

Planning Commission Hearing Date: July 7, 2026
Board of Commissioners Hearing Date: August 13, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1248084	File ID #: 2026-0707
Address:	5395 Covington Highway, Decatur, GA 30035	Commission Districts: 5 & 7
Parcel ID(s):	15 161 02 017	
Request:	Application of Virginia Singh and Manbir (Manny) Singh for a Special Land Use Permit (SLUP) to allow a package store in the C-2 (General Commercial) zoning district and Tier 1 of the Hidden Hills Overlay District.	
Property Owner(s):	Vereit Real Estate, LP., a Delaware Limited Partnership, c/o Reality Income Corp.	
Applicant/Agent:	Manbir Singh (Manny)	
Acreage:	1.91 acre	
Existing Land Use:	Neighborhood Center	
Surrounding Properties:	North: C-2 (General Commercial) South: C-1 (Local Commercial) East: C-1 West: C-2	
Comprehensive Plan:	Neighborhood Center	Consistent Inconsistent X

STAFF RECOMMENDATION: DENIAL.

The applicant is seeking a Special Land Use Permit (SLUP) to allow a package store in the C-2 (General Commercial) zoning district and Tier 1 of the Hidden Hills Overlay District. Pursuant to Section 4.2.8 A2 (*Supplemental Regulations*), package stores must be located a minimum of 600 feet from any residence, church, school building or grounds, educational facility, college campus, or adult entertainment establishment. Based on Staff's review, an institution of early childhood education is located approximately **470 feet** from the subject property. This distance was measured from easterly-most building wall of the subject property to the westerly-most wall of the educational facility using the county's electronic distance measurement (EDM) tool. Therefore, the proposal does not satisfy the required separation distance.

Additionally, the subject site is located within the Neighborhood Center (NC) Character Area and appears inconsistent with the goals and policies of the *DeKalb 2050 Unified Plan*. The NC Character Area is intended to serve as a focal point for surrounding neighborhoods that provide a mix of commercial, office, residential, and public spaces that are accessible to pedestrians (Pg.33). While retail uses are an appropriate use in the Neighborhood Center Character Area, the proposed package/ liquor store does not appear to enhance intended pedestrian-oriented, civicley engaging development pattern envisioned for the NC Character Area. As submitted, the site plan does not include public gathering space, civic-oriented design features, or enhancements to pedestrian mobility that would support the future development of a walkable Neighborhood Center.

Further, in local studies, including that prepared by Dean Badney, Brent Teasdale, and Audrey Clubb of (of Georgia State University's Andrew Young School of Policy Studies) entitled *The Relationship between SLUP 6 businesses and Negative Outcomes in DeKalb County*, package/liquor stores are one of six business types requiring a Special Land Use Permit (or "SLUP") that are associated with adverse impacts to public safety, public

health, economic development and the general well-being of individuals and neighborhoods. The subject site is located at the intersection of Covington Highway and South Hairston Road, where similar automobile-oriented uses already exist on the surrounding corners. Approval of the proposed package store may further concentrate SLUP-6 uses in a manner that is inconsistent with the intent of Section 4.1.1 and the Special Land Use Permit criteria of Section 7.4.6(B), *Staff must consider the compatibility of the proposed use with adjacent properties and land uses, as well as other properties and land uses in the district, including whether the proposed use will create adverse impacts upon adjoining land uses by reason of traffic volume or congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.*

As such, Staff finds the proposal is inconsistent with 4.2.8 A2 (*Supplemental Regulations*), Sections 4.1.1 (*SLUP-6*), and 7.4.6 (*Special Land Use Permit Criteria*) of the Zoning Ordinance and recommends ***“Denial”***.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

DATE: June 26, 2026

SUBJECT: SLUP-26-1248084 (5395 Covington Highway) Emails/Petitions

ATTENTION:

Due to the volume of community response for SLUP-26-1248084 (5395 Covington Highway), please find emails regarding this case via the links below.

We have received almost 300 email responses from the petition titled “URGENT: Strong Opposition to Proposed Liquor Store at Covington Hwy & S. Hairston Rd”, but not the petition itself.

Be mindful that, due to the mass of emails and petitions, there was no way to capture every single email and signature.

Thank you.

Planning & Sustainability

Support Emails/Petitions: [Support](#)

Opposition Emails/Petitions: [Opposition](#)

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments July 2026

N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:

Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2. Z-26-1248023 (2026-0708) 2570 McAfee Road:

McAfee Road is classified as a Collector. 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 multi-use path. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N3. Z-26-1248094 (2026-0709) 3040 Briarcliff Road:

Briarcliff 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 multi-use path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N4. SLUP-26-1248091 (2026-0710) 3319 Tarragon Drive:

Tarragon Drive is classified as a local roadway. 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5. SLUP-26-1248092 (2026-0711) 4293 Hambrick Way:

Hambrick Way is classified as a local roadway. 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6. SLUP-26-1248093 (2026-0712) 6706 Princeton Park Trail:

Princeton Park Trail is classified as a local roadway. 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).



5/21/2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

5/21/2026

N1-2026-0707

SLUP-26-1248084

5395 Covington Highway, Decatur, GA 30035

- SLUP. See General Comments

N2-2026-0708

Z-26-1248023

2570 McAfee Road, Decatur, GA 30032

- See general comments

N3-2026-0709

Z-26-1248094

3040 Briarcliff Road, Atlanta, Ga 30329

- See general comments.

5/21/2026

N4-2026-0710

SLUP-26-1248091

3319 Tarragon Drive, Decatur, GA 30034

- Child daycare facility. See general comments.

N5-2026-0711

SLUP-26-1248092

4293 Hambrick Way, Stone Mountain, GA 30083

- Personal care home. See general comments.

N6-2026-0712

SLUP-26-1248093

6706 Princeton Park Trail, Lithonia, GA 30058

- Child daycare. See general comments.

LAND DEVELOPMENT ANALYSIS

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

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.

Case # and Parcel: _____

Address: _____

• Transportation/Access/Row

• Stormwater Management

• Flood Hazard Area/Wetlands

• Landscaping/Tree Preservation

• Tributary Buffer

• Fire Safety



**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 Akinsola



**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-26-1248084 (2026-0707) Parcel I.D. #s: 15 161 02 017

Address: 5395 Covington Highway, Decatur, GA 30035

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: Plans and Field Reviewed. No Problem found that would interfere with

Traffic Flow.

