

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06**

**TITLE: Application of Sky Lounge Cafe – Decatur for a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) zoning district, at 1850 Lawrenceville Highway.**

**PETITION NO: N8-2024-0634 SLUP-24-1247009**

**PROPOSED USE: Late-night establishment.**

**LOCATION: 1850 Lawrenceville Highway, Decatur, Georgia 30033**

**PARCEL NO: 18 062 08 075**

**INFO. CONTACT: Adam Chappell, Sr. Planner**

**PHONE NUMBER: 404-371-4922**

**PURPOSE:**

Application of Sky Lounge Cafe – Decatur for a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) zoning district.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: Denial.**

**PLANNING COMMISSION: Pending.**

**PLANNING STAFF: Denial.**

**STAFF ANALYSIS:** The applicant, Sky Lounge Cafe - Decatur, is seeking a Special Land Use Permit (SLUP) to allow for an existing restaurant (Sky Lounge Cafe - Decatur) to operate as a *late-night establishment* in the C-1 (Local Commercial) Zoning District, which would enable the serving of alcohol to patrons on the premises beyond 12:30 am. The restaurant use occupies a tenant space that is approximately 3,200-3,800 square feet in size and is part of a shopping center that appears to contain four (4) tenant spaces in total. The adjacent uses within the shopping center are two (2) retail establishments and an additional restaurant comprising approximately 4,000 square feet at the opposite end of the shopping center. The existing restaurant, shopping center, and subject property are located within a Town Center (TC) Character Area. The *use* of a proposed late-night establishment may support the Character Area's intent (per the *DeKalb County 2050 Unified Plan*) to "promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability and increased transit usage" (*DeKalb County 2050 Unified Plan*, pg. 32). However, existing site conditions may be inconsistent with these goals. The shopping center in which the existing restaurant is located was constructed circa 1972 and the layout of the site is automobile-oriented, with parking provided in front of the main building directly adjacent to the property's frontage along Lawrenceville Highway (classified as a major arterial). The *DeKalb County 2050 Unified Plan* further mentions that "properties located along the outer edges of the Town Center shall be sensitive to the building height and density of adjacent single-family residential". The subject property is located adjacent to single-family residential properties that are within a Suburban (SUB) Character Area and are zoned R-75 (Residential Medium Lot-75). A survey of the property provided by the applicant (dated April 15, 2017) demonstrates that the existing shopping center/site is nonconforming with respect to current transitional buffer requirements. Per Section 5.4.5. of the *Zoning Ordinance*, an undisturbed transitional buffer of not less than 50 feet in depth is required along property lines adjacent to R-zoned lots; the survey and on-site inspections confirm

that there is inadequate screening between the existing building and residential properties to the north and west since no planted/undisturbed buffer exists on-site. Additionally, there is an existing dumpster in the parking area that is not properly screened; an on-site inspection showed trash next to the dumpster clearly within view the right-of-way and adjacent properties. The survey shows approximately 45 off-street parking spaces provided on-site. Per Section 6.1.4. of the *Zoning Ordinance* with respect to off-street parking ratios, a minimum of 39 off-street spaces are required with the current restaurant and retail uses on the property (restaurants require a minimum of one (1) space per 250 square feet of floor area and retail uses require a minimum of one (1) space per 500 square feet of floor area). Late-night establishments require a minimum of one (1) off-street parking space per 300 square feet of floor area, which means that a granting of a SLUP would slightly *reduce* the minimum parking required. While it appears that the site provides the minimum number of parking spaces required, many of the provided parking spaces and drive-aisle widths do not appear to meet current dimensional requirements in Section 6.1.3., and the orientation of these spaces and drive-aisles does not appear to meet maneuverability standards for Fire/Rescue or Sanitation vehicles, for example, as per a notice of violation issued on April 15, 2023 (see attached). Further citations were issued by the DeKalb County Police department in April 2023; the establishment was cited for not having a valid Certificate of Occupancy (CO), business license, and alcohol/liquor license, serving alcohol after 12:30 pm, and for having unsafe conditions in the kitchen area (see attached). By the time of this analysis, the business now has a valid CO, business license, and liquor license, and there have not been any official citations issued on the property (including alcohol sales after 12:30 am) since April 2023. The subject application for a SLUP appears to be proactive as opposed to reactive, and evidence suggests that the existing restaurant and applicant aim to be a “good neighbor” to the community by having timely addressed previous citations and coming through the public hearing process to apply to become a late-night establishment. However, at the Community Council District 2 meeting held on June 11, 2024, there was significant community opposition from residents in the neighborhood directly behind the property. Constant noise was a primary concern from these residents, as well as customers parking on residential streets in front of homes to access the business. An on-site inspection of the inside of the tenant space clearly showed sound (DJ) equipment and a small dance floor even though the SLUP application did not indicate a nightclub use was proposed. A subsequent inspection showed a possible customer attempt to access the property from the adjacent Woodridge Drive even though there are no access points to the property from Woodridge Drive. Although no confirmation was provided indicating customer parking on Woodridge Drive, these concerns may be valid. The applicant had proposed valet parking as a potential solution to this issue, stating that proposed parking could also be provided on the adjacent 1826 Lawrenceville Highway property to the south which is under common ownership with the subject property. At the time of this analysis, no such agreement has been provided, and there does not appear to be adequate inter-parcel access between these two properties (site inspections showed a curb that prevents vehicle traffic from safely traversing the two). Improper screening (including of the dumpster) was also an issue raised. Residents stated that the property owner had agreed to screen the dumpster, but this screening had been subsequently removed by the time of the Community Council meeting, on-site inspections, and this analysis. There was some support in favor of this SLUP application at the Community Council meeting, but said support appeared to stem primarily from regular patrons of the establishment. Upon review of the criteria to be considered for a SLUP in Section 7.4.6. (H) and (N) of the *Zoning Ordinance*, the use of a late-night establishment may be consistent with providing the community a use or amenity that is supported by the Town Center (TC) Character Area. However, the existing property does not appear to be adequate in size for what would be considered an increase in the intensity of the existing use via late night operating hours, does not have adequate screening to mitigate potential adverse impacts to adjoining residential uses (7.4.6. (A) and (B)), and does not appear to have adequate ingress and egress to allow for proper traffic flow/control and address Fire/emergency concerns (7.4.6. (E)). In consideration of the history of past violations and community opposition, the granting of a SLUP for a late-night establishment may create additional or increase existing adverse impacts upon adjoining residential uses by reason of the manner and extended hours of operation (7.4.6. (F)). Although several conditions have been suggested by the applicant to potentially mitigate Staff and community concerns, some of these appear to be more or less conditions that are proposed “in good faith” without any concrete evidence that they would be acted upon or properly enforced. Therefore, based on the failure of the proposal to meet the SLUP Criteria, the Planning and Sustainability Department recommends “Denial of this application”.

**PLANNING COMMISSION VOTE: Pending.**

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 7-0-0.**



Government Services Center  
 178 Sams Street  
 Decatur, GA 30030  
[dekalbcountyga.gov/planning](http://dekalbcountyga.gov/planning)  
 404-371-215 (0)

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Chief Executive Officer  
 Michael Thurmond

Interim Director  
 Cedric Hudson

**Planning Commission Hearing Date: July 11<sup>th</sup>, 2024**  
**Board of Commissioners Hearing Date: July 25<sup>th</sup>, 2024**

**STAFF ANALYSIS**

<b>Case No.:</b>	SLUP-24-1247009	<b>Agenda #:</b> 2024-0634	
<b>Address:</b>	1850 Lawrenceville Highway, Decatur, GA 30333	<b>Commission District:</b> 02	<b>Super District:</b> 06
<b>Parcel ID(s):</b>	18-062-08-075		
<b>Request:</b>	A Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) Zoning District.		
<b>Property Owner(s):</b>	Air Hospitality Group, Llc		
<b>Applicant/Agent:</b>	Sky Lounge Cafe – Decatur c/o M. Hakim Hilliard		
<b>Acreage:</b>	1.09 acres		
<b>Existing Land Use:</b>	Restaurant (as a tenant within an existing Shopping Center).		
<b>Surrounding Properties:</b>	<b>North:</b> R-75 <b>East:</b> R-75 (across Woodridge Drive) <b>South:</b> C-1 and M (across Lawrenceville Highway) <b>West:</b> R-75		
<b>Comprehensive Plan:</b>	Town Center (TC)	<b>Consistent</b>	<b>Inconsistent</b> <b>X</b>

**Staff Recommendation: DENIAL**

The applicant, Sky Lounge Cafe - Decatur, is seeking a Special Land Use Permit (SLUP) to allow for an existing restaurant (Sky Lounge Cafe - Decatur) to operate as a *late-night establishment* in the C-1 (Local Commercial) Zoning District, which would enable the serving of alcohol to patrons on the premises beyond 12:30 am. The restaurant use occupies a tenant space that is approximately 3,200-3,800 square feet in size and is part of a shopping center that appears to contain four (4) tenant spaces in total. The adjacent uses within the shopping center are two (2) retail establishments and an additional restaurant comprising approximately 4,000 square feet at the opposite end of the shopping center.

The existing restaurant, shopping center, and subject property are located within a Town Center (TC) Character Area. The use of a proposed late-night establishment may support the Character Area’s intent (per the *DeKalb County 2050 Unified*  
 Prepared: 6/26/2024 By: AWC Page 1

*Plan*) to “promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability and increased transit usage” (*DeKalb County 2050 Unified Plan*, pg. 32). However, existing site conditions may be inconsistent with these goals. The shopping center in which the existing restaurant is located was constructed circa 1972 and the layout of the site is automobile-oriented, with parking provided in front of the main building directly adjacent to the property’s frontage along Lawrenceville Highway (classified as a major arterial). The *DeKalb County 2050 Unified Plan* further mentions that “properties located along the outer edges of the Town Center shall be sensitive to the building height and density of adjacent single-family residential”. The subject property is located adjacent to single-family residential properties that are within a Suburban (SUB) Character Area and are zoned R-75 (Residential Medium Lot-75).

A survey of the property provided by the applicant (dated April 15, 2017) demonstrates that the existing shopping center/site is nonconforming with respect to current transitional buffer requirements. Per Section 5.4.5. of the *Zoning Ordinance*, an undisturbed transitional buffer of not less than 50 feet in depth is required along property lines adjacent to R-zoned lots; the survey and on-site inspections confirm that there is inadequate screening between the existing building and residential properties to the north and west since no planted/undisturbed buffer exists on-site. Additionally, there is an existing dumpster in the parking area that is not properly screened; an on-site inspection showed trash next to the dumpster clearly within view the right-of-way and adjacent properties.

The survey shows approximately 45 off-street parking spaces provided on-site. Per Section 6.1.4. of the *Zoning Ordinance* with respect to off-street parking ratios, a minimum of 39 off-street spaces are required with the current restaurant and retail uses on the property (restaurants require a minimum of one (1) space per 250 square feet of floor area and retail uses require a minimum of one (1) space per 500 square feet of floor area). Late-night establishments require a minimum of one (1) off-street parking space per 300 square feet of floor area, which means that a granting of a SLUP would slightly *reduce* the minimum parking required. While it appears that the site provides the minimum number of parking spaces required, many of the provided parking spaces and drive-aisle widths do not appear to meet current dimensional requirements in Section 6.1.3., and the orientation of these spaces and drive-aisles does not appear to meet maneuverability standards for Fire/Rescue or Sanitation vehicles, for example, as per a notice of violation issued on April 15, 2023 (see attached).

