		Ivan.barclay@yahoo.co
BO LAT			678 4924840		BO@alliedlogistics planners.com.
Lydia Karpeh			770-369.1066		Lydia Karpeh4@gmail
Angel Dennis			678.758.8242		Angel.D.Dennis
Antonnette Dennis			678934-2791		
Christian Chamougue			404 820 5219		lechatman10@hotmail.c
Gabriel Babs			404 453-7497		G.Babs1965@Yahoo

MEETING SIGN-IN SHEET

Project:	COMMUNITY METTING	**Meeting Date:**	02/12/2019
Facilitator:	DISHOUT RESTURANT	**Place/Room:**	5231 MEMORIAL DR STMTN 30083

Name	Title	Company	Phone	Fax	E-Mail
Johnny Brown	Manager	Kroger	404-583-8870		johnny.brown@Kroger.c
Regina Brown			404-583-8869		
Tosha Dixson	Stylist	Meisters Salon	(6)571-3041		toshadixson@att.net
RONN ALLEN	FPV DEPT HEAD		(6)231-1540		RONNSEIVIEW@GMAIL
Kawondra Hathaway	vol.	HFTH	(404)8437 4601		
Kwuniqua Hathaway	~~vol~~	HFTH	678 598 7[illegible] (~~404~~)5		
Afemo Omilami	CEO Hosea	HFTH	404-755-3353		
Elisabeth Omilami	COO Hosea	HFTH	404-755-3353		Elizabeth Omilami
Elizabeth Omilami	CEO				
Yolanda Tavora					
Weusi Emerson		Usi Solutions	4.641-5333		isaewweusi@aol.com
Afemo Omilami	COO	Hosea Helps	4)392-6131		Aomilami@hoseafeedthe
					Hungry.Com
Joshua Gates	Ceo	HSFTH	404 814-0461		
[illegible]		Cocoa [illegible]			
Almelia Chapman	Dept Head	HFTH			almeliac@yahoo.com

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Project:	COMMUNITY METTING	**Meeting Date:**	02/12/2019
Facilitator:	DISHOUT RESTURANT	**Place/Room:**	5231 MEMORIAL DR STMTN 30083

Name	Title	Company	Phone	Fax	E-Mail
~~Collins~~					
AJ Tiretty Gross	MANAGER		(4)438-0278		Collinsyani@gmail.com
Teresita Reid			(6)735.8905		
Regina Simm			678-770-5576		
Duane Harling			973-204-6524		dnharling@yahoo.com
Aunt Ballard			(670)755-0112		
Reggie Ball	Coach		678-934-1249		predatortwo@yahoo
Angelyn Ball	Officer		678-499-3675		Angelyn.brownlee@gm.com
PEYTON C BROOKS			412-498-6045		PEYTON.BROOKS2@gmail.com
Michael Gray	Angel	God	(404)516-6980		michael1christopher@gmail.com
Janice Reed			4-212-1675		Janicereed5207@comcast.net
DAWN ARTHAN			678 478 6715		dawnarthan@yahoo.com
FAYE THOMAS			4-748-0441		Famae ~~[illegible]~~ 2@yahoo.com
Brenda Allen	Clothing Dept Head		(4)957-8924		William17720@att.net
Lois Liggins			(6)315-1234		lois_liggins@yahoo.com
Erma G. Killings			770-987-3435		egKillings@yahoo.com
Juanita Ramey			(678)834-3724		juanita.ramey@gmail.c
[illegible]					SNICOLEGRANT@AOL.com
Christy Priester			4-288-5850		Atlantic Ave

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330 W. Ponce de Leon Ave
Decatur, GA 30030

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: 2-28-2019

TO WHOM IT MAY CONCERN:

(I), (WE) Stone Mont Partnership LTD
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Samira Leroy
Name of Agent or Representative

to file an application on (my), (our) behalf:

JODI JOHNSON NOTARY EXPIRES GEORGIA Jan. 23, 2022 PUBLIC FULTON COUNTY

Jodi Johnson	[signature]
Notary Public	Owner
Notary Public	Owner
Notary Public	Owner
Notary Public	Owner
Notary Public	Owner

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330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

By

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 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.