Signature: Jerry White

SPECIAL LAND USE PERMIT (SLUP) APPLICATION**to Amend the Official Zoning Map of DeKalb County, Georgia**Subject Property Address: 5395 Covington HighwayCity: DecaturState: GAZip: 30035Parcel ID Number(s): 15 161 02 017Acreage: 1.91Commission District(s): 5Super District: 7Existing Zoning District(s): C-2Proposed Zoning District(s): N/AExisting Land Use Designation(s): NCProposed Land Use Designation(s): N/A (if applicable)

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

☐ Owner ☒ AgentVirginia I. Singh
Signature04/06/2026
Date**SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:****\$400.00****DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

Virginia I. Singh

Date: 03/18/2026

Notice of SLUP (Special Land Use Permit) Application Community Meeting

Dear Neighbor,

We are planning to apply for a **DeKalb County Special Land Use Permit (SLUP)** for a proposed **Package/Liquor Store** at the former Walgreens location:

5395 Covington Highway
Decatur, GA 30035

We invite you to learn more about the project, ask questions, and share your feedback at our upcoming community meeting:

Date: April 2, 2026

Time: 6:00 PM – 8:00 PM

Location: Zoom (Virtual Meeting)

- Meeting ID: 899 7289 9180
- Password: 265142
- Join at: zoom.us/join

If you have any questions or would like the direct Zoom link emailed to you, please contact:

- **Phone:** [REDACTED]
- **Email:** [REDACTED]

We look forward to your participation.

Sincerely,

Virginia I. Singh
Virginia I. Singh

[REDACTED]

Manny Singh
Manny Singh

[REDACTED]

- Meeting ID: 899 7289 9180
- Password: 265142
- Join at: zoom.us/join

If you have any questions, please contact:

- Phone: [REDACTED]
- Email: [REDACTED]

We look forward to your participation.

Sincerely,

Virginia I. Singh
[REDACTED]

Manny Singh
[REDACTED]

Manny Singh is inviting you to a scheduled Zoom meeting.

Topic: Special Land Use Permit for Package/Liquor Store

Time: Apr 2, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89972899180?pwd=7bl3pzSOqkAJNlm7a66hg91mgqQCng.1>

View meeting insights with Zoom AI Companion

<https://us06web.zoom.us/launch/edl?muid=d9fd6b32-b3a6-4756-86c8-7116bfc02ef9>

Meeting ID: 899 7289 9180

Passcode: 265142

One tap mobile

+13092053325,,89972899180#,,,,*265142# US

+13126266799,,89972899180#,,,,*265142# US (Chicago)

Join by SIP

• 89972899180@zoomcrc.com

Join instructions

<https://us06web.zoom.us/meetings/89972899180/invitations?signature=RuoBH5E3bDHddqKul8ghjZROTPyplxLvefn7lznJyV4>

LETTER OF APPLICATION

Virginia I. Singh



Date: April 6, 2026

DeKalb County, Georgia
Department of Planning & Sustainability
Government Services Center
178 Sams Street, Building A, Suite 300
Decatur, GA 30030

Re: Letter of Intent – Special Land Use Permit (SLUP) Application
Property Address: 5395 Covington Highway, Decatur, GA 30035

Dear Planning Director and Members of the Planning Commission:

We respectfully submit this application for a DeKalb County Special Land Use Permit (SLUP) to allow for the operation of a retail package store at the existing commercial property located at 5395 Covington Highway, Decatur, GA 30035.

It is in the C-2 Zoning and Hidden Hills Tier 1 Overlay district. This property, formerly operating as a Walgreens pharmacy, occupies a highly visible and prominent intersection within the community. In its current vacant state, the building does not contribute to the safety, appearance, or economic vitality of the Covington Highway commercial corridor. Vacant commercial structures often lead to property neglect, reduced pedestrian and vehicular traffic, and a decline in surrounding business activity. Activating this site through adaptive reuse is a critical step toward maintaining a healthy, functional, and economically viable commercial district.

While the previous pharmacy served a valuable purpose, its closure reflects broader national shifts in the retail and healthcare landscape, rather than a lack of demand for continued productive commercial use at this location. This SLUP proposal presents a practical, immediate, and highly beneficial opportunity to:

- **Restore Consistent Activity and Oversight:** Reoccupying the building will bring daily activity and dedicated management to a highly visible location, deterring the negative impacts often associated with vacant properties.
- **Improve Property Appearance and Maintenance:** A new, active business will ensure the ongoing maintenance of the building, landscaping, and parking areas, thereby enhancing the visual appeal of the intersection.

- **Generate Local Economic Benefits:** The proposed business is expected to generate meaningful economic benefits for the local community, including approximately \$300,000 in annual tax revenue to support DeKalb County public services. In addition, the establishment will create approximately 12 new jobs, providing valuable employment opportunities for nearby residents.

We recognize that retail beverage establishments vary widely in quality and operation. We are committed to a professional, well-managed, and community-focused business model. Approximately 11,000 square feet will be dedicated to the package store, with the remaining 3,370 square feet reserved for a potential complementary retail use.

This establishment will operate under strict standards, including enhanced interior and exterior lighting, comprehensive security camera coverage, active management presence, and firm no-loitering policies. Additionally, we will invest in a high-quality interior design to create a clean, organized, and upscale retail environment that contributes positively to the surrounding area.

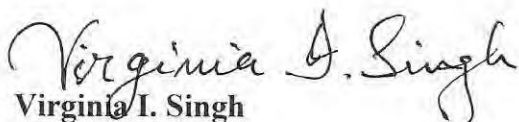
We understand and respect potential concerns related to traffic, safety, and neighborhood compatibility. Notably, this site previously functioned as a high-volume retail location that included beer and wine sales. The proposed use is expected to generate comparable or lower traffic volumes. With adherence to all County regulations and any reasonable conditions imposed, we are confident that operational impacts can be effectively managed.

There are already several package stores along Covington Highway—this wouldn't be introducing something new, but improving the quality and safety of what's already in the area. An active, well-run business reduces blight. Ultimately, this proposal offers a significantly improved outcome compared to leaving a prominent commercial property vacant. Approval of this SLUP will bring renewed economic activity, improved site conditions, and responsible stewardship to a key intersection in DeKalb County.

For these reasons, we respectfully request your approval to move forward with this project, subject to appropriate conditions that ensure responsible operation and alignment with community expectations.

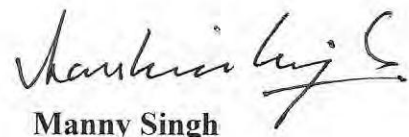
Thank you for your time, careful review, and consideration of this application.

Sincerely,


Virginia I. Singh

Applicant / Operator




Manny Singh

Applicant / Operator



Impact Analysis for Special Land Use Permit (SLUP)

Property Address: 5395 Covington Highway, Decatur, GA 30035

Proposed Use: Retail Package Store (Liquor Store)

Zoning: C-2 (General Commercial) within the Greater Hidden Hills Tier 1 Overlay District

I. Introduction

The applicant seeks a Special Land Use Permit (SLUP) to operate a retail package store at the existing commercial property located at 5395 Covington Highway, Decatur, GA 30035. The subject property, formerly operating as a Walgreens pharmacy, is situated within the C-2 (General Commercial) zoning district and the Greater Hidden Hills Tier 1 Overlay District. The proposed use involves the adaptive reuse of an established, freestanding commercial building at the prominent intersection of Covington Highway and South Hairston Road. This document provides a comprehensive analysis of the proposed use in accordance with the DeKalb County Special Land Use Permit evaluation criteria outlined in Section 27-7.4.6 of the Zoning Ordinance [1].