Further citations were issued by the DeKalb County Police department in April 2023; the establishment was cited for not having a valid Certificate of Occupancy (CO), business license, and alcohol/liquor license, serving alcohol after 12:30 pm, and for having unsafe conditions in the kitchen area (see attached). By the time of this analysis, the business now has a valid CO, business license, and liquor license, and there have not been any official citations issued on the property (including alcohol sales after 12:30 am) since April 2023. The subject application for a SLUP appears to be proactive as opposed to reactive, and evidence suggests that the existing restaurant and applicant aim to be a “good neighbor” to the community by having timely addressed previous citations and coming through the public hearing process to apply to become a late-night establishment.

However, at the Community Council District 2 meeting held on June 11, 2024, there was significant community opposition from residents in the neighborhood directly behind the property. Constant noise was a primary concern from these residents, as well as customers parking on residential streets in front of homes to access the business. An on-site inspection of the inside of the tenant space clearly showed sound (DJ) equipment and a small dance floor even though the SLUP application did not indicate a nightclub use was proposed. A subsequent inspection showed a possible customer attempt to access the property from the adjacent Woodridge Drive even though there are no access points to the property from Woodridge Drive. Although no confirmation was provided indicating customer parking on Woodridge Drive, these concerns may be valid. The applicant had proposed valet parking as a potential solution to this issue, stating that proposed parking could also be provided on the adjacent 1826 Lawrenceville Highway property to the south which is under common ownership with the subject property. At the time of this analysis, no such agreement has been provided, and there does not appear to be adequate inter-parcel access between these two properties (site inspections showed a curb that prevents vehicle traffic from safely traversing the two).

Improper screening (including of the dumpster) was also an issue raised. Residents stated that the property owner had agreed to screen the dumpster, but this screening had been subsequently removed by the time of the Community Council meeting, on-site inspections, and this analysis. There was some support in favor of this SLUP application at the Community Council

meeting, but said support appeared to stem primarily from regular patrons of the establishment.

Upon review of the criteria to be considered for a SLUP in Section 7.4.6. (H) and (N) of the *Zoning Ordinance*, the use of a late-night establishment may be consistent with providing the community a use or amenity that is supported by the Town Center (TC) Character Area. However, the existing property does not appear to be adequate in size for what would be considered an increase in the intensity of the existing use via late night operating hours, does not have adequate screening to mitigate potential adverse impacts to adjoining residential uses (7.4.6. (A) and (B)), and does not appear to have adequate ingress and egress to allow for proper traffic flow/control and address Fire/emergency concerns (7.4.6. (E)). In consideration of the history of past violations and community opposition, the granting of a SLUP for a late-night establishment may create additional or increase existing adverse impacts upon adjoining residential uses by reason of the manner and extended hours of operation (7.4.6. (F)). Although several conditions have been suggested by the applicant to potentially mitigate Staff and community concerns, some of these appear to be more or less conditions that are proposed “in good faith” without any concrete evidence that they would be acted upon or properly enforced. Therefore, based on the failure of the proposal to meet the SLUP Criteria, the Planning and Sustainability Department recommends *Denial* of this application.

## ZONING COMMENTS – JUNE 2024

**N1. 911 Mountain View Drive.** Mountain View Drive is classified as a collector road. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Mountain View Circle and Mountain Springs Way are classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk on any street. Only one access point allowed on Mountain View Drive. Refer to Code Section 14-200 (6) for driveway spacing. Consider the circulation loop having access off Mountain View Circle. No parking allowed on the right of way. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

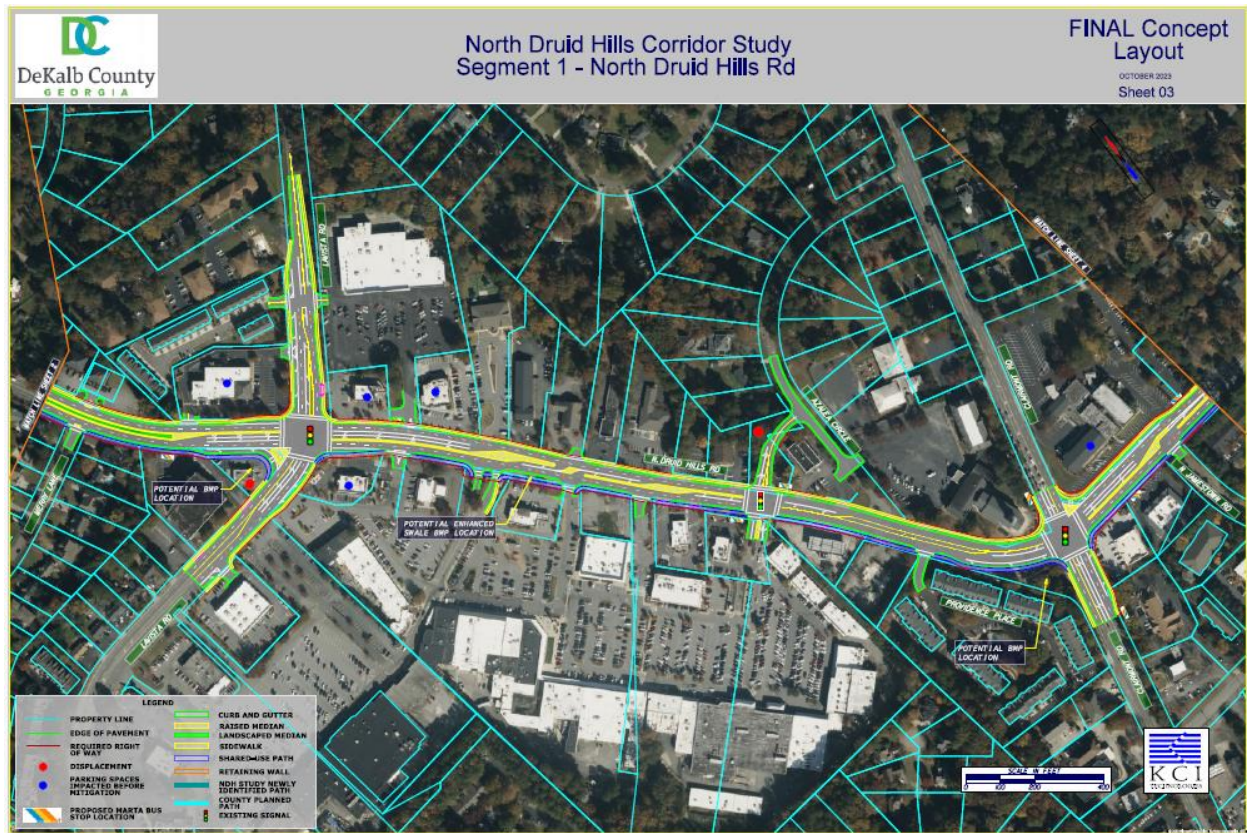
**N2. 498 Crestwood Ct:** No comment.

**N3. 6061 Redan Road.** Redan Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Young Road is classified as a collector road. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Verify that all access points have intersection and stopping sight distance as described by AASHTO. Provide a direct pedestrian connection between the public infrastructure/right of way to the building. One right in/left in/right out access point on Redan Road. Install physical barrier to prevent left turns and include a no left turn signage. Only one access point allowed on Young Road- away from the signalized intersection as possible. Update pedestrian striping and ADA ramps at traffic signal. Bring curb and gutter up to current standards along property frontage. No poles may remain within the limits of the path/sidewalk on any street.

**N4. 1422 Rock Chapel Road.** Rock Chapel Road is state route 124. GDOT review and approval is required prior to permitting. ([JLivingston@dot.ga.gov](mailto:JLivingston@dot.ga.gov)) Rock Chapel Road is classified as a major arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). If applicant is seeking a variance from the above infrastructure requirements, it is suggested to seek during the zoning process. Verify that all access points have intersection and stopping sight distance as described by AASHTO. No poles may remain within the limits of the path/sidewalk on any street.

**N5. No comment**

**N6. 2933 N Druid Hills Rd.** Additional coordination is required with the PW- Transportation Division on related to the North Druid Hills Study Section 1B. The Transportation Division has applied for federal funds to design and construct this project. Dedicate necessary right of way for the project. Recommend variance for all other infrastructure improvements until the project is delivered during zoning process. Please note the final position of access points. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



**N7. 5370, 5384, 5378 Flat Shoals Parkway.** Flat Shoals Parkway is SR 155. GDOT review and permits required prior to permitting. ([JLivingston@dot.ga.gov](mailto:JLivingston@dot.ga.gov)) Flat Shoals Parkway is classified as a major arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. ([hewfowler@dekalbcountyga.gov](mailto:hewfowler@dekalbcountyga.gov)). Verify that all access points have intersection and stopping sight distance as described by AASHTO. No poles may remain within the limits of the path/sidewalk on any street. Private roads must be built to public road standards. All interior roads are to be private and maintained by a Homeowner’s Association. Verify the distance between the garage door and sidewalk is long enough to accommodate a vehicle without blocking the sidewalk. Make sure that sidewalk/pedestrian paths meet ADA requirements at driveways. If street is less than 24 feet wide, no on street parking allowed. Add no parking signs and include parking restrictions in neighborhood covenants.

**N8. 1850 Lawrenceville Hwy.** Lawrenceville Hwy is SR 8. GDOT review and permits required prior to permitting. ([JLivingston@dot.ga.gov](mailto:JLivingston@dot.ga.gov)) Lawrenceville Hwy is classified as a major arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse



path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Verify that all access points have intersection and stopping sight distance as described by AASHTO. No poles may remain within the limits of the path/sidewalk on any street. If seeking a variance from infrastructure improvements: At a minimum, add an 8-foot sidewalk for connection to South Fork Peachtree Creek Multiuse Trail along frontage and dedicate right of way needed.



6/14/2024

To: LaSondra H. Hill  
From: Ryan Cira, Environmental Health 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.

**DeKalb Public Health**

445 Winn Way – Box 987

Decatur, GA 30031

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)



N.5 -2024-0631

SLUP-24-1247001 18 069 02 028

5439 Memorial Drive, Stone Mountain, GA 30083

Amendment

- Please review general comments.

N.6 -2024-0632

SLUP-24-1247003 18 111 03 018

2933 North Druid Hills Road, Atlanta, GA 30329

Amendment

- Please review general comments.

N.7 - 2024-0633

Z-24-1247008 15 066 01 06, 15 066 0 012, 15 066 01 011

5370, 5384, and 5378 Flat Shoals Parkway, Decatur, GA 30034

Amendment

- Please review general comments.

N.8 - 2024-0634

SLUP-24-1247009 18 062 08 075

1850 Lawrenceville Highway, Decatur, GA 30033

Amendment

- Please review general comments.

**DeKalb Public Health**

445 Winn Way – Box 987

Decatur, GA 30031

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

1247009 Review disposition comment: No objection.

*Andrew G. DeKalb Co.*

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for any land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the DeKalb County Code of Ordinances 14-40 for Stormwater management and water quality control and Georgia Stormwater Management Manual is required as a condition of land development permit approval. Stormwater discharge must comply with 14-40.(e)(6).

- **Flood Hazard Area/Wetlands**

The presence of FEMA Special Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water with buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

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

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

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

**WATER:**

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

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

**SEWER:**

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

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

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

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

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-24-1247009 Parcel I.D. #: 18-062-08-075  
Address: 1850 LAWRENCEVILLE Highway, Decatur, Ga 30033

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Plans and field reviewed, No problem That  
would interfere with Traffic flow.

