



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: Dahluk Group LLC/Ghebremeskel Fitwi

Daytime Phone: 404 421 3204 E-Mail: gfitwi@gmail.com

Mailing Address: 3420 East Ponce de Leon Ave., Suite C Scottdale 30079

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

Daytime Phone: 404 4213204 E-Mail: gfitwi@gmail.com

Mailing Address: 4468 Andreson Rd Stone Mountaine Ga 30083

SUBJECT PROPERTY ADDRESS OR LOCATION: 3420 East Ponce de Leon Ave., Suite C Scottdale 30079

DeKalb County, GA _____

Parcel ID: ¹⁸⁰⁴⁷⁰²⁰¹⁰18 047 02 010 Acreage or Square Feet: .58 Commission Districts: District 4 and 6

Existing Zoning: C-2 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: _____

Signature of Applicant:

G. Fitwi



Chilivis Grubman

YOU ARE INVITED

to

**NOTICE OF SPECIAL LAND USE APPLICATION
COMMUNITY MEETING**

FOR

Raymok Bar and Grill 3420 E. Ponce de Leon Avenue

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

Submitted for Applicant by:

M. Hakim Hilliard, Esq.

Find out more about
the project, ask questions, and
voice your opinion at the
following community meeting:

on

Friday December 6, 2024

At 6:00 PM

3420 E. Ponce de Leon Avenue

Scottsdale, GA 30079

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

dhayley@cglawfirm.com)

Raynck Bar & Grill 12/6/24

Name Sign in sheet

Name	Address
1) Ruta Haile	5270 Sunset Maple Trl Lilburn, GA 30047
2) Mimi Haile	" "
3) John Maker	567 Hempstead St, Scottdale 30079
4) John Mc Guinness	" " "
5) Million Tsegay	2676 Appomattox Trace Stone Mountain, GA
6) Fitsum Michael	946 Bramwell Ct Stone Mountain, GA
7) Awet Eynw	CLARKSTON GA 30021
8) Senait Yemane	500 GreenRidge Cir Stone Mtn 30083
9) Luam Tekeste	4168 Anderson Rd Stone Mtn 30083
10) Asgedom Temelso	3500 N Decatur Rd scott dale GA 30079
11) Sofomen- ABAI	>> >> >> >> Unit 102
12) Dr. ASFAW AMBAYE	3500 N. Decatur Rd St 103 [City Square center Scottdale GA 30079 - Dental Clinic]
13) HAGOS LUH CAY	4669 Howell FARMS 30101
14) TEFIOS Tsegay	404-641-9644
15) MAHIE T Alemu	569 HAMBRICK SQ, STONE Mtn, GA 30083
16) Hiruy Tesfay	957 Park gate p2 Stone Mountain GA 30083
17) Petros Shumie	4023 Brackett oaks Tucker GA 30084
18) YARED woldeyes	3838 Brandeis Court,
19) KIFLOM. Hailemariam	30083. orchard park Stone. mountain.
20)	

Marina Beyene

Naz Gdre

Tan Perry

Gene Lolo

Elisabeti Alemayehu

Nebil Said

478-336-6407

3556 brockett place clarkston, GA, 30021

843-901-5208

404-449-7115

~~404~~ 678-923-5427

1983 Jew Valley Rd. NE

Brookhaven GA 30319

470 604 2617



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

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

December 16, 2024

BY EMAIL ONLY

DeKalb County Government
Development Services Center
DeKalb County, Georgia 30030

RE: Letter of Application of Dahlak Group LLC
Application for Special Land Use Permit for Late-Night Establishment
3420 E Ponce de Leon Ave, Scottsdale Georgia 30079

To Whom it May Concern:

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

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

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

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

Yours very truly,

M. Hakim Hilliard

cc: Serreen Meki, Esquire

IMPACT ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

Yes.

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

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

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

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

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

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

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

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

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

N/A

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

Yes. All supplemental requirements are satisfied.

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

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



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.

Asgedom Temelso
Notary



G. Pini 12/16/2024
Signature of Applicant /Date

Check one: Owner _____ Agent _____

12/16/2024

Expiration Date/ Seal

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



DeKalb County
GEORGIA

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: 12/16/24

TO WHOM IT MAY CONCERN:

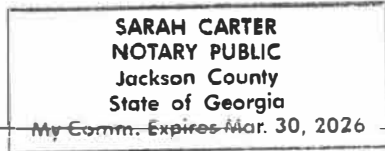
(I), (WE) W WYLYNE FERRIER
Name of owners(s) (If more than one owner, attach a separate sheet)

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

DARLAK GROUP LLC
Name of Agent or Representative

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

[Signature]
Notary Public



W Wylyne Ferrer
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



LEGAL DESCRIPTION

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



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes ____ No ____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ____ No ____

Existing Land Use: _____ Proposed Land Use: _____ Consistent ____ Inconsistent ____

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

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
 Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
 Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
 Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
 Lighting Plan: _____ Tent Permit: _____ Submittal Format: _____

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
 Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
 Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
 Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
 Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
 Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
 Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
 Perimeter Landscape Strip: _____
 Comments: _____

Comments: _____

Planner: _____ Date: _____

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

PRE-APP FORM COMMENT PAGE

APPLICANT: GHEBREMESKEL FITWI

ADDRESS/PARCEL: 3420 East Ponce de Leon Ave; 18 047 02 010

COMMENTS:

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

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

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

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

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

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

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

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