II. DeKalb County Special Land Use Permit Criteria 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 subject property is adequately sized for the proposed retail package store. The site previously accommodated a high-volume national pharmacy chain (Walgreens) and features an existing building of approximately 14,370 square feet on a well-proportioned lot [2]. The current site layout already provides ample off-street parking, loading zones, and established landscaping.

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 retail package store is highly compatible with the established commercial character of the Covington Highway corridor. The property is situated at a major commercial intersection, surrounded by other retail, service, and automotive uses. The operation of a package store is an indoor, low-impact retail activity that does not generate smoke, odor, dust, or vibration. Noise levels will be consistent with standard

retail operations. Given that the site previously operated as a busy pharmacy with a drive-through, the proposed use is anticipated to generate similar or reduced traffic volumes, thereby preventing any new adverse congestion impacts on adjoining properties.

C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use. The site is fully developed and currently served by existing public infrastructure, including DeKalb County water and sewer systems, electricity, and telecommunications. Public safety services, including police and fire protection, actively serve this established commercial corridor. The transition from a pharmacy to a package store will not place any excessive or novel demands on these existing public services or utilities.

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. Covington Highway and South Hairston Road are major arterial and collector roadways designed specifically to handle significant commercial traffic volumes. The proposed retail use will utilize the existing, well-engineered ingress and egress points that safely manage traffic flow. The traffic generated by a package store is typically distributed throughout the day and is not expected to exceed the capacity of the adjacent roadways or the historical traffic patterns established by the previous pharmacy use.

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 property features established, clearly defined points of ingress and egress on both Covington Highway and South Hairston Road, providing safe and efficient access for customers, delivery vehicles, and emergency responders. The site layout allows for smooth internal vehicular circulation and adequate turning radii. The existing infrastructure supports pedestrian safety and does not impede traffic flow on the main thoroughfares. Emergency access is unimpeded, with ample space for fire and rescue vehicles to navigate the site.

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 package store will operate in strict accordance with the hours mandated by DeKalb County and the State of Georgia for retail alcohol sales. The manner of operation is standard for retail businesses within a C-2 district. All business activities will be conducted indoors, and lighting will be directed to prevent glare onto adjacent properties. Consequently, the manner and hours of operation are not expected to create adverse impacts on the quiet enjoyment of any nearby residential areas or the operations of adjacent commercial businesses.

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. Retail

package stores are permitted within the C-2 (General Commercial) zoning district subject to the approval of a Special Land Use Permit [1]. The proposed use aligns with the general intent of the C-2 district to provide for a wide range of commercial and retail services. The applicant is committed to adhering to all applicable development standards, architectural guidelines, and signage regulations specified by the zoning district and the Greater Hidden Hills Overlay District.

H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan. The subject property is located within an area designated as a Commercial Redevelopment Corridor (CRC) on the DeKalb County Future Land Use Map [3]. The proposed use advances the policies of the comprehensive plan by adaptively reusing a vacant commercial building, thereby preventing blight and promoting economic stability at a key intersection. While a community group and few individuals have expressed concerns regarding the concentration of alcohol outlets in the broader area, the revitalization of this specific prominent site with a well-managed, code-compliant retail business supports the corridor's commercial viability. In addition, we have more than 40 written signatures from the neighborhood and locals who support this liquor store and consider it valuable for the local community.

I. Whether there is adequate provision of refuse and service areas. The site includes an established, enclosed refuse and service area at the rear of the building, originally designed to accommodate the substantial waste management needs of a large pharmacy. This existing infrastructure is more than adequate to handle the refuse and recycling requirements of the proposed package store, ensuring that service operations remain screened from public view and do not detract from the site's aesthetics.

J. Whether the length of time for which the special land use permit is granted should be limited in duration. The applicant requests that the Special Land Use Permit be granted in perpetuity or for the duration of the property's operation as a package store under the current ownership. A permanent SLUP is appropriate given the substantial investment required to secure licensing, renovate the interior, and establish the business, provided the operation remains in continuous compliance with all county ordinances and conditions of approval.

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. The proposed use will occupy the existing freestanding building. No new construction, additions, or increases in building height are proposed. Therefore, the size, scale, and massing of the structure remain entirely appropriate for the site and perfectly consistent with the surrounding commercial development. The existing building does not create any adverse shadow impacts on adjoining lots.

L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources. There are no known historic buildings, sites, districts, or archaeological resources located on or immediately adjacent to the subject property. The adaptive reuse of the existing commercial structure will have no impact on any historical or cultural assets.

M. Whether the proposed use satisfies the requirements contained within the Supplemental regulations for such special land use permit. The proposed package store will comply with the supplemental regulations outlined in Section 27-4.2.8 of the DeKalb County Zoning Ordinance [4]. Specifically, this site and building meets all mandatory distance requirements, including the stipulation that package stores shall not be located within 1,000 yards of an existing package store or alcohol outlet, nor within 200 yards of any residence, church, school, or substance abuse treatment center, as measured according to the ordinance. Furthermore, the business will strictly prohibit the sale of individual cups and individual servings of ice, as well as the placement of video game machines on the premises.

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 proposed use seeks to provide a clean, safe, and well-regulated retail option for adult consumers in the area. By occupying a prominent vacant building at a major intersection, the business will contribute to local tax revenues and eliminate a potential source of commercial blight. The applicant is aware of the Greater Hidden Hills Community Development Corporation's advocacy regarding business diversity and is committed to operating a premium, high-quality establishment that maintains rigorous security, aesthetic, and operational standards to ensure it serves as a responsible and positive addition to the Covington Highway commercial corridor.

III. Conclusion

The proposed retail package store at 5395 Covington Highway satisfies the criteria for a Special Land Use Permit under the DeKalb County Zoning Ordinance. The adaptive reuse of the existing, adequately sized commercial building will not generate adverse impacts regarding traffic, noise, or public services. The applicant is dedicated to strict compliance with all zoning, overlay district, and supplemental regulations, ensuring a safe and professionally managed retail environment that supports the economic vitality of the Commercial Redevelopment Corridor.

References

- [1] [DeKalb County Special Land Use Permit \(SLUP\) Application Checklist](#)
- [2] [LoopNet: 5395 Covington Hwy, Decatur, GA 30035 Property Details](#)

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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.

March 25, 2026

Date

TO WHOM IT MAY CONCERN:

I/We VEREIT REAL ESTATE, L.P.
Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

VIRGINIA I. SINGH

Name of Agent or Representative(s)

to file an application on my/our behalf.

VEREIT Real Estate, L.P., a Delaware limited partnership

By: VEREIT Real Estate GP, LLC, a Delaware limited liability company,
its general partner

March 25, 2026

~~Notary Public~~

Owner

Date

By: Garret C. Pavelko
SVP, Asset Management,
Head of Industrial

Approved to file Form
Knyvelin & Horek, LLC
mao
Tunisia Odetowa

SEE ATTACHED ACKNOWLEDGMENT

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On March 25, 2026 before me, Nicole Johnson, Notary Public, personally appeared Garret C. Pavelko, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nicole Johnson
Signature of Notary Public

(Notary Seal)



Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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 contributions 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:

***Notary seal not needed if answer is "No"**

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.

