

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of Wilhemina Bestman for a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) zoning district, at 5439 Memorial Drive.

PETITION NO: N5-2024-0631 SLUP-24-1247001

PROPOSED USE: Late-night establishment.

LOCATION: 5439 Memorial Drive, Stone Mountain, GA 30083

PARCEL NO. : 18 069 02 028

INFO. CONTACT: Adam Chappell, Sr. Planner

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Wilhemina Bestman 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: Approval with 1 condition.

PLANNING COMMISSION: (July 11, 2024) Approval with conditions.

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: The applicant, Wilhelmina Bestman, is seeking a Special Land Use Permit (SLUP) to allow for her existing restaurant (Mina’s Restaurant) 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 2,000 square feet and is part of a small shopping center containing four (4) tenant spaces in total. The adjacent uses within the shopping center are a coin laundry and two (2) personal service establishments (beauty salons/shops). No expansion of the existing tenant space or shopping center is proposed by the applicant. The existing restaurant, shopping center, and subject property are located within a Commercial Redevelopment Corridor (CRC) Character Area. The proposed late-night establishment is consistent with the Character Area’s intent to “improve the function and aesthetic appeal of commercial corridors in the County and promote the redevelopment of commercial corridors in decline”, per the *DeKalb County 2050 Unified Plan* (pg. 37). An on-site inspection of the subject property revealed an ample amount of off-street parking to support the proposed late-night establishment (the coin laundry on-site is open 24 hours but has not been shown to generate significant traffic that would affect or be affected by the proposed use). The subject property is surrounded on three sides by properties that are zoned for commercial uses (C-1), and while the property is in proximity to several residential developments (single-family attached and multifamily uses), these developments are all located across the northern side of a four-lane major arterial road (Memorial Drive). Business license and Certificate of Occupancy (CO) records with the County indicate that the current tenant has been in operation since at least 2010. The establishment has a valid and active CO, business license, and liquor license, and there do not appear to be any records of submitted citations or complaints. The establishment appears to be a “good neighbor” to surrounding businesses and the community and would not appear to adversely affect the health, safety, and welfare of the general public. Therefore, upon review of Section

7.4.6. of the *Zoning Ordinance*, the Planning and Sustainability Department recommends “Approval with the attached recommended conditions”.

PLANNING COMMISSION VOTE: (July 11, 2024) Approval with conditions 5-1-0. LaSonya Osler moved
Jana Johnson seconded for approval with six (6) conditions, per staff recommendation. Tess Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval (9-0-0) with the condition that the
SLUP be non-transferable.

SLUP-24-1247001 (2024-0631)
July 2024 Staff Recommended Conditions
5439 Memorial Drive

1. The proposed late-night establishment shall not serve new patrons after 2:00 am.
2. The late-night establishment shall be limited to the approximately 2,000 square foot tenant space currently occupied by Mina's Restaurant. No expansions to the existing building footprint or vertical additions are permitted. No outside seating or service shall be permitted.
3. The establishment shall maintain compliance with the *DeKalb County Noise Ordinance*.
4. Capacity shall be subject to the approval of the County Fire Marshall's office.
5. No dance floor (nightclub) use is allowed.
6. This Special Land Use Permit (SLUP) shall be non-transferable to any future operator, tenant, and/or property owner.



Government Services Center
 178 Sams Street
 Decatur, GA 30030
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 11th, 2024
Board of Commissioners Hearing Date: July 25th, 2024

STAFF ANALYSIS

Case No.:	SLUP-24-1247001	Agenda #: 2024-0631	
Address:	5439 Memorial Drive, Stone Mountain, GA, 30083	Commission District: 04	Super District: 06
Parcel ID(s):	18-069-02-028		
Request:	A Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) Zoning District.		
Property Owner(s):	Azure Star Properties, Llc		
Applicant/Agent:	Wilhelmina Bestman		
Acreage:	1.55 acres		
Existing Land Use:	Restaurant (as a tenant within an existing Shopping Center).		
Surrounding Properties:	North: RSM (across Memorial Drive) East: C-1 South: C-1 West: C-1		
Comprehensive Plan:	Commercial Redevelopment Corridor (CRC)	Consistent X	Inconsistent

Staff Recommendation: APPROVAL WITH CONDITIONS

The applicant, Wilhelmina Bestman, is seeking a Special Land Use Permit (SLUP) to allow for her existing restaurant (Mina’s Restaurant) 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 2,000 square feet and is part of a small shopping center containing four (4) tenant spaces in total. The adjacent uses within the shopping center are a coin laundry and two (2) personal service establishments (beauty salons/shops). No expansion of the existing tenant space or shopping center is proposed by the applicant.