Signature: Jerry White



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

**REZONE  
COMMENTS FORM:**

**PUBLIC WORKS ROAD AND DRAINAGE**

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

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

Drainage Basin: \_\_\_\_\_

Upstream Drainage Area: \_\_\_\_\_

Percent of Property in 100-Year Floodplain: \_\_\_\_\_

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

Required detention facility(s): \_\_\_\_\_

**COMMENTS:**

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Signature: Akin A. Akinsola



# SKY LOUNGE CAFE SCORECARD

1850 LAWRENCEVILLE HWY, DECATUR, GA 30033



## LATEST INSPECTION 4/15/23



## BUSINESS LICENSE/ALCOHOL LICENSE

Business License # 1244103

- Active as of 2/8/24

Alcohol License #1244104

- Active as of 2/8/24



## CITATIONS

- Six (6) DKPD Citations: No alcohol server permits, no County alcohol license at time of inspection
- Three (3) Fire Marshal Citations: No ventilation system, unsafe conditions at time of inspection
- Health Score-69/100 at time of inspection: Inaccessible hand-wash sinks, sinks stopped with hookah material, dirty men's restrooms.



## PERMITS

Latest permit-Permit # 3133792

- Installation of a ventillation system



## RECOMMENDATIONS PRIOR TO APPROVAL

- Most recent Health Score 85/100
- All citations rectified as of 9/2023
- Must submit LOE for 2024
- Recommended approval for SLUP.



**DECATUR PLAZA**  
**1850 LAWRENCEVILLE HWY**  
**DECATUR, GA 30033**

**TOTAL BUILDING SQ FT = 11,750**  
**TOTAL LAND = +/- 1.1 ACRE**

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS PLAT OF SURVEY IS A RETRACEMENT SURVEY OF AN EXISTING PARCEL OF LAND; THEREFORE, NO ADDITIONAL CITY OR COUNTY APPROVALS ARE REQUIRED SHOULD THE OWNER OR PURCHASER DECIDE TO RECORD SAID SURVEY WITH THE CLERK OF THE SUPERIOR COURT. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB 1004 (2016), IN THAT WHERE CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF LAW PREVAIL.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,098 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 281,134 FEET.

A NIKON DTM-420 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0067, EFFECTIVE DATE: 05-16-2013

AREA = 1.10 ACRES

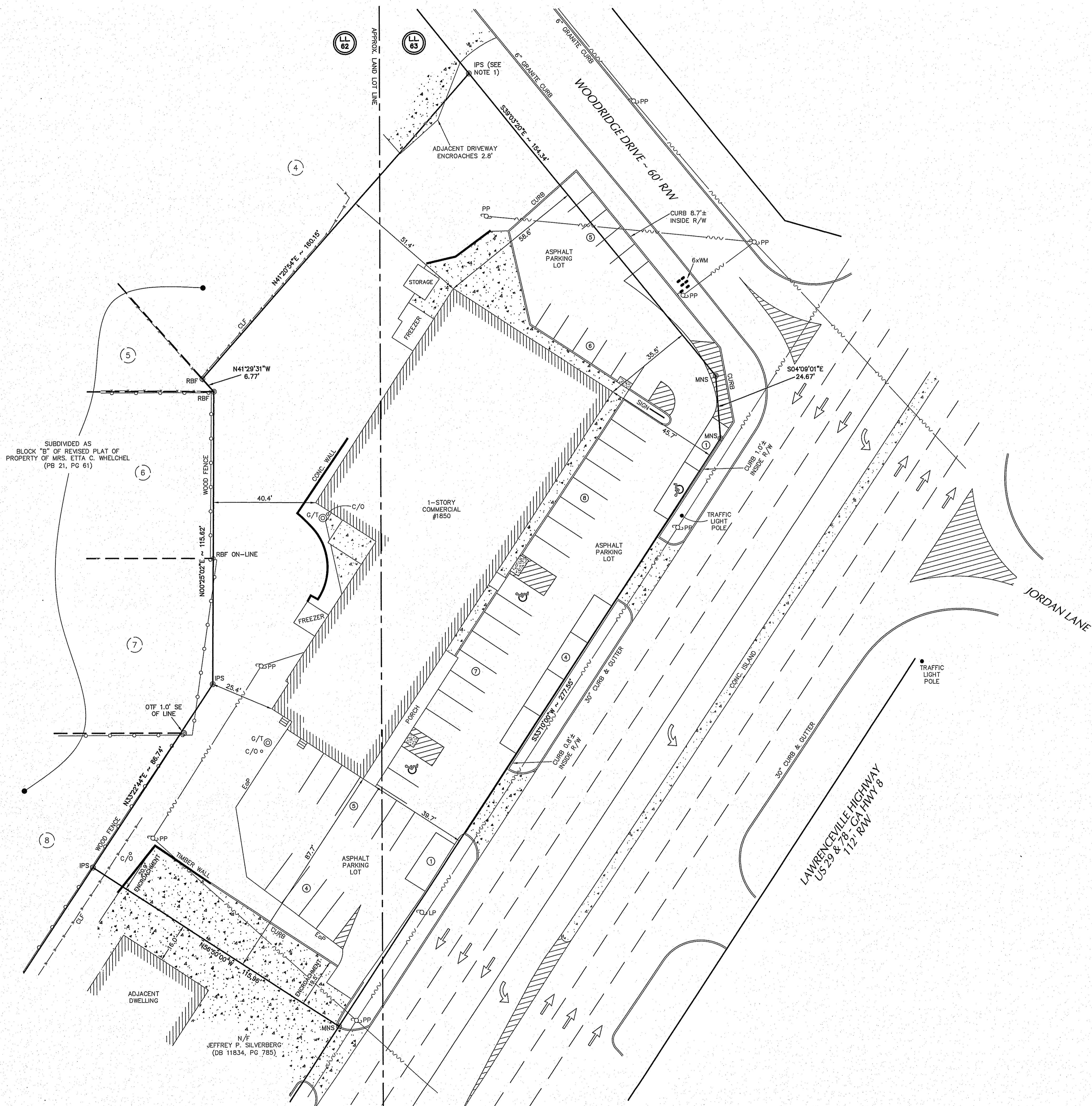
PROPERTY ZONED C-1 (DEKALB COUNTY)

REFERENCE SURVEY:

1) SURVEY OF PROPERTY, PREPARED BY: SOLAR LAND SURVEYING COMPANY, DATED: JUNE 16, 1986.

NOTES:

1) REBAR FOUND IN THIS LOCATION DURING PRELIMINARY SITE EVALUATION. REBAR REMOVED PRIOR TO FIELD WORK.



**LEGEND**

IPS	IRON PIN SET
1/2" REBAR	REBAR FOUND
RBF	CRIMP TOP FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
P.L.	PROPERTY LINE
C/B	CATCH BASIN
HW	HEADWALL
SMH	SEWER MANHOLE
F	FENCE
Y	LAND LOT LINE
O.L.L.	ORIGINAL LOT LINE
D.R.	DRAINAGE EASMT.
S.E.	SEWER EASMT.
U.E.	UTILITY EASMT.
G.T.	GREASE TRAP
FP	POWER POLE
C/O	CLEAN OUT
LP	LIGHT POLE
EP	EDGE OF PAVEMENT CENTERLINE



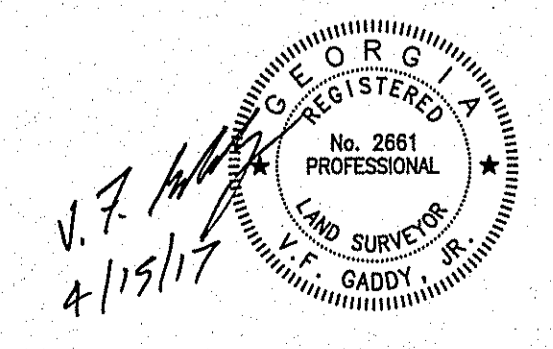
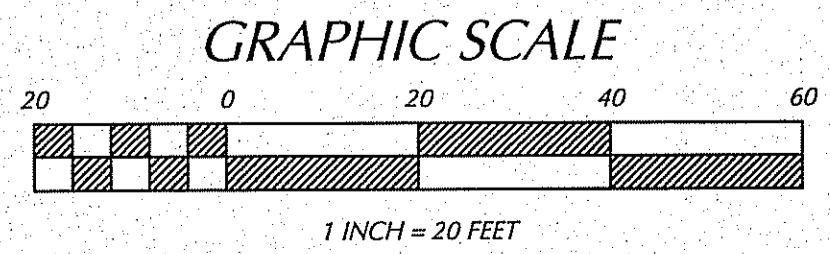
**REVISIONS**

NO.	DATE	BY	DESCRIPTION

**GADDY SURVEYING & DESIGN, INC.**  
 1216 PLEASANT HILL ROAD  
 LAWRENCEVILLE, GEORGIA 30044  
 PHONE: (770) 961-5390  
 U.S. CERTIFICATE OF AUTHORIZATION #15001014  
 P.E. CERTIFICATE OF AUTHORIZATION #F0605450

SURVEY FOR:  
**TENANTXPRESS MANAGEMENT, INC**  
 #1850 LAWRENCEVILLE HIGHWAY  
 (DEED BOOK 8449, PAGE 329)  
 LAND LOTS 62 & 63 - 18TH DISTRICT  
 DEKALB COUNTY, GEORGIA

FIELD	DRAWN	CHECKED
4/10/17	4/15/17	VFG
SCALE: 1" = 20'		
SHEET TITLE		
<b>BOUNDARY SURVEY</b>		





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: Sky Lounge Cafe - Decatur

Daytime Phone: (404)-343-1661 E-Mail: skyloungeatl@gmail.com

Mailing Address: 1850 Lawrenceville Highway, Georgia 30033

Owner Name: Air Hospitality Group, LLC

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

Daytime Phone: 404-316-9191 E-Mail: anil@tenantxpress.com

Mailing Address: 5815 Live Oak Pkwy, Suite 2F, Norcross, GA, 30093

SUBJECT PROPERTY ADDRESS OR LOCATION: 1850 Lawrenceville Highway, Georgia 30033

DeKalb County, GA

Parcel ID: 18 062 08 075 Acreage or Square Feet: 1.09 acres Commission Districts: 2&6

Existing Zoning: C-1 Proposed Special Land Use (SLUP): Late-night establishment

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

Owner: \_\_\_\_\_ Agent: [checkmark]

Signature of Applicant: [Handwritten Signature]

**YOU ARE INVITED**  
to  
**NOTICE OF SPECIAL LAND USE APPLICATION COMMUNITY MEETING**  
FOR

SKYLounge 1850 Lawrenceville Highway is applying for

Special Land Use Permit to extend operating hours

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:

on

Wednesday April 17, 2024

**At 6:00 PM**

At 1850 Lawrenceville  
Highway

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

[dhayley@cglawfirm.com](mailto:dhayley@cglawfirm.com))

Name	Address	email
Jim Smith	716 Densley Dr	JF1smith@gmail.com
Marietta Hall	2665 Woodridge Dr.	macmh43@gmail.com
Claire French	840 Welchel Dr.	CVfrench@emory.edu
Brittney Mott	858 Gaymont Cir	britmott@gmail.com
Malina Rodriguez and Blake Beckham	2637 Woodridge Dr.	tbamalina@gmail.com
Jayles Engel	81 Welchel	taengel@gmail.com
Erika Engel	811 Welchel	erikavanatta@gmail.com
ALI OWENS & BEN HENLEY	817 Welchel	ms.a.owens@gmail.com stertin.henley@gmail.com
Alex Sherrill	824 Welchel Dr	sherrillsatl@gmail.com
Allen Venet	2536 Sagamore Hills Dr.	avenet@bellsouth.net
Elizabeth Grimbergew	806 Welchel Dr	egrumbergew@gmail.com
Jessica Andrews-Wilson	jpandrewswilson@gmail.com 823 Welchel Dr	

