



DeKalb County
GEORGIA

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: Wilhelmina Bestman

Daytime Phone: 404-990-2098 E-Mail: minabargrill@gmail.com

Mailing Address: 5439 Memorial Dr. Stone Mountain, GA 30083

Owner Name: Azure Star Properties, LLC.
(If more than one owner, attach contact information for each owner)

Daytime Phone: 770-941-7745 E-Mail: office@pmuinc.com

Mailing Address: 901 Westpark Place
Lithia Springs, GA 30122

SUBJECT PROPERTY ADDRESS OR LOCATION: 5439 Memorial Dr.
Stone Mountain, GA DeKalb County, GA 30082

Parcel ID: 1806902028 Acreage or Square Feet: 2400 Commission Districts: 04 unincorp

Existing Zoning: C1 Proposed Special Land Use (SLUP): SLUP

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

Owner: X Agent: X

Signature of Applicant: _____

Minas Restaurant has been operating at 5439 Memorial Drive for over 20 years. We specialize in African and Caribbean Cuisine. I am requesting this SLUP in order to restore my Sales Revenue and to offset the rent increase in my current Lease. My customers have expressed a desire to come and stay later than my present closing time of 12:30. I will not be increasing the existing dimensions of my Restaurant nor making any other changes to my present operations. The only change will be the hours of operation. Minas Restaurant has a sterling reputation in the surrounding areas. We have supported many community activities over the years and we will continue to play an active role.

Application for a SLUP will have minimal impact on the surrounding area if at all.

5439 Memorial Dr
Stone Mountain GA 30083
404-297-0470

Statement of Impact-

The Approval of a SLUP for Mina's Restaurant that would allow 2 additional hours of operation would have minor impact on the surrounding area and businesses. We are located in a small strip of businesses consisting of only one building. There are (4) businesses located in our building: Our SLUP will not negatively impact our neighbors at all. All of our neighboring businesses close before 9 pm except the Laundromat next door. With other businesses closed, we would have additional parking. There are several Late Night Establishments within a close proximity of our Restaurant, therefore making our extended hours consistent. We will employ off duty police App officers for security and peace of mind. Again we want to stress that the Approval of our Application for a SLUP will have minimal Impact on the surrounding area if at all.

5439 Memorial Drive
Stone Mountain GA 30083
tel: 404-297-0470

Minas West African Caribbean Kitchen

5439 Memorial Dr, Stone Mountain, GA 30083



Notice of Special Land Use Permit

Application Community Meeting

To:

We are planning to apply for a DeKalb County Special Land Use Permit. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: March 27th 2021

Time: 7:00 p.m.

Location: Minas West African Caribbean Kitchen

5439 Memorial Dr, Stone Mountain, GA 30083

If you have any questions about the meeting, please call 404-990-2098 or email minaskitchenatlanta@gmail.com. We look forward to seeing you there!

Sincerely, *Wilhelmina Bestman*

A handwritten signature in black ink, consisting of the letters "WB" followed by a horizontal line.

Statement of Impact

The Approval of a SLUP for Mina's Restaurant that would allow 2 additional hours of operation would have minor Impact on the surrounding area and businesses. We are located in a small strip of businesses consisting of only one building. There are (4) businesses located in our building: Our SLUP will not negatively impact our neighbors at all. All of our neighboring businesses close before 9 pm except the Laundromat next door. With other businesses closed, we would have additional parking. There are several Late Night Establishments within a close proximity of our Restaurant therefore making our extended hours consistent. We will employ off duty police Appofficers for security and peace of mind.

Again we want to stress that the Approval of your Application for a SLUP will have minimal Impact on the surrounding area if at all.

Proposed Use: Extended hours

Overlay District: No

Proposed Zoning: Extended hours for a restaurant

Land Use: CRC

Proposed Land Use: _____

Special Permit: X No

Article Number(s) 27



DeKalb County
GEORGIA

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

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

Applicant Name: Wilhelmina Helmina Bestman Phone: 404-996-2098 / 678-467-6309 Email: minabargrill@gmail.com

Property Address: 5439 Memorial Drive, Stone Mountain 30083

Tax Parcel ID: 18 069 02 028 Comm. District(s): 4 & 6 Acreage: 1.55

Existing Use: _____ Proposed Use: Extended hours.