The existing restaurant, shopping center, and subject property are located within a Commercial Redevelopment Corridor (CRC) Character Area. The proposed late-night establishment is consistent with the Character Area’s intent to “improve the function and aesthetic appeal of commercial corridors in the County and promote the redevelopment of commercial

corridors in decline”, per the *DeKalb County 2050 Unified Plan* (pg. 37).

An on-site inspection of the subject property revealed an ample amount of off-street parking to support the proposed late-night establishment (the coin laundry on-site is open 24 hours but has not been shown to generate significant traffic that would affect or be affected by the proposed use). The subject property is surrounded on three sides by properties that are zoned for commercial uses (C-1), and while the property is in proximity to several residential developments (single-family attached and multifamily uses), these developments are all located across the northern side of a four-lane major arterial road (Memorial Drive).

Business license and Certificate of Occupancy (CO) records with the County indicate that the current tenant has been in operation since at least 2010. The establishment has a valid and active CO, business license, and liquor license, and there do not appear to be any records of submitted citations or complaints. The establishment appears to be a “good neighbor” to surrounding businesses and the community and would not appear to adversely affect the health, safety, and welfare of the general public. Therefore, upon review of Section 7.4.6. of the *Zoning Ordinance*, the Planning and Sustainability Department recommends *Approval with the following Conditions*:

1. The proposed late-night establishment shall not serve new patrons after 2:00 am.
2. The late-night establishment shall be limited to the approximately 2,000 square foot tenant space currently occupied by Mina’s Restaurant. No expansions to the existing building footprint or vertical additions are permitted. No outside seating or service shall be permitted.
3. The establishment shall maintain compliance with the *DeKalb County Noise Ordinance*.
4. Capacity shall be subject to the approval of the County Fire Marshall’s office.
5. No dance floor (nightclub) use is allowed.
6. This Special Land Use Permit (SLUP) shall be non-transferable to any future operator, tenant, and/or property owner.

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). 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). 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.

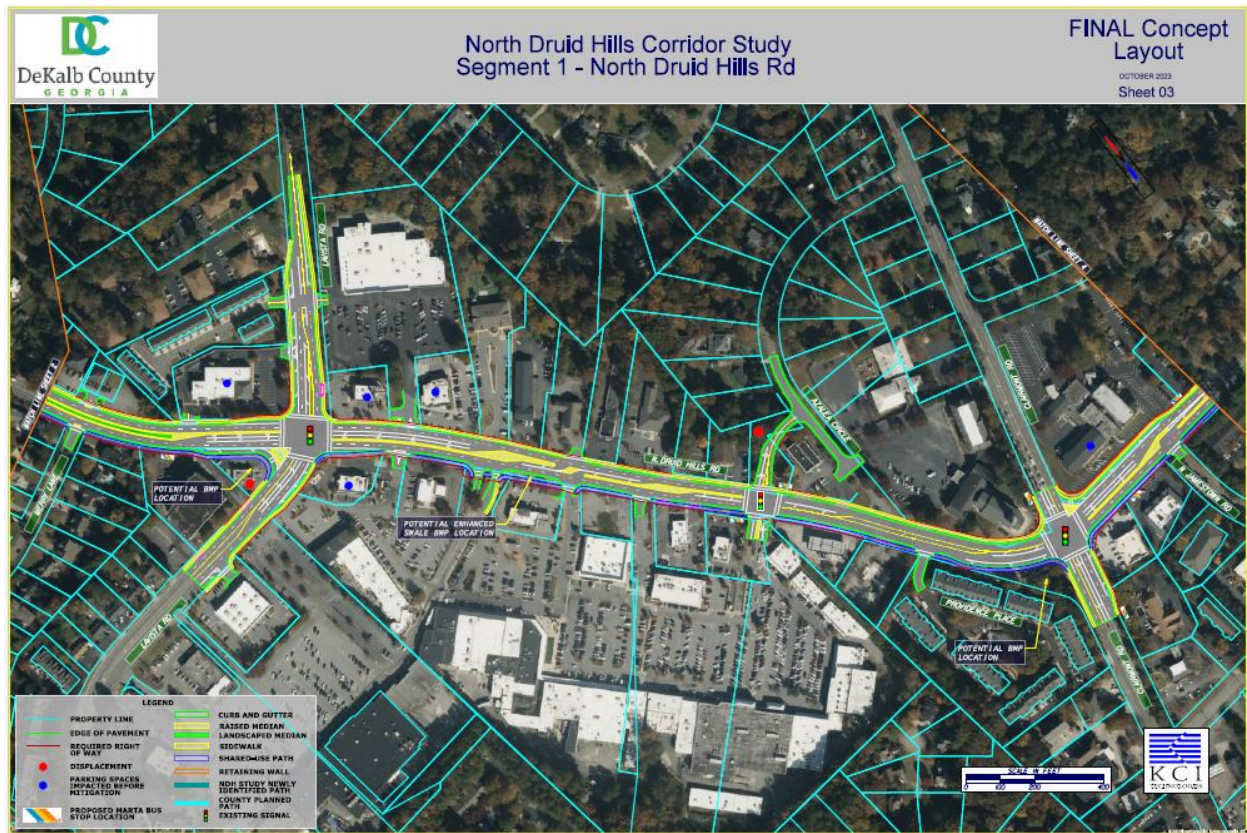
N2. 498 Crestwood Ct: No comment.