Discount Mailing service

2459 Perkeron road SW  
Atlanta, GA 30315-7217

# Invoice

Date	Invoice #
3/20/2024	64-#899

Bill To
Chilivis Grubman 1834 Independence Square Atlanta Ga 30338 Attn: Maiysha Rashad

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Setup mailing file for (Chilivis Grubman) Senior Associate Attorney Mailing 129 Post Cards 5x7		
	Mailing Service and Pringing Fees	350.00	350.00
1	Postage due for mailing—paid by (Discount Mailing) First Class Mail	125.00	125.00
1	Delivery Mailing to Post Office	50.00	50.00
<p>DISCOUNT MAILING SERVI 2459 PERKERSON RD SW ATLANTA, GA 303157217</p> <p>03/21/2024 13:51:56 MID: 00000003556242 TID: 05406069 345444911886</p> <p>CREDIT CARD VISA SALE</p> <p>CARD # XXXXXXXXXXXX9094 INVOICE 0003 Batch #: 000150 Approval Code: 581937 Entry Method: Manual Mode: Online Tax Amount: \$0.00 Avs Code: YYY</p> <p>SALE AMOUNT \$550.00</p> <p>CUSTOMER COPY</p>			
Thank You For Choosing Discount Mailing Service		<b>Total</b>	\$525.00

#550



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

Direct dial 404-797-5525  
[hhilliard@cglawfirm.com](mailto:hhilliard@cglawfirm.com)

April 29, 2024

**BY EMAIL ONLY**

DeKalb County Government  
Development Services Center  
DeKalb County, Georgia 30030

RE: Letter of Application of Sky Lounge Café - Decatur  
Application for Special Land Use Permit for Late-Night Establishment  
1850 Lawrenceville Highway, Decatur, Georgia 30030

To Whom it May Concern:

This letter is prepared on behalf of Sky Lounge Café-Decatur, located at 1850 Lawrenceville Highway, Decatur, Georgia, 30033 (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-2:00am every evening, except Sundays.

The Subject Property consists of approximately 3200 square feet within a 13,778 square foot 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. The proposed hours of

With the expanded permission afforded with a late-night permit, the Applicant’s proposed operating hours shall be 1:00PM-2AM on Monday through Saturday, but the late-night hours will not consistently extend until 2:00AM. The business will be closed on Sundays. No live entertainment shall be provided.

The Applicant has had several conversations over the short period the business has been located at the Subject Property. Based upon those discussions, the Applicant is proposing the following conditions:

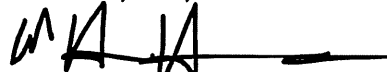
1. A vestibule shall be installed at the entrance to the Subject Property to reduce noise spillage from inside the Subject Property.
2. The Applicant shall conduct a sound study to ensure that interior sound is not heard outside the Subject Property. (This has already been completed.)
3. The Applicant shall remove base components to the interior sound system. \*This has already been completed.



4. Ventilation system installed and all furniture is fire retardant to avoid accidents caused by use of hookahs. (This has already been completed.)
5. Activity at the rear of the Subject Property from employees is limited and efficient.
6. The Applicant shall inform all patrons regularly that the business is adjacent to a residential neighborhood and to be respectful entering and exiting the Subject Property as a result.
7. Provide the neighborhood representative a 24-hour business contact to address any questions or concerns real-time that may arise during business hours.

Thank you for your attention to this matter. We look forward to working with all concerned as this request is processed.

Yours very truly,

A handwritten signature in black ink, appearing to read 'M. Hilliard', written over a horizontal line.

M. Hakim Hilliard

cc: Maiysha Rashad, 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 Sky Lounge Café – Decatur (“Sky Lounge”) is located is an existing commercial building and the suite Sky Lounge is located within has been a restaurant use for many 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 building where Sky Lounge is located is a part of a larger commercial building, which is located on property zoned commercial. It is fronted by Lawrenceville Highway, a busy roadway. To the rear of the Subject Property are single-family homes. Despite a restaurant business having been in the proposed location for many years, the Applicant is taking steps to ameliorate the impact of its business on nearby and adjacent properties. These steps include, but are not limited to, building a vestibule at its entrance to reduce sound spillage, remove base speakers from inside, encourage patrons to enter and leave the inside of the building quietly and otherwise adhere to all applicable rules and regulations related to noise control.

- 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 Lawrenceville Highway and sufficient capacity is available thereon.

- D. 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.**

There are two points of ingress and egress on the Subject Property at Lawrenceville Highway.

- E. 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 could potentially create adverse impacts upon adjoining residential neighborhoods. As such, the Applicant has taken steps outlined to ameliorate these impacts. In this regard, the Applicant has been in communication with the adjacent residential neighbors and looks forward to agreeing on proposed conditions to be associated with the SLUP to address all issues.

**F. 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.

**G. 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.

**H. 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 of the Subject Property and efficient service is otherwise coordinated by the property owner.

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

The Applicant is willing to work with the County to agree to a limited duration for the SLUP, and re-apply upon conclusion of the agreed upon period, so that all impacted parties will have confidence that the Applicant will be a good neighbor to its neighbors.

**J. 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.

**K. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

N/A.

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

Yes. All supplemental requirements are satisfied.

**M. 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.



# DeKalb County Department of Planning & Sustainability

178 Sams Street  
Decatur, GA 30030

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

Michael Thurmond  
Chief Executive Officer

Cedric Hudson  
Interim Director



## LETTER OF ENTERTAINMENT

READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM

- Both the tenant and property owner are required to sign the form.
- All signatures must be original.
- Both signatures must be individually notarized (two seals, two stamps, etc.).
- \*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.

Current Name of Business: Sky Lounge Cafe - Decatur

Previous Name of Business (if name has changed in past twelve (12) months): \_\_\_\_\_

Address of Business: 1850 Lawrenceville Highway, Georgia Suite # \_\_\_\_\_

Business Contact Name & Number: Rizwan Budhwani - 678.467.2751

Date: \_\_\_\_\_

### EACH OF THE FOLLOWING QUESTIONS MUST BE ANSWERED COMPLETELY:

1.	Is this Letter of Entertainment for a <input checked="" type="checkbox"/> New Establishment OR <input type="checkbox"/> Renewal of Existing Establishment?
2.	Is this establishment a Restaurant <u>OR</u> a Freestanding bar? (Check Only One)  <input checked="" type="checkbox"/> <u>Restaurant</u> : An establishment where food and drink are prepared, served, and consumed primarily within the principal building.  <input type="checkbox"/> <u>Freestanding Bar</u> : 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. <i>Note: Sunday Sales are Prohibited for Establishments which are classified as a Freestanding Bar.</i>
3.	Is this establishment permitted to sell alcohol on Sunday? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <i>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</i>
4.	Is this establishment open after 12:30 am? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <i>Late Night Establishment: 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.</i>
5.	Does this establishment include a patio or deck? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <i>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.</i>
6b.	Do you have the required mechanical ventilation permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Note: Onsite Tobacco Is Prohibited without a Ventilation Permit. Please refer to DeKalb County Clean Indoor Air Ordinance-File No. 52-1548</i>
7.	Is this establishment a nightclub with dancing and musical entertainment?  <i>Nightclub: A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment is allowed.</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8.	Is this an " <u>Adult Entertainment</u> " establishment as defined by the DeKalb County Zoning and Adult Entertainment licensing and alcohol beverage ordinances? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9.	Has a <u>Special Land Use Permit (SLUP)</u> been approved for this establishment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>A Special Land Use Permit is granted by the Board of Commissioners under Section 27-7.4. If yes; please provide Case Number _____</i>

Operation hours cannot exceed the time permitted by the Alcohol Licensing Ordinance in Chapter 4 of the DeKalb County Code. Rev. 4/5/23



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

\_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public

Sworn to and subscribed before me

\_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public

Sign Avishak Syam
Tenant or Authorized Agent

(Print/Type name) Anil I. Jivani

Sign [Signature]
Property Owner or Authorized Agent

(Print/Type name) \_\_\_\_\_



**Letter of Entertainment**

**TO BE COMPLETED BY PLANNING & SUSTAINABILITY DEPARTMENT STAFF AFTER REVIEW OF LETTER OF ENTERTAINMENT AND SUPPORTING DOCUMENTATION**

**Alcohol Serving Establishments Within 1,500 feet of residentially zoned property**

License Review Type	Approved	Denied	Not Applicable
New License close at 12:30 am			
New License – Nightclub- SLUP granted			
New License- Late Night – SLUP granted			
Renewal License close at 12:30 am			
Renewal License –Late Night- No SLUP Required (grandfather documents submitted/validated)			
Renewal License -Nightclub- No SLUP Required (grandfather documents submitted/validated)			

**Alcohol Serving Establishments Beyond 1,500 feet of residentially zoned property**

License Review Type	Approved	Denied	Not Applicable
New License close at 12:30 am			
New License – Nightclub			
New License – Late Night			
Renewal License close at 12:30 am			
Renewal License – Nightclub			
Renewal License – Late Night			

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ I have reviewed this letter of entertainment application and have taken the actions set forth above.

\_\_\_\_\_  
(Sign Name)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)

## LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business \_\_\_\_\_ Existing Business . If the SLUP is for an existing business, please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes  No \_\_\_\_\_ If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes  No \_\_\_\_\_  
If yes, how long did the business operate without a business license? \_\_\_\_\_
4. Has this business received a citation for any of the following:
  - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
  - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
  - c. Business closure and renovation without surrendering license to State and County as required by State law.
  - d. Change of business name, ownership, or use without DeKalb County approval.
  - e. No valid Certificate of Occupancy issued by DeKalb County
  - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
  - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

**Submittal of a fraudulent application is a violation of DeKalb County and State law.**

UNIFORM TRAFFIC CITATION, SUMMONS AND ACCUSATION

Court Case Number GA0440200 NCIC NUMBER 24974537 Citation Number

DEKALB COUNTY, GEORGIA POLICE DEPARTMENT

Upon (Month) April (Day) 15 (Year) 2023 at 12:50  A.M.  P.M.  
Operator License No. 057010771  
License Class or Type C State GA Endorsements \_\_\_\_\_ Expires 2026  
Name Suam (Last) Arishak (First) \_\_\_\_\_ (Middle) \_\_\_\_\_  
Address 71426 Pheasant Ave  
City GROSVEN State GA Zip Code 30177  
DOB 4/5/95 Hair Blk Hgt 5'10" Wgt 150 Sex M Eyes Blk  
Veh. Yr. \_\_\_\_\_ Make \_\_\_\_\_ Style \_\_\_\_\_ Color \_\_\_\_\_  
Registration No. \_\_\_\_\_ Yr. \_\_\_\_\_ State \_\_\_\_\_

SECTION I - VIOLATOR

CDL  YES  NO ACCIDENT  YES  NO INJURIES  YES  NO FATALITIES  YES  NO  
 2-LANE ROAD  DRIVER REQUESTED ACCURACY CHECK  VASCAR  LASER  RADAR  
Within the State of Georgia, did commit the following offense: SPEEDING  Clocked by  PATROL VEHICLE  OTHER  
(Serial # \_\_\_\_\_ Calibration/Check \_\_\_\_\_ at \_\_\_\_\_ MPH in a \_\_\_\_\_ zone  
 DUI (Test Administered):  BLOOD  BREATH  URINE  OTHER) DUI Test Result: \_\_\_\_\_  
TEST ADMINISTERED BY (if Applicable): \_\_\_\_\_