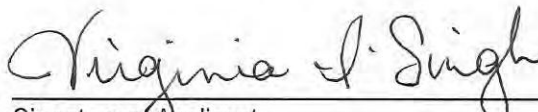
The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

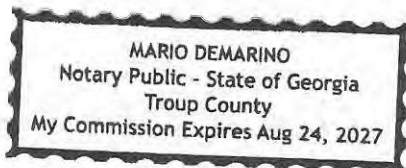
DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030



Notary



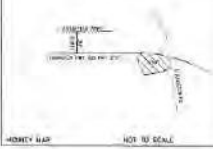
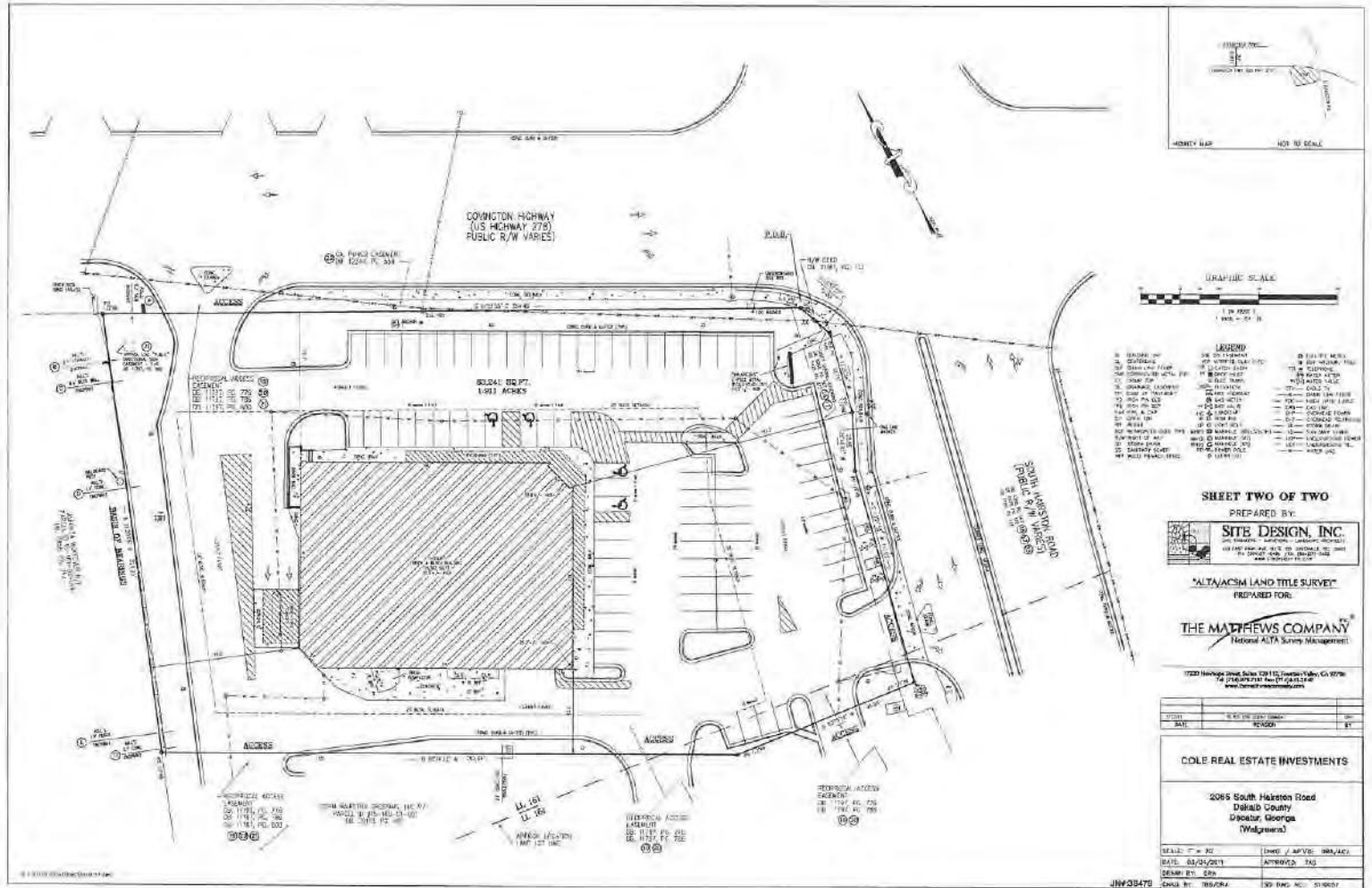
Signature of Applicant Date



Check one: ☐ Owner ☒ Agent

Expiration Date/ Seal

04-2747



GRAPHIC SCALE
1" = 100' ±
1" = 100' ±

- LEGEND**
- | | | | | | | | | | |
|-------------|---------------|-------------|----------|----------|----------|----------|----------|----------|-----------|
| 1. BOUNDARY | 2. CONVEYANCE | 3. EASEMENT | 4. FILL | 5. FILL | 6. FILL | 7. FILL | 8. FILL | 9. FILL | 10. FILL |
| 11. FILL | 12. FILL | 13. FILL | 14. FILL | 15. FILL | 16. FILL | 17. FILL | 18. FILL | 19. FILL | 20. FILL |
| 21. FILL | 22. FILL | 23. FILL | 24. FILL | 25. FILL | 26. FILL | 27. FILL | 28. FILL | 29. FILL | 30. FILL |
| 31. FILL | 32. FILL | 33. FILL | 34. FILL | 35. FILL | 36. FILL | 37. FILL | 38. FILL | 39. FILL | 40. FILL |
| 41. FILL | 42. FILL | 43. FILL | 44. FILL | 45. FILL | 46. FILL | 47. FILL | 48. FILL | 49. FILL | 50. FILL |
| 51. FILL | 52. FILL | 53. FILL | 54. FILL | 55. FILL | 56. FILL | 57. FILL | 58. FILL | 59. FILL | 60. FILL |
| 61. FILL | 62. FILL | 63. FILL | 64. FILL | 65. FILL | 66. FILL | 67. FILL | 68. FILL | 69. FILL | 70. FILL |
| 71. FILL | 72. FILL | 73. FILL | 74. FILL | 75. FILL | 76. FILL | 77. FILL | 78. FILL | 79. FILL | 80. FILL |
| 81. FILL | 82. FILL | 83. FILL | 84. FILL | 85. FILL | 86. FILL | 87. FILL | 88. FILL | 89. FILL | 90. FILL |
| 91. FILL | 92. FILL | 93. FILL | 94. FILL | 95. FILL | 96. FILL | 97. FILL | 98. FILL | 99. FILL | 100. FILL |

SHEET TWO OF TWO
PREPARED BY:



"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:



12200 Highway 280, Suite 100, Houston, Texas 77060
713.464.4444 or 713.464.4445
www.matthewscompany.com

DATE	06/24/2011	BY
DATE	06/24/2011	BY

COLE REAL ESTATE INVESTMENTS

2085 South Hoston Road
DeKalb County
Doraville, Georgia
(Walgreens)

SCALE: 1" = 100'	DATE: 06/24/2011	BY: [signature]
DATE: 06/24/2011	BY: [signature]	DATE: 06/24/2011
DATE: 06/24/2011	BY: [signature]	DATE: 06/24/2011

JUN23/2011 09:00 AM

Total Building
14,383 SQ FT

Total Acreage
1.91 Acres

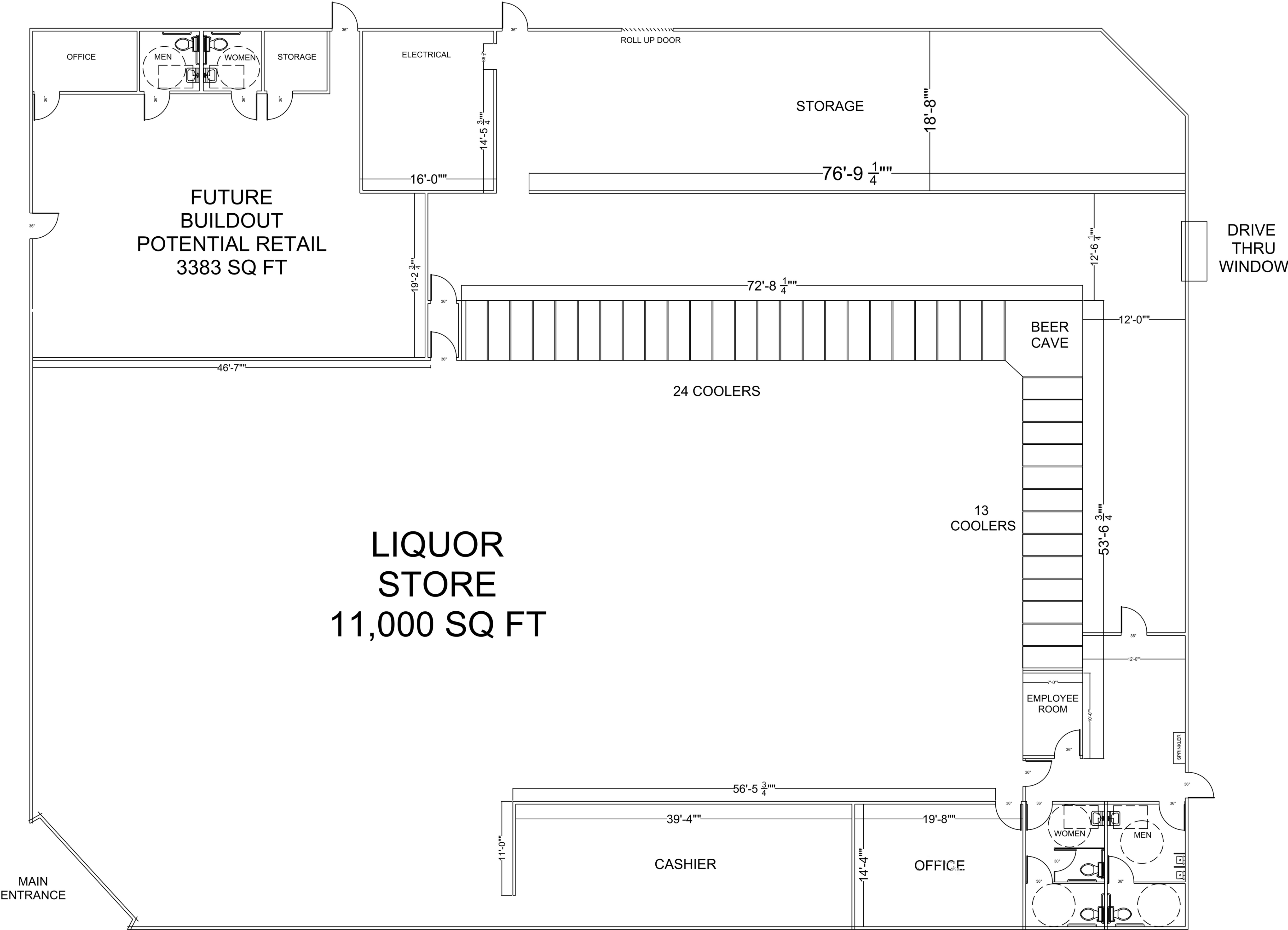


EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

All That Tract Or Parcel Of Land lying situate and being in Land Lots 160 and 161 of the 15th District of DeKalb County, Georgia, which is more particularly described as follows:

To Find The Point Of Beginning, commence at a point on the southwesterly right-of-way intersection of Covington Highway (right-of-way varies) and South Hairston Road (right-of-way varies) if they were extended to form a point; thence along the said right-of-way of South Hairston Road, South 12 degrees 58 minutes 00 seconds West a distance of 6.41 feet to a right-of-way monument on the mitered corner of South Hairston Road, said point being the True Point Of Beginning;

From the True Point Of Beginning as thus established, thence South 13 degrees 23 minutes 31 seconds West a distance of 48.36 feet to an iron pin set; thence South 26 degrees 46 minutes 08 seconds West a distance of 29.84 feet to an iron pin set; thence South 13 degrees 19 minutes 34 seconds West a distance of 111.97 feet to an iron pin set; thence leaving said right-of-way proceed North 83 degrees 14 minutes 18 seconds West a distance of 96.92 feet to an iron pin set; thence North 60 degrees 45 minutes 16 seconds West a distance of 292.77 feet to an iron pin set; thence North 21 degrees 30 minutes 05 seconds East a distance of 225.22 feet to an iron pin set lying on the southerly right-of-way of Covington Highway; thence South 61 degrees 23 minutes 28 seconds East a distance of 357.46 feet to an iron pin set; thence South 29 degrees 34 minutes 40 seconds East a distance of 11.71 feet to a right-of-way monument found, said right-of-way monument being the True Point Of Beginning.

EXCEPTING THEREFROM such portion as described in a Dekalb County Right of Way Deed by and between CRE Decatur Double Net Holdings LLC and Dekalb County, Georgia, dated November 26, 2008, recorded December 3, 2008, in Deed Book 21161, Page 133, Dekalb County, Georgia.