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). 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). 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) 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). 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) 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). 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) 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). 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



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



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.

1247001 Review disposition comment: No objection.

Andrew for 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.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was 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. See the images below.

- **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 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 AND/OR LASONDRA HILL 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 AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-24-1247001 Parcel I.D. #s: 18-069 02 028

Address: 5439 Memorial Drive
Stone Mountain, Georgia 30083

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) 6/7th 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: Did not see any traffic engineering concerns at this time.

Signature: Jessie Rose



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL 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:

Signature: Akin A. Akinsola



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.

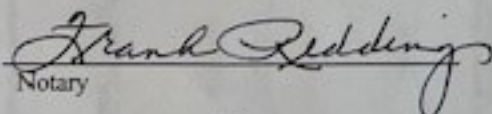
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

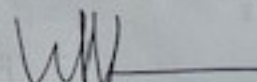
Yes _____ No *

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.


Notary


Signature of Applicant /Date

Check one: Owner _____ Agent



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

SOUTH
 COUNTY OF DEKALB COUNTY
 CIVILIAN & ALCOHOL BEVERAGE
 PERMIT & OPERATION, APPLICATIONS FOR RESTAURANT
 PERMIT & OPERATION, APPLICATIONS FOR RESTAURANT

ALL DISTANCES SHOWN ON THIS MAP
 WERE CALCULATED IN ACCORDANCE
 WITH THE CODE OF DEKALB COUNTY
 OFFICIAL CODE ANNOTATED & SECTION 4-10-1
 IN PAR. 1.10.

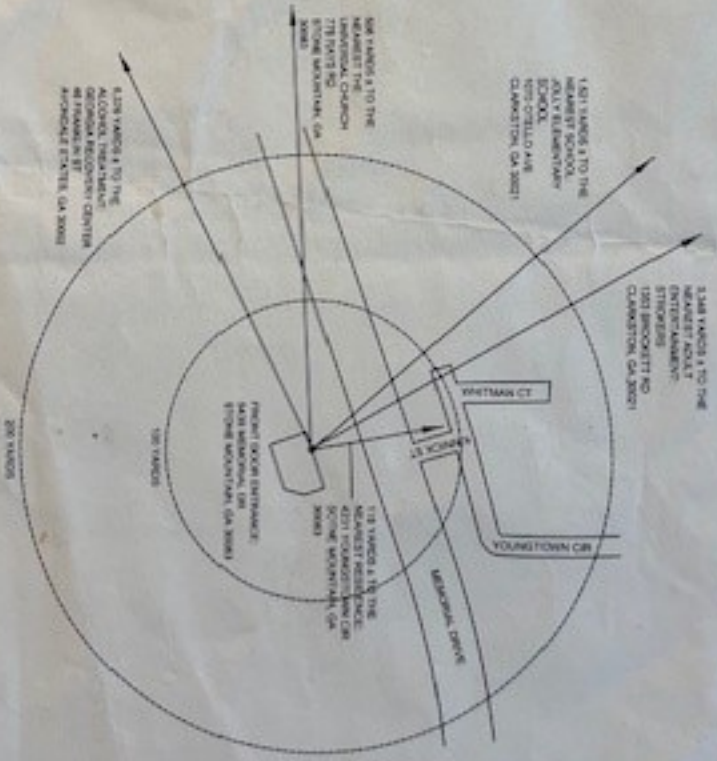
PROPERTY ADDRESS
 5435 WOODHOLM DRIVE
 STONE MOUNTAIN, GEORGIA 30088