OFFENSE (Other than above) After hour Alcohol files  
in Violation of Code Section 4-126 of  State Law  Local Ordinance

SECTION II VIOLATION

REMARKS called after 12:30

WEATHER	(A) ROAD	(B)	TRAFFIC	LIGHTING	COMMERCIAL VEHICLE INFORMATION
<input type="checkbox"/> Clear	<input type="checkbox"/> Dry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Light	<input type="checkbox"/> Daylight	<input type="checkbox"/> 16+ Passengers
<input type="checkbox"/> Cloudy	<input type="checkbox"/> Wet	<input type="checkbox"/> Blacktop	<input type="checkbox"/> Medium	<input type="checkbox"/> Darkness	<input type="checkbox"/> Commercial Vehicle Violation
<input type="checkbox"/> Raining	<input type="checkbox"/> Ice	<input type="checkbox"/> Dirt	<input type="checkbox"/> Heavy	<input type="checkbox"/> Other	<input type="checkbox"/> Hazardous Material Violation (PLACARD)
<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other			

SECTION III LOCATION

County of DeKalb and \_\_\_\_\_ miles \_\_\_\_\_ of (city) \_\_\_\_\_  
on 1250 Lawrenceville Hwy at or near \_\_\_\_\_ mile post \_\_\_\_\_ or within (city) \_\_\_\_\_  
at/on (secondary location) \_\_\_\_\_  
OFFICER Sgt. Cantrell Badge # 7073 Div. PERMITS  
(Print)

You are hereby ordered to appear in Court to answer this charge on the 15 days of June  
2023 at \_\_\_\_\_  AM  PM in the Masistrato Court Court  
at 3630 Camp Circle

SECTION IV SUMMONS

City Decatur Georgia.  
**NOTICE:** This citation shall constitute official notice to you that failure to appear in Court at the date and time stated on this citation to dispose of the cited charges against you shall cause the designated Court to forward your driver's license number to the Department of Driver Services, and your driver's license shall be suspended. (Georgia Code 17-6-11 and 40-5-56) The suspension shall remain in effect until such time as there is a satisfactory disposition in this matter or the Court notifies the Department of Driver Services.

LICENSE DISPLAYED IN LIEU OF BAIL  YES  NO RELEASED TO \_\_\_\_\_  
SIGNATURE ACKNOWLEDGES SERVICE OF THIS SUMMONS AND RECEIPT OF COPY OF SAME.

NCIC NO. GA0440200

2497



Court Case Number

GA0440200

NCIC NUMBER

24974502

Citation Number

DEKALB COUNTY, GEORGIA POLICE DEPARTMENT

Upon (Month) April (Day) 15 (Year) 2002 at 1:05  A.M.  P.M.

Operator License No. 057010571

License Class or Type C State GA Endorsements Expires 9-26

Name (Last) Spivey (First) N. (Middle) N.

Address 1926 Bluebell Ave

City Decatur State GA Zip Code 30017

DOB 4/11/58 Hair BRK Hgt 506 Wgt 150 Sex M Eyes BRK

Veh. Yr. Make Style Color

Registration No. Yr. State

CDL  YES  NO ACCIDENT  YES  NO INJURIES  YES  NO FATALITIES  YES  NO

2-LANE ROAD  DRIVER REQUESTED ACCURACY CHECK  VASCAR  LASER  RADAR

Within the State of Georgia, did commit the following offense: SPEEDING Clocked by  PATROL VEHICLE  OTHER (Serial # Calibration/Check ) at MPH in a zone

DUI (Test Administered):  BLOOD  BREATH  URINE  OTHER) DUI Test Results

TEST ADMINISTERED BY (If Applicable):

OFFENSE (Other than above) No Alcohol consumed per +

in Violation of Code Section 40-127-2 of  State Law  Local Ordinance

REMARKS

SECTION I - VIOLATOR

SECTION II VIOLATION

SECTION III LOCATION

SECTION IV SUMMONS

NCIC NO. GA0440200

WEATHER	(A) ROAD	(B)	TRAFFIC	LIGHTING	COMMERCIAL VEHICLE INFORMATION
<input type="checkbox"/> Clear	<input type="checkbox"/> Dry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Light	<input type="checkbox"/> Daylight	<input type="checkbox"/> 16+ Passengers
<input type="checkbox"/> Cloudy	<input type="checkbox"/> Wet	<input type="checkbox"/> Blacktop	<input type="checkbox"/> Medium	<input type="checkbox"/> Darkness	<input type="checkbox"/> Commercial Vehicle Violation
<input type="checkbox"/> Raining	<input type="checkbox"/> Ice	<input type="checkbox"/> Dirt	<input type="checkbox"/> Heavy	<input type="checkbox"/> Other	<input type="checkbox"/> Hazardous Material Violation (PLACARD)
<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other			

County of Dekalb and miles of (city) on 1850 Lawrenceville at or near mile post or within (city)

at/on (secondary location) OFFICER (Print) Lamb Badge # 2907 Div. A

You are hereby ordered to appear in Court to answer this charge on the 13th days of June 2002 at 7:00 AM in the Magistrate Court at 3630 Camp Circle

City Decatur Georgia.

NOTICE: This citation shall constitute official notice to you that failure to appear in Court at the date and time stated on this citation to dispose of the cited charges against you shall cause the designated Court to forward your driver's license number to the Department of Driver Services, and your driver's license shall be suspended. (Georgia Code 17-6-11 and 40-5-56) The suspension shall remain in effect until such time as there is a satisfactory disposition in this matter or the Court notifies the Department of Driver Services.

LICENSE DISPLAYED IN LIEU OF BAIL  YES  NO RELEASED TO SIGNATURE KNOWLEDGES SERVICE OF THIS SUMMONS AND RECEIPT OF COPY OF SAME.

2497

TRAFFIC CITATION, SUMMONS AND ACCUSATION

Court Case Number GA0440200 NCIC NUMBER 24974501 Citation Number

DEKALB COUNTY, GEORGIA POLICE DEPARTMENT

Upon (Month) April (Day) 15 (Year) 2004 at 1:05  A.M.  P.M.  
Operator License No. 057010971  
License Class or Type C State GA Endorsements \_\_\_\_\_ Expires 2/15/2006  
Name Syran (Last) Avichalk (First) \_\_\_\_\_ (Middle) \_\_\_\_\_  
Address 1426 Blue Sky Drive  
City Grayson State GA Zip Code 30017  
DOB 11/18/85 Hair Blk Hgt 5'6" Wgt 150 Sex M Eyes Blk  
Veh. Yr. \_\_\_\_\_ Make \_\_\_\_\_ Style \_\_\_\_\_ Color \_\_\_\_\_  
Registration No. \_\_\_\_\_ Yr. \_\_\_\_\_ State \_\_\_\_\_  
CDL  YES  NO ACCIDENT  YES  NO INJURIES  YES  NO FATALITIES  YES  NO

SECTION I - VIOLATOR

2-LANE ROAD  DRIVER REQUESTED ACCURACY CHECK  
Within the State of Georgia, did commit the following offense: SPEEDING Clocked by  VASCAR  LASER  RADAR  
(Serial # \_\_\_\_\_ Calibration/Check \_\_\_\_\_) at \_\_\_\_\_ MPH in a \_\_\_\_\_ zone  
 DUI (Test Administered):  BLOOD  BREATH  URINE  OTHER) DUI Test Results \_\_\_\_\_  
TEST ADMINISTERED BY (If Applicable): \_\_\_\_\_

SECTION II VIOLATION

OFFENSE (Other than above) No to school bus permit  
in Violation of Code Section 40-127-2 of  State Law  Local Ordinance  
REMARKS \_\_\_\_\_

WEATHER	(A) ROAD (B)	TRAFFIC	LIGHTING	COMMERCIAL VEHICLE INFORMATION
<input type="checkbox"/> Clear	<input type="checkbox"/> Dry <input type="checkbox"/> Concrete	<input type="checkbox"/> Light	<input type="checkbox"/> Daylight	<input type="checkbox"/> 16+ Passengers
<input type="checkbox"/> Cloudy	<input type="checkbox"/> Wet <input type="checkbox"/> Blacktop	<input type="checkbox"/> Medium	<input type="checkbox"/> Darkness	<input type="checkbox"/> Commercial Vehicle Violation
<input type="checkbox"/> Raining	<input type="checkbox"/> Ice <input type="checkbox"/> Dirt	<input type="checkbox"/> Heavy	<input type="checkbox"/> Other	<input type="checkbox"/> Hazardous Material Violation (PLACARD)
<input type="checkbox"/> Other	<input type="checkbox"/> Other <input type="checkbox"/> Other			

SECTION III LOCATION

County of DeKalb and \_\_\_\_\_ miles \_\_\_\_\_ of (city) \_\_\_\_\_  
on 1850 Lawrenceville at or near \_\_\_\_\_ mile post \_\_\_\_\_, or within (city) \_\_\_\_\_  
at/on (secondary location) \_\_\_\_\_  
OFFICER Lawrence (Print) \_\_\_\_\_ Badge # 2867 Div. Permit

SECTION IV SUMMONS

You are hereby ordered to appear in Court to answer this charge on the 13th days of June  
2004 at 9:00  AM  PM in the Magistrate Court  
at 3630 Camp Circle  
City Decatur Georgia.

NOTICE: This citation shall constitute official notice to you that failure to appear in Court at the date and time stated on this citation to dispose of the cited charges against you shall cause the designated Court to forward your driver's license number to the Department of Driver Services, and your driver's license shall be suspended. (Georgia Code 17-6-11 and 40-5-56) The suspension shall remain in effect until such time as there is a satisfactory disposition in this matter or the Court notifies the Department of Driver Services.

LICENSE DISPLAYED IN LIEU OF BAIL  YES  NO RELEASED TO \_\_\_\_\_  
SIGNATURE ACKNOWLEDGES SERVICE OF THIS SUMMONS AND RECEIPT OF COPY OF SAME.

NCIC NO. GA0440200

24

CODE ORDINANCE CITATION, SUMMONS AND ACCUSATION

DEKALB COUNTY, STATE OF GEORGIA

CITATION NUMBER 042104

VIOLATOR

NAME: Arishak Syan  
 LAST FIRST MIDDLE  
 ADDRESS: 1426 Blue Sail Ave  
 NUMBER STREET NAME APARTMENT NO.  
 CITY: Graysen GA 30017  
 CITY STATE ZIP CODE  
 SEX: M DOB: 4/15/85 ID/LICENSE NUMBER: 057010971 STATE: GA HT: 5'6" WT: 150

THE UNDERSIGNED STATES THAT HE / SHE HAS JUST AND REASONABLE GROUNDS TO BELIEVE THAT THE PERSON NAMED HEREIN HAS COMMITTED THE OFFENSE(S) HEREIN SET FORTH, CONTRARY TO LAW, IN THAT:

ON THE 15 DAY OF April, 2023 AT 00:50 AM / PM IN UNINCORPORATED DEKALB COUNTY THE ABOVE DID COMMIT THE FOLLOWING OFFENSE:

VIOLATION

12-21 SECTION / CODE Fire Code Violation TITLE OF SECTION

REMARKS

You are in violation of International Fire Code, 2018 Edition section 308.1.4 Open Flame Cooking Devices (Hookah) without permitted ventilation system

WARNING NOTICE ISSUED

PLACE OF OFFENSE: 1850 Lawrenceville Hwy #100 Decatur, Ga  
THIS 15 DAY OF April, 2023

OFFICER/INSPECTOR (PRINT) D. Smalls BADGE NO. #

SUMMONS

YOU ARE HEREBY ORDERED TO APPEAR AT THE MAGISTRATE COURT OF DEKALB COUNTY GEORGIA LOCATED AT:  
3630 CAMP CIRCLE, DECATUR GA 30032

ON THE 13 DAY OF June, 2023, AT 09:00 AM / PM

SERVICE

( ) I HAVE THIS DAY SERVED THE DEFENDANT, \_\_\_\_\_ PERSONALLY WITH THE FOREGOING CITATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(X) I HAVE THIS DAY SERVED THE DEFENDANT, SKY Lounge, A CORPORATION, PERSONALLY BY LEAVING THE FOREGOING CITATION WITH Syan Arishak AN OFFICER/AGENT OF SAID CORPORATION THIS 15 DAY OF April, 2023.