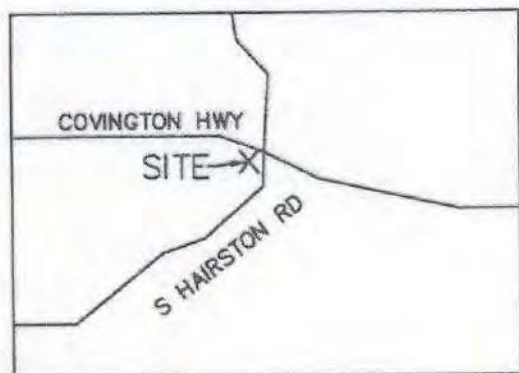
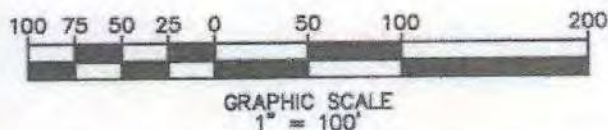
Less and except that portion of the property acquired by The State of Georgia, Department of Transportation, through that certain Order and Judgment dated 6/17/2021, filed in the records of the Superior Court of DeKalb County, GA, Document No. 21CV4820-8, more particularly described as:

All that tract or parcel of land lying and being in Land Lot 160 and 161 of the 15th Land District and/or 683 Georgia Militia District of DeKalb County, Georgia, being more particularly described as follows:

Beginning at a point 57.57 feet right of and opposite Station 19+09.03 on the construction centerline of Covington Hwy on Georgia Highway Project No. 0013758; running thence S 61°23'28.0" E a distance of 35.47 feet to a point 56.54 feet right of and opposite station 19+44.48 on said construction centerline laid out for C/L SR12 Covington Hwy; thence S 29°34'16.0" E a distance of 11.71 feet to a point 62.42 feet right of and opposite station 19+54.61 on said construction centerline laid out for C/L SR12 Covington Hwy; thence S 13°23'31.4" W a distance of 24.18 feet to a point 85.56 feet right of and opposite station 19+61.63 on said construction centerline laid out for C/L SR12 Covington Hwy; thence N 31°42'24.2" W a distance of 59.58 feet back to the point of beginning. Containing 0.014 acres more or less.

APPLICATION FOR: DEKALB COUNTY

SITE ADDRESS:
5395 COVINGTON HWY
DECATUR, GA 30035
ZONED: X
TAX PARCEL ID: 15 161 02 017



1. SCHOOL: 381 YARDS TO WINGS OF A DOVE CHRISTIAN ACADEMY
5440 COVINGTON HWY DECATUR, GA 30035
2. NO ALCOHOL TREATMENT CENTER WITHIN 200 YARDS OF THE SITE
3. CHURCH: 332 YARDS TO SOLID ROCK MISSIONARY BAPTIST CHURCH
5338 COVINGTON HWY DECATUR, GA 30035
4. PRIVATE RESIDENCE: 556 YARDS TO 2100 HAIRSTON CREEK PKWY DECATUR, GA 30035
5. ADULT ENTERTAINMENT: 11,088 YARDS TO STARSHIP ENTERPRISES
4872 MEMORIAL DR STONE MOUNTAIN, GA 30083
6. LIQUOR STORE: 2,112 YARDS TO US 1
1923 WESLEY CHAPEL RD DECATUR, GA 30035

ALL MEASUREMENTS SHALL BE MEASURED BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND (WALKING OR DRIVING) AND SHALL BE MEASURED IN THE FOLLOWING MANNER:

- (A.) FROM THE FRONT DOOR OF THE STRUCTURE OF WHICH ALCOHOLIC BEVERAGE IS TO BE SOLD OR SERVED;
- (B.) IN A STRAIGHT LINE TO THE NEAREST PUBLIC SIDEWALK, STREET, HIGHWAY, ROAD OR WALKWAY;
- (C.) ALONG SUCH PUBLIC SIDEWALK, STREET, HIGHWAY, ROAD OR WALKWAY;
- (D.) TO THE FRONT DOOR OF THE BUILDING, UNLESS YOU ARE MEASURING TO AN EDUCATIONAL FACILITY (SCHOOLS AND SCHOOL GROUNDS.) WHEN MEASURING TO A SCHOOL, THE MEASUREMENT STOPS AT THE PROPERTY LINE OF THE SCHOOL.

Advance Survey, Inc.

1923 JOSHUA DRIVE
LAWRENCEVILLE, GA. 30045
OFFICE: (770) 995-0938



© COPYRIGHT 2026
ADVANCE SURVEY INC.
LSF000455

ALL MATTERS OF TITLE EXCEPTED

ALCOHOLIC BEVERAGE SURVEY FOR:

VIRGINIA I SINGH DBA LIQUOR MAXX DECATUR

5395 COVINGTON HWY DECATUR, GA 30035

LAND LOT:	161	SCALE:	1"=100'
DISTRICT:	15TH	DATE:	3/10/2026
SECTION:	----	DRAWN BY:	LAR
COUNTY:	DEKALB	CHK BY:	AGP PC: LAR
STATE:	GEORGIA	JOB NO:	260055

ALCOHOLIC BEVERAGE LICENSE SURVEY - RETAIL SALES IN ORIGINAL PACKAGE

To: DeKalb County Business /Alcohol Licensing Office
330 W. Ponce De Leon Avenue
2nd Floor,
Decatur, GA, 30030

Date: 3-10-26

Applicants Name: VIRGINIA I. SINGH
Trade Name: Virginia I Singh DBA Liquor Maxx Decatur
Business Address: 5395 Covington Hwy Decatur, Ga 30035

BEER AND/ WINE (100 YARDS MINIMUM)

1. 332 Number of yards to the nearest church or place used primarily for religious services at:
5338 Covington Hwy Decatur, Ga 30035
2. 381 yards to the nearest school building, school ground, educational facility or college campus; this includes Kindergartens, or churches which have schools or Kindergartens located at the following address:
5440 Covington Hwy Decatur, Ga 30035
3. 11,088 yards to adult entertainment establishment at: 4872 Memorial Dr Stone Mountain, Ga 30083
4. ✓ yards (must be at least 200 yards for Beer or Wine) to the nearest alcohol treatment center located at: none within 200 yards

LIQUOR (200 YARDS MINIMUM)

1. 332 yards to the nearest church or other place used primarily for religious services at the following address: 5338 Covington Hwy Decatur, GA 30035
2. ✓ yards to the nearest alcohol treatment center or adult entertainment establishment at the following address: none within 200 Yards
3. 556 yards to private residence (includes houses, apartments, condos & etc.). Give name if other than a house: 2100 Hairston Creek Pkwy Decatur, Ga 30035
4. 381 yards to the nearest school building, school ground and college campus; this includes Kindergartens or churches which have schools or Kindergartens. Give name and address: wings of a dove Christian Academy 5440 Covington Hwy Decatur, Ga 30035

LIQUOR STORES (1,000 YARDS)

1. 2,112 yards to the nearest operating liquor store. Give complete name and address:
USA 1923 Wesley Chapel Rd Decatur, GA 30035

NOTE: * ALL MEASUREMENTS SHALL BE MEASURED BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND (WALKING OR DRIVING) AND SHALL BE MEASURED IN THE FOLLOWING MANNER*:

- a. From the front door of the structure from which alcoholic beverage is to be sold or served;
- b. In a straight line to the nearest sidewalk, street, highway, road or walkway;
- c. Along such public sidewalk, street, highway, road or walkway;
- d. To the front door of the building, unless you are measuring to an educational facility (schools and school grounds). When measuring to a school, the measurement stops at the nearest property line of the school.