_____
Notary

_____
Signature of Applicant /Date

Check one: Owner_____✓_____ Agent_____

_____
Expiration Date/ Seal

*Notarization is not needed if the response is "No"

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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: Samira Faraj Dish Out Restaurant Phone: 6471-2470 Email: samairafaraj@gmail.com

Property Address: 5231 Memorial Dr

Tax Parcel ID: 18-068-02-001 Comm. District(s): 4 & 6 Acreage: _____

Existing Use: restaurant Proposed Use Late night

Supplemental Regs: _____ Overlay District: NA DRI: _____

Rezoning: Yes ____ No ✓

Existing Zoning: C-1 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes____ No ✓

Existing Land Use: CRC Proposed Land Use: _____ Consistent _____ Inconsistent_____

Special Land Use Permit: Yes ✓ No ____ Article Number(s) 27- 4.2.32

Special Land Use Request(s) Late Night (Friday, Sat, Sun)

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

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February 27, 2019

Reference Special Permit;

To Whom It May Concern,

Dish Out Restaurant has been in business since October 2014. Due to customer requests and efforts towards bringing in more business, we are requesting to change our business format to a Stand Alone Bar. This change will incorporate an increased profit margin as well as create ample employment for the surrounding residents. The purpose of Dish Out was to offer an establishment for the community to gather and fellowship, so it would only be fitting to correspond with the community's request. We have adequate employees for operation. Which includes but not limited to 2 trained security officers, 4 servers, 2 trained Chef, a licensed bartender, and a Manager.

The percentage of food and Liquor will be allocated equally. There will also be hookahs available which the establishment is fully prepared for with proper ventilation. Our proposed hours of operation will be from 12pm-2:30am. We have adequate parking in front of the building. Our dumpster is kept in the back of the building away from the site of our customers.

We greatly appreciate your consideration and thank you for the opportunity to expand our establishment.

Samira Faraj

DeKalb County
GEORGIA

Department of Planning & Sustainability
Division of Business Licensing
330 Ponce De Leon Ave., Decatur, GA 30030
(404) 371-2461
BUSINESS AND OCCUPATIONAL TAX CERTIFICATE

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SAMIRA FARAJ
2360 PARK ESTATES DR
SNELLVILLE, GA 30078-6855

Business Name:
DISH OUT
5231 MEMORIAL DR STE A
STONE MOUNTAIN GA 30083-

This is your Business and Occupation Tax Certificate for 2019. We are pleased that you are doing business in DeKalb County and hope you have great success in your enterprise this year.

Detach the certificate below and display it for public view at your place of business.
This certificate must be displayed for public view

Not Transferable

Department of Planning & Sustainability
330 W. Ponce de Leon Avenue, Decatur, GA 30030
BUSINESS AND OCCUPATIONAL TAX CERTIFICATE

SAMIRA FARAJ
2360 PARK ESTATES DR
SNELLVILLE, GA 30078-6855

DeKalb County
GEORGIA

20 19

ACCOUNT:
238838

EXPIRES:
12/31/2019

DISH OUT
5231 MEMORIAL DR STE A
STONE MOUNTAIN GA 30083-

Business Description: RESTAURANT - CLOSES AT 12:30AM

This certificate is only valid at this location and when the location conforms to DeKalb County's Zoning Regulations

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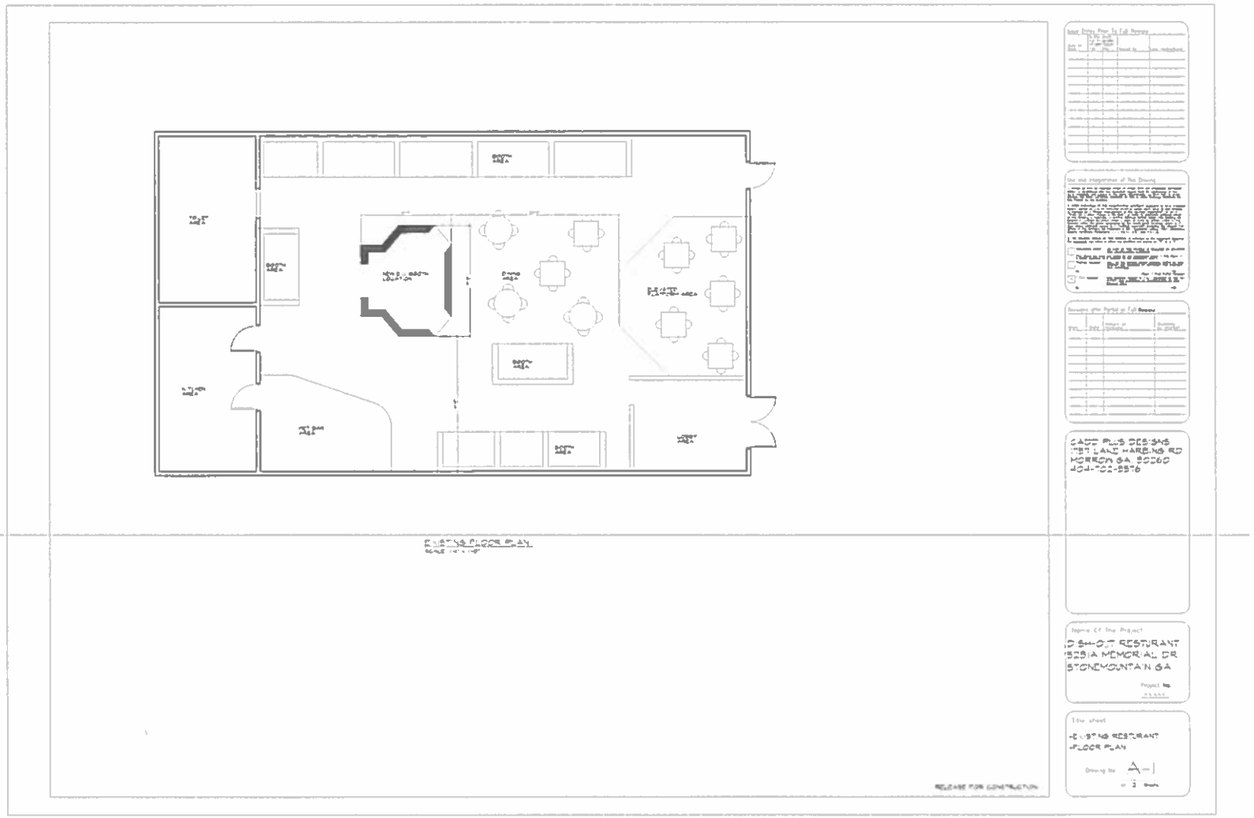