Arishak Syan VIOLATOR SIGNATURE 4045094006 PHONE NUMBER D. Smalls # Fire Insp. SERVING AGENT NAME/TITLE

042103

VIOLATOR

NAME: Arishak Syan  
LAST FIRST MIDDLE

ADDRESS 1426 Blue Sail Ave.  
NUMBER STREET NAME APARTMENT NO.

Grayson Ga. 30017  
CITY STATE ZIP CODE

M 4/1/95 057010971 Ge 5'6" 150  
SEX DOB ID/LICENSE NUMBER STATE HT WT

THE UNDERSIGNED STATES THAT HE / SHE HAS JUST AND REASONABLE GROUNDS TO BELIEVE THAT THE PERSON NAMED HEREIN HAS COMMITTED THE OFFENSE(S) HEREIN SET FORTH, CONTRARY TO LAW, IN THAT:

ON THE 15 DAY OF April, 2023 AT 00:30 AM / PM IN UNINCORPORATED DEKALB COUNTY THE ABOVE DID COMMIT THE FOLLOWING OFFENSE:

VIOLATION

12-21  
 SECTION / CODE TITLE OF SECTION

REMARKS

You are in violation of International Fire Code 2018 Ed., section 111.1 "Unsafe Conditions" Blocked egress,

WARNING NOTICE ISSUED

PLACE OF OFFENSE: 1850 Lawrenceville Hwy. #100 Decatur Ga  
 THIS 15 DAY OF April, 2023

OFFICER/INSPECTOR (PRINT) D. Smalls BADGE NO. #808

SUMMONS

YOU ARE HEREBY ORDERED TO APPEAR AT THE MAGISTRATE COURT OF DEKALB COUNTY GEORGIA LOCATED AT:  
 3630 CAMP CIRCLE, DECATUR GA 30032

ON THE 13 DAY OF June, 2023, AT 9:00 AM / PM

SERVICE

( ) I HAVE THIS DAY SERVED THE DEFENDANT, \_\_\_\_\_ PERSONALLY WITH THE FOREGOING CITATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(X) I HAVE THIS DAY SERVED THE DEFENDANT, Sky Lounge, A CORPORATION, PERSONALLY BY LEAVING THE FOREGOING CITATION WITH Syan Arishak AN OFFICER/AGENT OF SAID CORPORATION THIS 15 DAY OF April, 2023.

K Arishak Syam 4104509406 D Smalls / Fire Inspector  
 VIOLATOR SIGNATURE PHONE NUMBER SERVING AGENT NAME/TITLE

CODE ORDINANCE CITATION, SUMMONS AND ACCUSATION

DEKALB COUNTY, STATE OF GEORGIA

CITATION NUMBER 044956

VIOLATOR

NAME: LAST STAM FIRST AVISHAK MIDDLE \_\_\_\_\_  
 ADDRESS NUMBER 1420 STREET NAME BLUE SAIL AVE APARTMENT NO. \_\_\_\_\_  
 CITY GRAYSON STATE GA ZIP CODE 30017  
 SEX M DOB 4/15/95 ID/LICENSE NUMBER 057010971 STATE GA HT 5'-6" WT 150

THE UNDERSIGNED STATES THAT HE / SHE HAS JUST AND REASONABLE GROUNDS TO BELIEVE THAT THE PERSON NAMED HEREIN HAS COMMITTED THE OFFENSE(S) HEREIN SET FORTH, CONTRARY TO LAW, IN THAT:

ON THE 15 DAY OF APRIL 2023 AT 1:14 (AM/PM) IN UNINCORPORATED DEKALB COUNTY THE ABOVE DID COMMIT THE FOLLOWING OFFENSE:

VIOLATION

SECTION / CODE 15-28A TITLE OF SECTION REGISTRATION OF NAME OF BUSINESS

REMARKS

FAILED TO PRESENT CURRENT BUSINESS LICENSE (2022 POSTED)

WARNING NOTICE ISSUED

PLACE OF OFFENSE: 1850 LAWRENCEVILLE HWY STE 100  
THIS 15 DAY OF APRIL, 20 23

OFFICER/INSPECTOR (PRINT) J. TORRES BADGE NO. 11123

SUMMONS

YOU ARE HEREBY ORDERED TO APPEAR AT THE MAGISTRATE COURT OF DEKALB COUNTY GEORGIA LOCATED AT:  
3630 CAMP CIRCLE, DECATUR GA 30032

ON THE 13 DAY OF JUNE, 20 23, AT 9 : 00 (AM/PM) PM

( ) I HAVE THIS DAY SERVED THE DEFENDANT, \_\_\_\_\_ PERSONALLY

WITH THE FOREGOING CITATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

(X) I HAVE THIS DAY SERVED THE DEFENDANT, SKY LOUNGE / 1850 LAWRENCEVILLE HWY INC. CORPORATION, PERSONALLY BY LEAVING THE FOREGOING CITATION WITH A. STAM

AN OFFICER/AGENT OF SAID CORPORATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

Avishak Stam 404 509-4000 TOP RES  
VIOLATOR SIGNATURE PHONE NUMBER SERVING AGENT NAME/TITLE

SERVICE

FAILURE TO APPEAR MAY RESULT IN A WARRANT FOR YOUR ARREST



Cafe

### CODE ORDINANCE CITATION, SUMMONS AND ACCUSATION

DEKALB COUNTY, STATE OF GEORGIA

CITATION NUMBER **042105**

VIOLATOR

NAME: Avishak Syam  
LAST FIRST MIDDLE

ADDRESS: 1426 Blue Sail Ave  
NUMBER STREET NAME APARTMENT NO.

CITY: Bryson Ga 30017  
CITY STATE ZIP CODE

SEX: M DOB: 4/15/91 ID/LICENSE NUMBER: 057010971 STATE: Ga HT: 5'6" WT: 150  
SEX DOB ID/LICENSE NUMBER STATE HT WT

THE UNDERSIGNED STATES THAT HE / SHE HAS JUST AND REASONABLE GROUNDS TO BELIEVE THAT THE PERSON NAMED HEREIN HAS COMMITTED THE OFFENSE(S) HEREIN SET FORTH, CONTRARY TO LAW, IN THAT:

VIOLATION

ON THE 15 DAY OF April, 2023 AT 0:50 AM/PM IN UNINCORPORATED DEKALB COUNTY THE ABOVE DID COMMIT THE FOLLOWING OFFENSE:

SECTION / CODE: 13-21 TITLE OF SECTION: Fire Code Violation

REMARKS:  
You are currently in violation of 10102.3  
International Fire Code, 2018 Ed.  
"Change of use"

WARNING NOTICE ISSUED

PLACE OF OFFENSE: 1560 Lawrenceville Hwy. #100, Decatur Ga  
THIS 15 DAY OF April, 2023

OFFICER/INSPECTOR (PRINT) D. Smalls BADGE NO. 788

SUMMONS

YOU ARE HEREBY ORDERED TO APPEAR AT THE MAGISTRATE COURT OF DEKALB COUNTY GEORGIA LOCATED AT:  
**3630 CAMP CIRCLE, DECATUR GA 30032**

ON THE 13 DAY OF June, 2023, AT 9:00 AM/PM

( ) I HAVE THIS DAY SERVED THE DEFENDANT, \_\_\_\_\_ PERSONALLY WITH THE FOREGOING CITATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

X) I HAVE THIS DAY SERVED THE DEFENDANT, Sky Lounge Cafe, A CORPORATION, PERSONALLY BY LEAVING THE FOREGOING CITATION WITH Syam Avishak AN OFFICER/AGENT OF SAID CORPORATION THIS 15 DAY OF April, 2023.

SERVICE

Avishak Syam 4015094006 D. Smalls / Fire Inspector  
VIOLATOR SIGNATURE PHONE NUMBER SERVING AGENT NAME/TITLE

FAILURE TO APPEAR MAY RESULT IN A WARRANT FOR YOUR ARREST

DEKALB COUNTY, GEORGIA POLICE DEPARTMENT

Upon (Month) April (Day) 15 (Year) 2003 at 1:05  A.M.  P.M.

Operator License No. 057010971  
 License Class or Type C State GA Endorsements \_\_\_\_\_ Expires 4/15/2006

Name Syam (Last) Avi (First) Shank (Middle)

Address 1426 Blue Hill Ave  
 City \_\_\_\_\_ State GA Zip Code 30017

DOB 4/15/1985 Hair Blk Hgt 506 Wgt 150 Sex M Eyes BRN

Veh. Yr. \_\_\_\_\_ Make \_\_\_\_\_ Style \_\_\_\_\_ Color \_\_\_\_\_  
 Registration No. \_\_\_\_\_ Yr. \_\_\_\_\_ State \_\_\_\_\_

CDL  YES  NO ACCIDENT  YES  NO INJURIES  YES  NO FATALITIES  YES  NO  
 2-LANE ROAD  DRIVER REQUESTED ACCURACY CHECK  VASCAR  LASER  RADAR  
 Within the State of Georgia, did commit the following offense: SPEEDING  Clocked by  PATROL VEHICLE  OTHER  
 (Serial # \_\_\_\_\_ Calibration/Check \_\_\_\_\_) at \_\_\_\_\_ MPH in a \_\_\_\_\_ zone

DUI (Test Administered):  BLOOD  BREATH  URINE  OTHER) DUI Test Results \_\_\_\_\_  
 TEST ADMINISTERED BY (If Applicable): \_\_\_\_\_

OFFENSE (Other than above) 110 counts violation  
 in Violation of Code Section 41-96 of  State Law  Local Ordinance

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

WEATHER	(A) ROAD	(B)	TRAFFIC	LIGHTING	COMMERCIAL VEHICLE INFORMATION
<input type="checkbox"/> Clear	<input type="checkbox"/> Dry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Light	<input type="checkbox"/> Daylight	<input type="checkbox"/> 16+ Passengers
<input type="checkbox"/> Cloudy	<input type="checkbox"/> Wet	<input type="checkbox"/> Blacktop	<input type="checkbox"/> Medium	<input type="checkbox"/> Darkness	<input type="checkbox"/> Commercial Vehicle Violation
<input type="checkbox"/> Raining	<input type="checkbox"/> Ice	<input type="checkbox"/> Dirt	<input type="checkbox"/> Heavy	<input type="checkbox"/> Other	<input type="checkbox"/> Hazardous Material Violation (PLACARD)
<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other			

County of DeKalb and \_\_\_\_\_ miles of (city) \_\_\_\_\_  
 on \_\_\_\_\_ at or near \_\_\_\_\_ mile post \_\_\_\_\_, or within (city) \_\_\_\_\_  
 at/on (secondary location) \_\_\_\_\_  
 OFFICER (Print) C Lamb Badge # 2267 Div. Jerome

You are hereby ordered to appear in Court to answer this charge on the 13 days of June  
2003 at 9:00  AM  PM in the \_\_\_\_\_ Court  
 at 3630 Camp Circle  
 City Decatur Georgia.