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

LAND LOT #8
 WITH BERTINCT
 DEKALB COUNTY, GEORGIA

HARBUCK LAND SURVEYORS, INC

LAND SURVEYOR #188 NO. 888
 WILLIAM C. HARBUCK
 2505 WOODRIDGE DRIVE
 DEKALB COUNTY, GEORGIA 30034
 770.427.0000
 770.427.0000
 770.427.0000
 HARBUCK.LANDSURVEYORS@GMAIL.COM
 SCALE: 1" = 400'
 06.14.2022
 FIELD WORK: 06.14.2022



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.

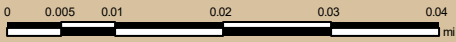


Rock Mountain Road

Subject Property



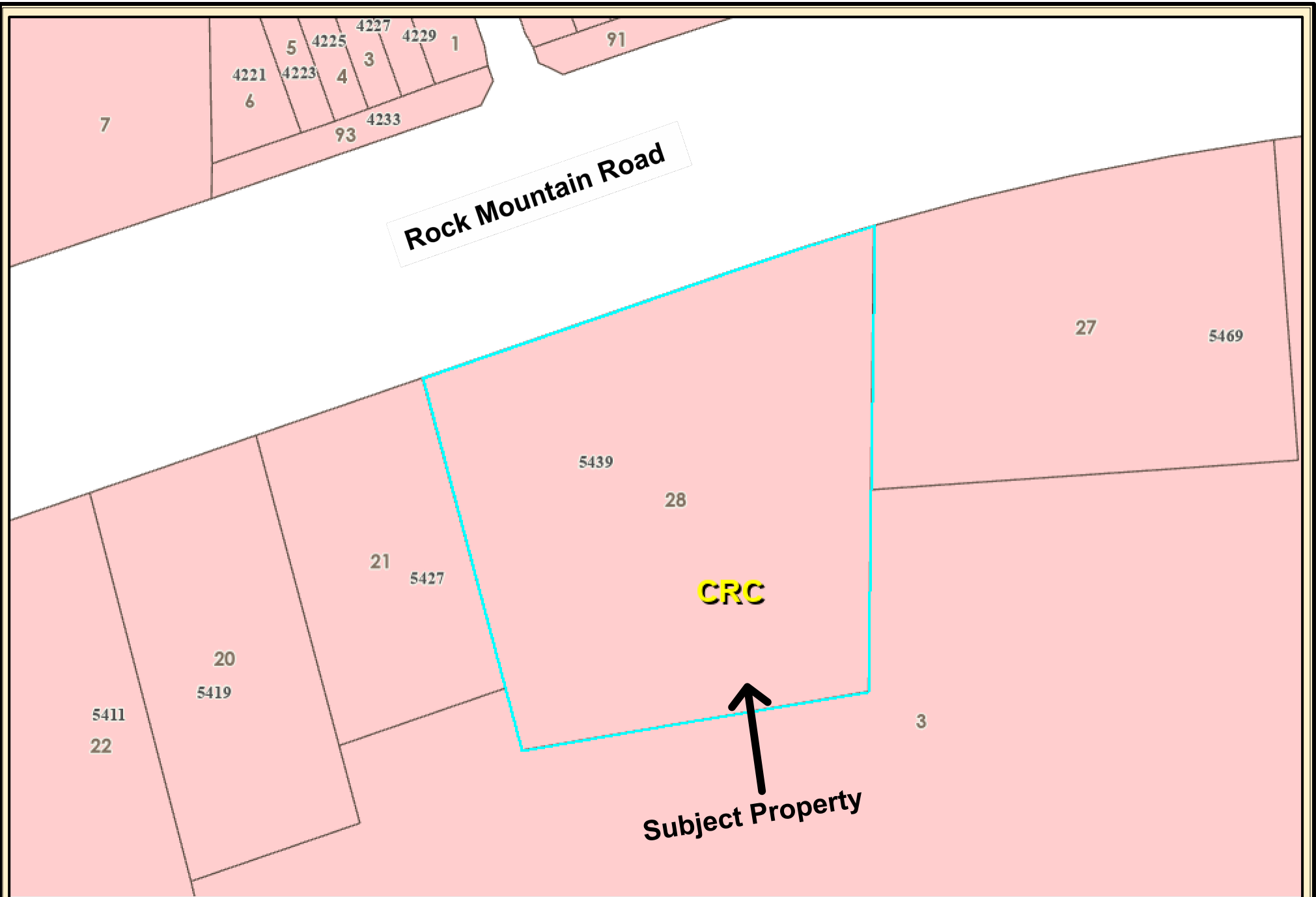
DeKalb County Parcel Map



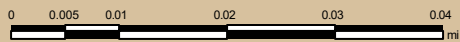
Date Printed: 5/22/2024



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DeKalb County Parcel Map

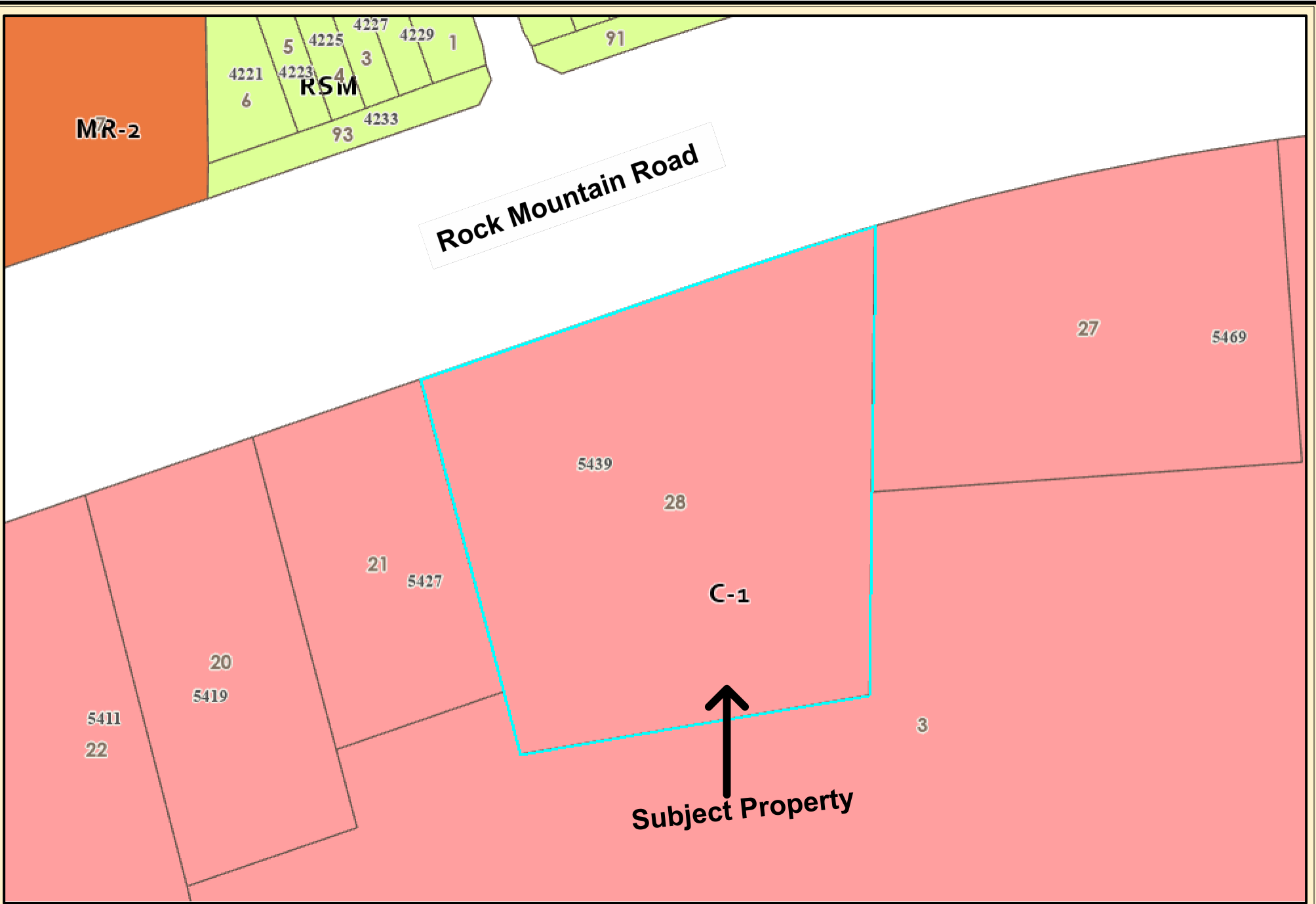


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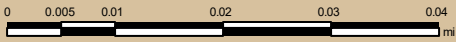


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