Note: Survey drawing showing distance to the businesses described above must be attached this survey certificate.

The undersigned Surveyor has examined the subject location and has made measurements to determine compliance or non-compliance with the above distance requirements:

Gordon Persons
Signature of Land Surveyor

1918
State License Number

3-10-26
Date



****Stamp this form with your State Seal. ****

SurveyRetail_03302018

Liquor License & Special Land Use Permit (SLUP) Proposal

5395 Covington Highway, Decatur, GA 30035

Prepared for: DeKalb County Officials & Commissioner Review

Applicants/Operators: Manny Singh, Virginia Singh & Ralph Branch IV

1. Executive Summary

We respectfully request the approval of a Special Land Use Permit (SLUP) and a liquor license to operate a retail package store at 5395 Covington Highway.

This proposal represents the strategic adaptive reuse of a vacant, former Walgreens pharmacy situated at a highly visible and major commercial intersection. In its current vacant state, the property fails to contribute to the safety, aesthetic appearance, or economic vitality of the Covington Highway corridor.

Our comprehensive plan is to transform this underutilized location into a clean, professionally managed, and security-focused retail establishment. This revitalization will enhance the surrounding area while generating local employment, substantial tax revenue, and consistent on-site management oversight. The applicants intend to personally own the property and actively operate the business on a daily basis. This owner-operator model ensures direct accountability, rigorous operational oversight, and a steadfast, long-term commitment to both the property and the surrounding community.

Furthermore, as part of our community-oriented approach, we are highly receptive to collaborating with DeKalb County regarding the potential public safety use of a small rear portion of the building—accessible via the former drive-thru—should the County deem it beneficial for local law enforcement operations.

2. Property & Site Overview

The subject property represents a significant opportunity to revitalize a key commercial corner by restoring active use, improving site conditions, and reintroducing a consistent management presence.

- **Address:** 5395 Covington Highway, Decatur, GA 30035
- **Zoning Designation:** C-2 (General Commercial) within the Hidden Hills Tier 1 Overlay District
- **Existing Structure:** Freestanding former Walgreens pharmacy featuring a drive-thru lane

- **Current Condition:** Vacant and underutilized
- **Parcel Information:** Tax Parcel ID 15 161 02 017, Land Lot 161, District 15th, Lot 17. (The DeKalb County Parcel Map is provided in Appendix B).

3. Project Rationale

The prolonged vacancy of commercial properties frequently leads to a cascade of negative neighborhood impacts, including:

- **Safety Risks:** Vacant and underutilized spaces significantly increase the likelihood of unauthorized access, property break-ins, and degraded parking lot utility.
- **Economic Decline:** Empty anchor buildings contribute to a broader decline in surrounding business activity and consumer foot traffic.
- **Visual Deterioration:** Unoccupied structures inevitably suffer from property neglect and aesthetic deterioration.
- **Environmental Impact:** Prolonged abandonment creates an unsafe environment and causes significant aesthetic degradation of the surrounding streetscape.

This proposal directly and effectively addresses these pressing issues by:

- **Restoring Daily Activity & Oversight:** Reintroducing consistent foot traffic and vigilant management.
- **Improving Property Maintenance & Appearance:** Committing to high-quality landscaping and building upkeep.
- **Reactivating a Key Commercial Node:** Returning a prominent intersection to productive economic use.

4. Business Operations Plan

Our operational strategy is designed to deliver a premium retail experience that prioritizes compliance and community integration.

- **Proposed Use:** Retail package store (strictly off-premise consumption).
- **Space Allocation:**
 - Approximately 11,000 square feet dedicated to the package store operations.
 - Approximately 3,370 square feet reserved for a future, complementary retail use.
- **Operational Approach:** The establishment will be professionally managed to maintain a clean, organized, and upscale retail environment, with an unwavering focus on regulatory compliance and exceptional customer experience.

5. Ownership & Experience

The applicants bring extensive, proven experience in operating successful and well-managed businesses throughout the State of Georgia. Their portfolio includes:

- **Liquor Maxx** – 459 Millard Farmer Industrial Blvd, Newnan, GA
- **Chevron** – 9501 Veterans Parkway, Columbus, GA

- **Ivy Park Grill** – 9501 Veterans Parkway, Columbus, GA
- **Exxon** – 3278 Mooty Bridge Road, Lagrange, GA

These established operations reflect a consistent and demonstrable commitment to maintaining clean facilities, implementing responsible business practices, strictly complying with all state and local regulations, and fostering a positive community presence.

Unlike passive investment strategies or tenant-operated business models, the applicants intend to personally own the subject property and maintain an active, daily presence at the business. Because the owners will be directly involved in day-to-day operations, property maintenance, security oversight, and customer experience, the success and condition of the property are inextricably tied to their personal, long-term investment in the community. This owner-operated approach guarantees a significantly higher level of accountability, responsiveness, and operational oversight than is typically found in absentee-managed businesses.

6. Safety & Security Plan

We deeply understand community concerns regarding safety and are committed to proactively addressing them through comprehensive security measures:

- **Surveillance:** Installation of 24/7 high-resolution camera surveillance systems.
- **Lighting:** Implementation of enhanced interior and exterior professional lighting to deter illicit activity.
- **Verification:** Enforcement of strict, uncompromising ID verification policies.
- **Training:** Mandatory, ongoing staff training focused on responsible alcohol sales.
- **Management:** Active, continuous on-site management presence.
- **Conduct:** A strict zero-tolerance policy for loitering, panhandling, or disorderly conduct on the premises.
- **Partnership:** Open and active cooperation with local law enforcement agencies.

Crucially, the daily presence of the owners on-site ensures an immediate and decisive response to any operational or security concerns that may arise.

7. Traffic & Compatibility

The proposed use is highly compatible with the existing infrastructure and surrounding commercial environment:

- The site previously operated as a high-volume Walgreens pharmacy that included the retail sale of beer and wine.
- The proposed package store is expected to generate traffic volumes that are comparable to, or lower than, the previous use.
- The Covington Highway corridor already successfully accommodates similar commercial uses.
- A certified liquor store distance survey is provided in Appendix D.

Key Points of Consideration: This proposal does not introduce a novel use type to the area; rather, it elevates the quality, management standards, and safety protocols of an existing retail category.

A certified land survey, completed by Advance Survey, Inc. (Gordon Persons, GA License #1918) on March 10, 2026, confirms that the property at 5395 Covington Highway successfully meets all required DeKalb County distance requirements for the retail sale of alcohol (see Appendix E).