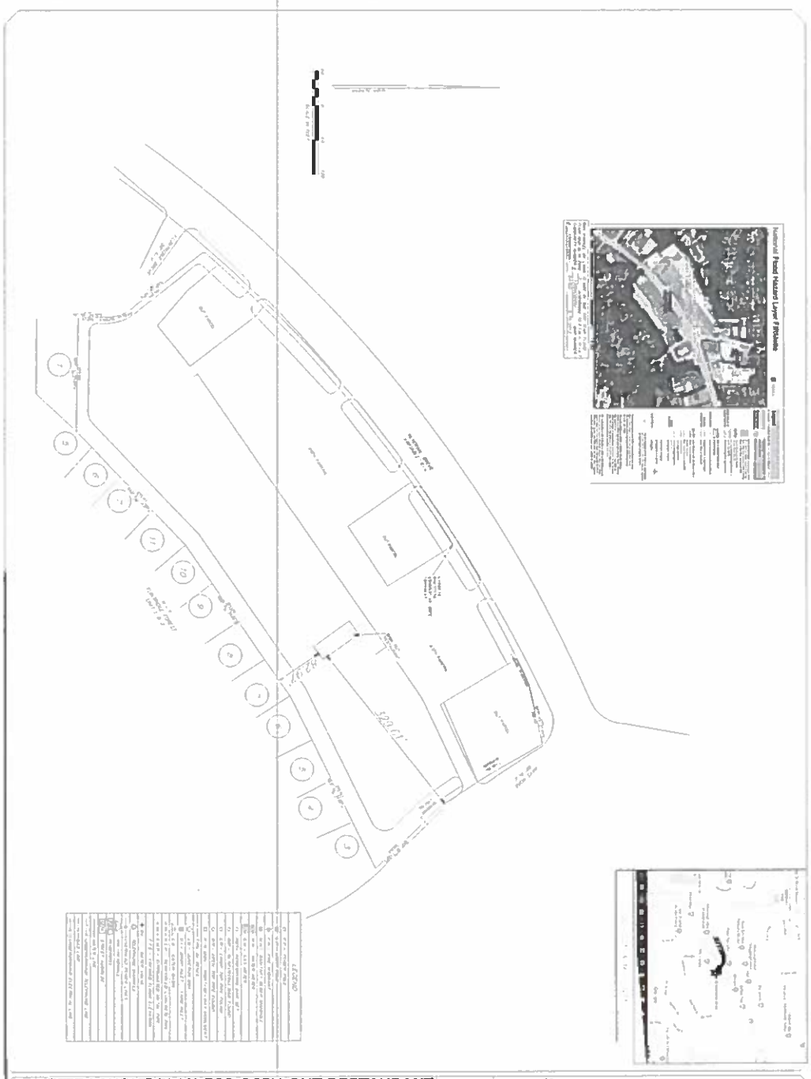

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SITE LAYOUT PLAN FOR DISH OUT RESTAURANT

5231 MEMORIAL DRIVE STONE MOUNTAIN GA 30083
LAND LOT 42 & 69, DISTRICT 18, DEKALB COUNTY GEORGIA
PARCEL ID: 18 069 03 002

SHEET NUMBER 1OF1

SHEET TITLE: SITE PLAN

REVISIONS

No.	Date	Description		Project

PROJECT I.D. 1902107
SCALE 1" = 60'
DRAWN BY CA
ISSUE DATE 03262018

LAND ENGINEERING & SURVEYING, INC.
ENGINEERING SURVEYING PLANNING DEVELOPMENT
2040 Meyers Drive
Lawrenceville, Georgia 30045
Phone: (404) 396-0192
land_engineering@yahoo.com