**NOTICE:** This citation shall constitute official notice to you that failure to appear in Court at the date and time stated on this citation to dispose of the cited charges against you shall cause the designated Court to forward your driver's license number to the Department of Driver Services, and your driver's license shall be suspended. (Georgia Code 17-6-11 and 40-5-56) The suspension shall remain in effect until such time as there is a satisfactory disposition in this matter or the Court notifies the Department of Driver Services.

LICENSE DISPLAYED IN LIEU OF BAIL  YES  NO RELEASED TO \_\_\_\_\_  
 SIGNATURE ACKNOWLEDGES SERVICE OF THIS SUMMONS AND RECEIPT OF COPY OF SAME.

SIGNATURE \_\_\_\_\_  
 ARRESTING OFFICER'S CERTIFICATION

The undersigned has just and reasonable grounds to believe, and does believe, that the person named herein has committed the offense set forth, contrary to law.

SIGNATURE \_\_\_\_\_ Badge # 2267  
 Signature of Arresting Officer  
 Signature of Violator \_\_\_\_\_

SECTION I - VIOLATOR

SECTION II VIOLATION

SECTION III LOCATION

SECTION IV SUMMONS

NCIC NO. GA04A0200

24974503

VIOLATOR'S COPY

Purpose of Inspection: Routine  Follow-up  Initial   
 Issued Provisional Permit  Temporary   
 Risk Type: 1  2  3  Permit#: 000339

Last Date: 12/24/21  
 Grade: 103 A  
 Date: 12/24/21

Risk Factors are important practices or procedures as the most contributing factors in foodborne illness outbreaks. Public Health Interventions are control measures to prevent illness or injury.

SCORING AND GRADING: A=90-100 B=80-89 C=70-79 U<69

### FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

(Mark designated compliance status (IN, OUT, NA, or NO) for each numbered item. For items marked OUT, mark COS or R for each item as applicable.)  
 IN=in compliance OUT=not in compliance NO=not observed NA=not applicable COS=corrected on-site during inspection R=Repeat violation of the same code provision=2 points

Compliance Status		Points	
IN	OUT	NA	NO
<b>1 Supervision</b> 4 points			
<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
1-2A PIC present, demonstrates knowledge, performs duties		<input type="radio"/>	<input type="radio"/>
1-2B Certified Food Protection Manager		<input type="radio"/>	<input type="radio"/>
<b>2 Employee Health, Good Hygienic Practices, Preventing Contamination by Hands</b> 9 points			
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2-1A Proper use of restriction & exclusion		<input type="radio"/>	<input type="radio"/>
2-1B Hands clean and properly washed		<input type="radio"/>	<input type="radio"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2-1C No bare hand contact with ready-to-eat foods or approved alternate method properly followed		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2-2A Management knowledge, responsibilities, reporting		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2-2B Proper eating, tasting, drinking, or tobacco use		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2-2C No discharge from eyes, nose, and mouth		<input type="radio"/>	<input type="radio"/>
<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2-2D Adequate handwashing facilities supplied & accessible		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2-2E Response procedures for vomiting & diarrheal events		<input type="radio"/>	<input type="radio"/>
<b>3 Approved Source</b> 9 points			
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3-1A Food obtained from approved source		<input type="radio"/>	<input type="radio"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3-1B Food received at proper temperature		<input type="radio"/>	<input type="radio"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3-1C Food in good condition, safe, and unadulterated		<input type="radio"/>	<input type="radio"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3-1D Required records: shellstock tags, parasite destruction		<input type="radio"/>	<input type="radio"/>
<b>4 Protection From Contamination</b> 9 points			
<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4-1A Food separated and protected		<input type="radio"/>	<input type="radio"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4-1B Proper disposition of returned, previously served, reconditioned, and unsafe food		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4-2A Food stored covered		<input type="radio"/>	<input type="radio"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4-2B Food-contact surfaces: cleaned & sanitized		<input type="radio"/>	<input type="radio"/>

Compliance Status		Points	
IN	OUT	NA	NO
<b>5 Cooking and Reheating of TCS Foods, Consumer Advisory</b> 9 points			
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5-1A Proper cooking time and temperatures		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5-1B Proper reheating procedures for hot holding		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5-2 Consumer advisory provided for raw and undercooked foods		<input type="radio"/>	<input type="radio"/>
<b>6 Holding of TCS Foods, Date Marking of TCS Foods</b> 9 points			
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6-1A Proper cold holding temperatures		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6-1B Proper hot holding temperatures		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6-1C Proper cooling time and temperature		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6-1D Time as a public health control: procedures and records		<input type="radio"/>	<input type="radio"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6-2 Proper date marking and disposition		<input type="radio"/>	<input type="radio"/>
<b>7 Highly Susceptible Populations</b> 9 points			
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7-1 Pasteurized foods used: Prohibited foods not offered		<input type="radio"/>	<input type="radio"/>
<b>8 Chemicals</b> 4 points			
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8-2A Food additives: approved and properly used		<input type="radio"/>	<input type="radio"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8-2B Toxic substances properly identified, stored, used		<input type="radio"/>	<input type="radio"/>
<b>9 Conformance with Approved Procedures</b> 4 points			
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
9-2 Compliance with variance, specialized process and HACCP plan		<input type="radio"/>	<input type="radio"/>

### GOOD RETAIL PRACTICES

(Mark the numbered item OUT, if not in compliance. For items marked OUT, mark COS or R for each item as applicable. R = Repeat Violation of the same code provision = 1 point)  
 Good Retail Practices are preventive measures to control the introduction of pathogens, chemicals, and physical objects into foods.

Compliance Status		Points	
IN	OUT	NA	NO
<b>10 Safe Food and Water, Food Identification</b> 3 points			
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
10A. Pasteurized eggs used where required		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
10B. Water and ice from approved source		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
10C. Variance obtained for specialized processing methods		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
10D. Food properly labeled; original container		<input type="radio"/>	<input type="radio"/>
<b>11 Food Temperature Control</b> 3 points			
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
11A. Proper cooling methods used: adequate equipment for temperature control		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
11B. Plant food properly cooked for hot holding		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
11C. Approved thawing methods used		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
11D. Thermometers provided and accurate		<input type="radio"/>	<input type="radio"/>
<b>12 Prevention of Food Contamination</b> 3 points			
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12A. Contamination prevented during food preparation, storage, display		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
12B. Personal cleanliness		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
12C. Wiping cloths: properly used and stored		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
12D. Washing fruits and vegetables		<input type="radio"/>	<input type="radio"/>
<b>13 Postings and Compliance with Clean Air Act</b> 1 point			
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13A. Posted: Permit/Inspection/Choking Poster/Handwashing		<input type="radio"/>	<input type="radio"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13B. Compliance with Georgia Smoke Free Air Act		<input type="radio"/>	<input type="radio"/>

Compliance Status		Points	
IN	OUT	NA	NO
<b>14 Proper Use of Utensils</b> 1 point			
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
14A. In-use utensils: properly stored		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
14B. Utensils, equipment and linens: properly stored, dried, handled		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
14C. Single-use/single-service articles: properly stored, used		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
14D. Gloves used properly		<input type="radio"/>	<input type="radio"/>
<b>15 Utensils, Equipment and Vending</b> 1 point			
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
15A. Food and nonfood-contact surfaces cleanable, properly designed, constructed, and used		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
15B. Warewashing facilities: installed, maintained, used; test strips		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
15C. Nonfood-contact surfaces clean		<input type="radio"/>	<input type="radio"/>
<b>16 Water, Plumbing and Waste</b> 2 points			
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
16A. Hot and cold water available; adequate pressure		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
16B. Plumbing installed; proper backflow devices		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
16C. Sewage and waste water properly disposed		<input type="radio"/>	<input type="radio"/>
<b>17 Physical Facilities</b> 1 point			
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
17A. Toilet facilities: properly constructed, supplied, cleaned		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
17B. Garbage/refuse properly disposed; facilities maintained		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
17C. Physical facilities installed, maintained, and clean		<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
17D. Adequate ventilation and lighting; designated areas used		<input type="radio"/>	<input type="radio"/>
<b>18 Pest and Animal Control</b> 3 points			
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
18. Insects, rodents, and animals not present		<input type="radio"/>	<input type="radio"/>



# Food Service Establishment Inspection Report Addendum

Violations cited in this report must be corrected within the time frames specified below, or as stated in the Georgia Department of Public Health Rules and Regulations Food Service Chapter 511-6-1, Rule .10 subsections (2)(h) and (i).

Page 2 of 2

Establishment SKY Lounge Permit # 000339  
 Address 1853 Lawrenceville Highway City/State Decatur GA Date \_\_\_\_\_  
 Zip Code 30033

## TEMPERATURE OBSERVATIONS

Item/Location	Temp	Item/Location	Temp	Item/Location	Temp
Chicken in walk in	51				
Raw Chicken in boxes	41				
Meat	64				
	40				

## OBSERVATIONS AND CORRECTIVE ACTIONS

- owner yesemnework Gulema
- 6-1A Chicken at 51 in walk in all TCS foods need to be at 41° or below
- 2-2A 2 Handwash Sinks with things in them / Not Accessible
- 4-41A Chicken stored on floor in walk in other items stored on floor All items need to be six inches off the floor
- 6-2 once food is prepared it must be date mark
- 12A all Beverages of employees must have cover and straw
- 15A all surfaces need to be cleanable
- 15C all Non Food Surfaces need to be clean
- 17A Mens room unclean Womens trash can needs to be
- 16B Plumbing / Sink stopped by
- 2-1A Person in charge was unaware of employee health agreement

Person in Charge (Signature) Arifhak Yam

Date 04/15/2023

Inspector (Signature) [Signature]

Date \_\_\_\_\_

850 LAWRENCEVILLE HWY  
 DBA SKY LOUNGE  
 1850 LAWRENCEVILLE HWY  
 DECATUR, GA  
 PAY TO THE ORDER

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: \_\_\_\_\_

TO WHOM IT MAY CONCERN:

(I), (WE) AIR HOSPITALITY GROUP, LLC  
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:

Avishat Syam  
Name of Agent or Representative

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

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

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

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

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

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

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

\_\_\_\_\_  
Notary



\_\_\_\_\_  
Signature of Applicant /Date

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

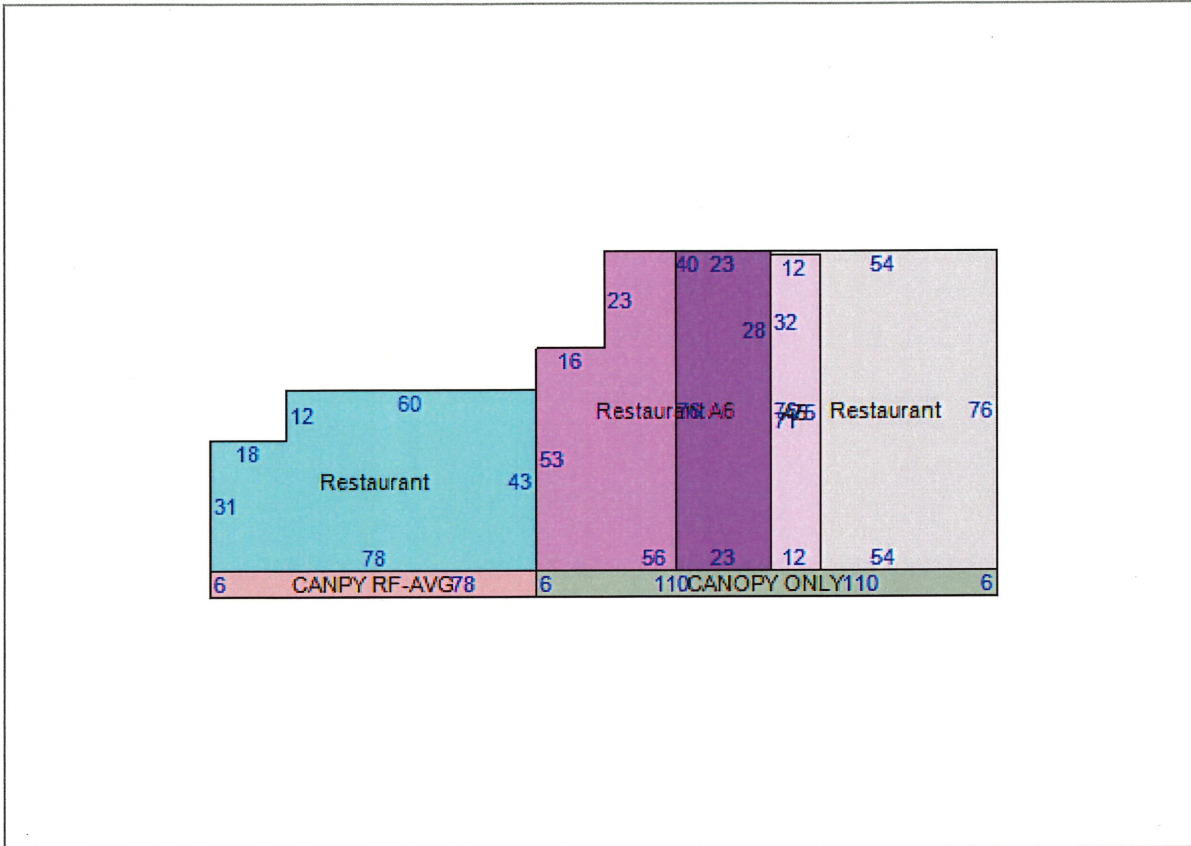
\_\_\_\_\_  
Expiration Date/ Seal

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



PARID: 18 062 08 075  
AIR HOSPITALITY GROUP LLC

1850 LAWRENCEVILLE HWY



Printed on Monday, April 29, 2024, at 3:20:32 PM EST

# Sky Lounge Cafe - Decatur





DeKalb County  
GEORGIA

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

Chief Executive Officer  
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: Hakim Hilliard Phone: 404-797-5525 Email: hhilliard@cglawfirm.com

Property Address: 1850 Lawrenceville Hwy, Decatur 30033

Tax Parcel ID: 18 062 08 075 Comm. District(s): 2 & 6 Acreage: 1.09

Existing Use: \_\_\_\_\_ Proposed Use: Late-night establishment.

Supplemental Regs: \_\_\_\_\_ Overlay District: No DRI: \_\_\_\_\_

Rezoning: Yes \_\_\_\_\_ No X

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

Rezoning Request: \_\_\_\_\_

Land Use Plan Amendment: Yes \_\_\_\_\_ No X

Existing Land Use: TC Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes \_\_\_\_\_ No \_\_\_\_\_ Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): Late-night establishment.

**Major Modification:**

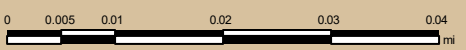
Existing Case Number(s): N/A

Condition(s) to be modified:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



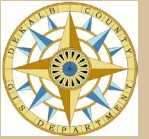
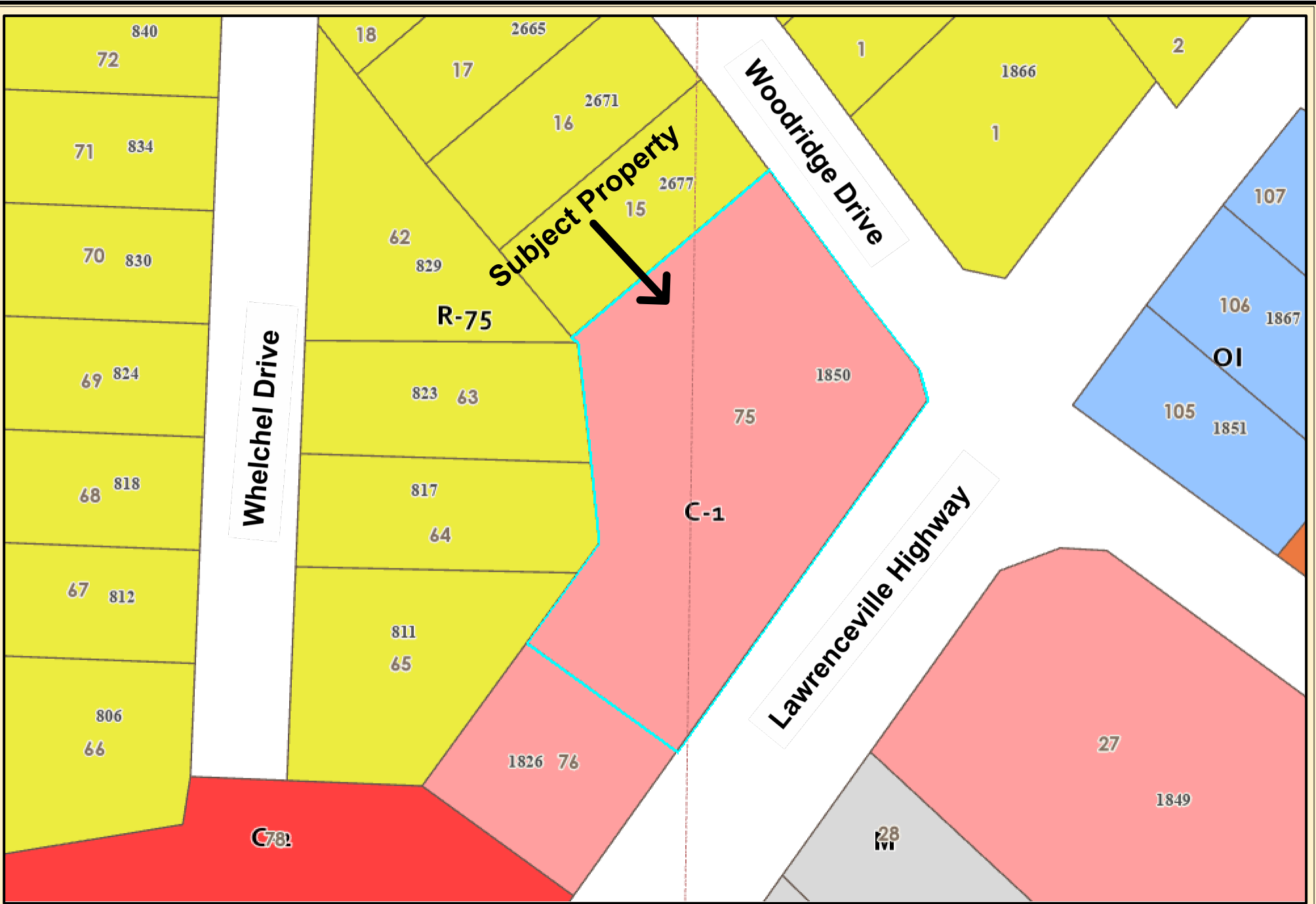
# DeKalb County Parcel Map



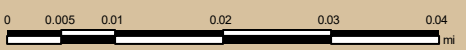
Date Printed: 5/22/2024



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# DeKalb County Parcel Map

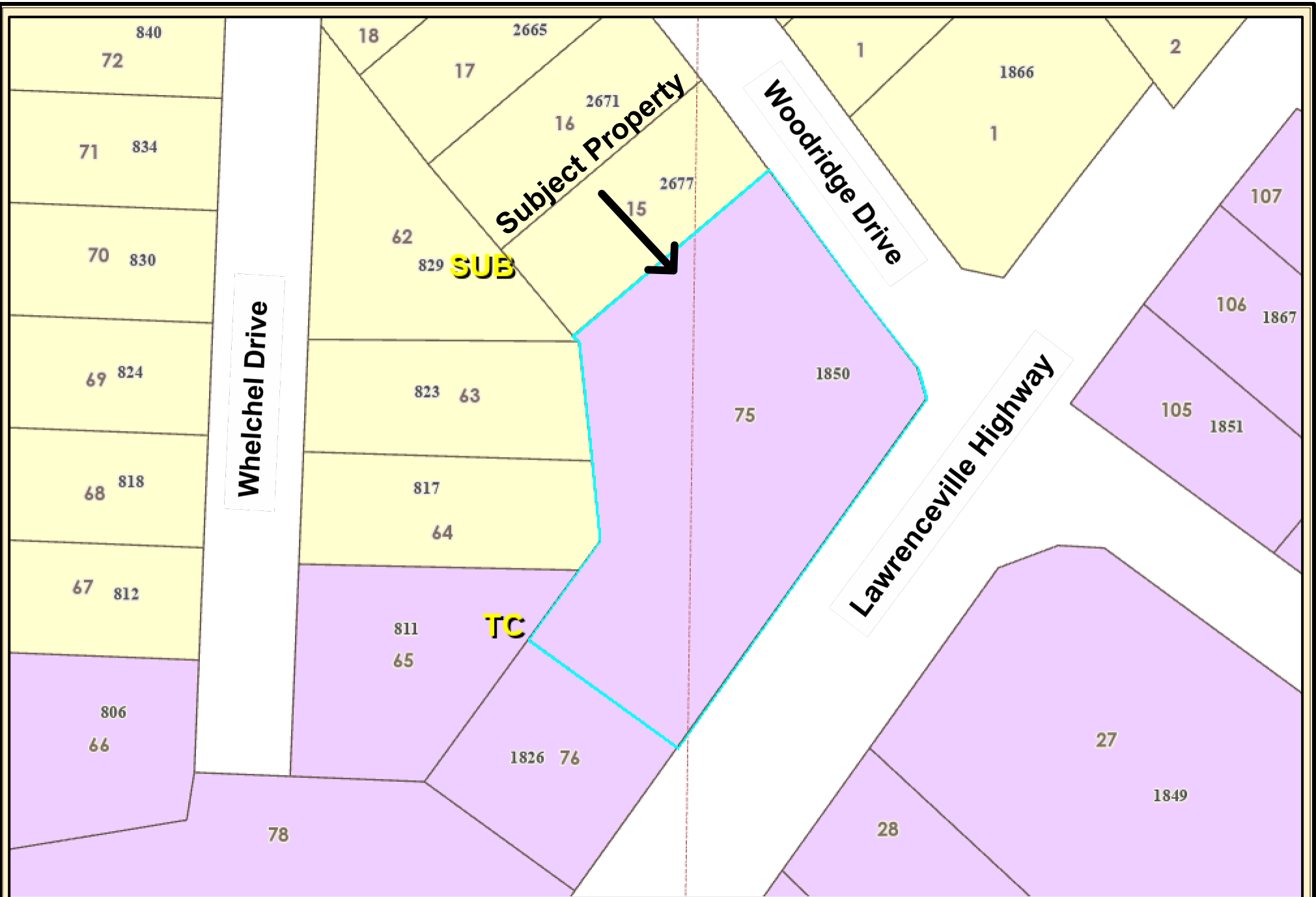


Date Printed: 5/22/2024

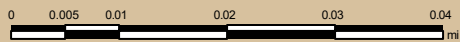


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# DeKalb County Parcel Map



Date Printed: 5/22/2024



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