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes _____ No

Existing Zoning: C-1 Proposed Zoning: _____ Square Footage/Number of Units: 2400 SF

Rezoning Request: Extended hours for a restaurant.

Land Use Plan Amendment: Yes _____ No

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

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

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): N/A

Condition(s) to be modified:

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.

Frank Redding
Notary

W
Signature of Applicant /Date

Check one: Owner _____ Agent



SOUTH
 COUNTY OF DEKALB COUNTY
 CIVILIAN & ALCOHOL BEVERAGE
 PERMIT & OPERATIONAL ALIENS FOR RESTAURANT

ALL DISTANCES SHOWN ON THIS MAP
 WERE CALCULATED IN ACCORDANCE
 WITH THE CODE OF DEKALB COUNTY
 OFFICIAL CODE GEORGIA § 36-1-111.1
 IN PAR. 1.1(b).

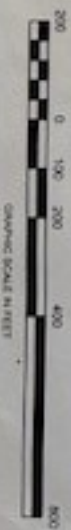
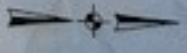
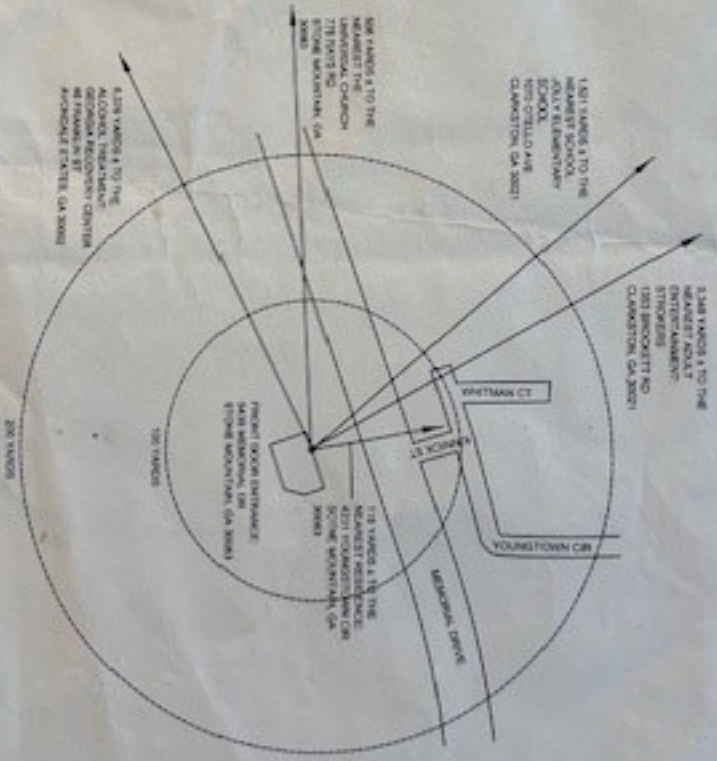
PROPERTY ADDRESS
 5435 WOODHOLM DRIVE
 STONE MOUNTAIN, GEORGIA 30083

**ALCOHOL LICENSE
 SURVEY FOR:
 MINNA
 WEST AFRICAN &
 CARIBBEAN KITCHEN**

LAND LOT #8
 WITH BERTHOFF
 DEKALB COUNTY, GEORGIA

HARBUCK LAND SURVEYORS, INC

LAND SURVEYOR # 1886 NO. 888
 WILLIAM C. HARBUCK
 2000 WOODHOLM DRIVE, LAND SURVEYOR NO. 2000
 100 WESTWOOD STREET
 MARIETTA, GA 30067
 770-426-1200
 harbucklandsurveyors@gmail.com
 SCALE: 1" = 400'
 06/14/2022
 FIELD WORK: 06/14/2022



GRAPHIC SCALE IN FEET

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.