It is important to note that countywide business density is not the controlling factor for SLUP review. The critical metrics are local proximity, spacing, and site-specific impact. This location stands independently as a redeveloped commercial parcel at a major intersection. There is no concentration or clustering of similar uses at or near this specific intersection; therefore, this proposal does not contribute to localized market saturation concerns, near by retail analysis:

Store Name	Address	Driving Distance
US-1 Package Store	1923 Wesley Chapel Rd, Decatur, GA	1.2 miles
Panola Package Store	6125 Covington Hwy, Decatur, GA	1.9 miles
VIP Package Store	5005 Snapfinger Woods Dr, Decatur, GA	2.1 miles
Redan Package Store	4787 Redan Rd, Stone Mountain, GA	2.3 miles
State Wine & Liquor	6670 Covington Hwy, Lithonia, GA 30058	3.3 miles

8. Economic & Community Impact

The revitalization of this property will deliver substantial and measurable benefits to DeKalb County:

- **Estimated \$300,000 in Annual Tax Revenue:**
 - *Revenue Retention:* Maintains an active, robust tax revenue stream that would otherwise be lost to surrounding jurisdictions.
- **Economic Impact & Job Creation:**
 - Creation of approximately 12 local jobs, with a priority placed on neighborhood hiring to ensure wages are retained within the local community.
 - Provision of specialized workforce training through RASS/TIPS certification programs.
 - Generation of increased foot traffic, which will directly benefit adjacent businesses and support the broader commercial corridor.
- **Neighborhood Enhancement:** Increased property maintenance will stabilize and elevate surrounding property values.
- **Reduction of Vacancy-Related Blight:**
 - *A Meaningful Upgrade for the Immediate Neighborhood:* The immediate vicinity is currently characterized by abandoned lots and significantly reduced commercial activity. This proposed development represents a direct, private investment in the revitalization of the corridor, offering a well-maintained,

professionally operated retail establishment where vacant and blighted properties currently stand.

- **Public Safety Advancements:**

- High-definition surveillance systems will be integrated with the Connect DeKalb police program.
- A strict zero-tolerance loitering policy will be enforced by highly trained staff.
- The operation will maintain full municipal compliance with all licensing requirements, supported by professional exterior lighting.

Ultimately, an active, well-run, and heavily capitalized business is a definitive net positive for the community when compared to a vacant, deteriorating structure.

9. Community Partnership Opportunity

As part of our steadfast commitment to serving as a responsible community partner, we are highly open to collaborative discussions with DeKalb County regarding the strategic use of the facility:

- We propose the allocation of a small portion of the rear building area (accessible via the former pharmacy drive-thru) for potential public safety purposes.
- Potential uses could include a dedicated Police Substation or a satellite patrol presence.
- Local police officials have already expressed preliminary interest, and we are scheduling in-person meetings to discuss this initiative further.

This offer is intended as a genuine collaborative opportunity, and we welcome guidance from County leadership regarding its feasibility and the specific needs of the department.

Police/Community-Serving Space (No-Cost Allocation):

- **Size:** Approximately 300–1,000 square feet.
- **Cost:** Provided entirely at no cost to the County.
- **Location:** Situated in a non-public-facing, restricted-access area of the building.

10. Compliance Commitment

We pledge to strictly and consistently adhere to all:

- DeKalb County zoning and operational regulations.
- State of Georgia alcohol licensing laws.
- All conditions stipulated within the Special Land Use Permit (SLUP).

We are fully committed to operating this establishment in complete alignment with community expectations and the highest County standards.

11. Closing Statement

This proposal represents a practical, immediate, and fully funded opportunity to:

- Revitalize a prominent, vacant commercial property.
- Significantly improve local safety and site conditions.
- Generate meaningful economic benefits and tax revenue.
- Provide responsible, professional, owner-operated business management with direct, daily oversight.

We respectfully request your approval of this application and look forward to working collaboratively with the County, the District Commissioner, and community stakeholders to ensure a highly successful outcome for the Covington Highway corridor.

List of locals and community who support or oppose the proposed business endeavor is in Appendix F (as of April 02 2026)

Contact Information

Manny Singh

Phone: 678-230-6563

Email: mannysingh1@comcast.net

Ralph Branch IV

Phone: 678-667-1716

Email: kmgvideo@gmail.com

Virginia I. Singh

Phone: 470-295-6333

Email: virsimman@yahoo.com

Attachments & Appendices

- **Appendix A:** Interior Building Concept
 - **Appendix B:** DeKalb County Parcel Map
 - **Appendix C:** Risks of Abandonment (Site Photos)
 - **Appendix D:** Existing Business Operations (Interior and Exterior)
 - **Appendix E:** Certified Alcoholic Beverage Distance Survey
 - **Appendix F:** Community Approval/Support & Opposition Documentation
-

Appendix A: Interior Building Concept

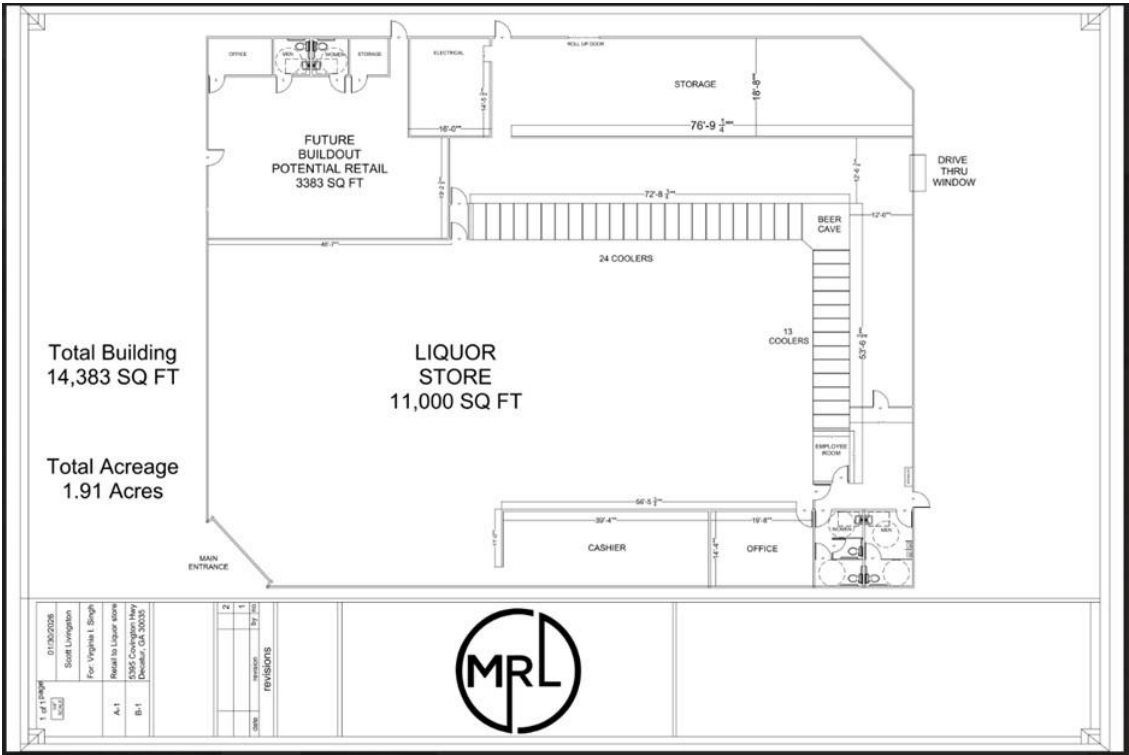
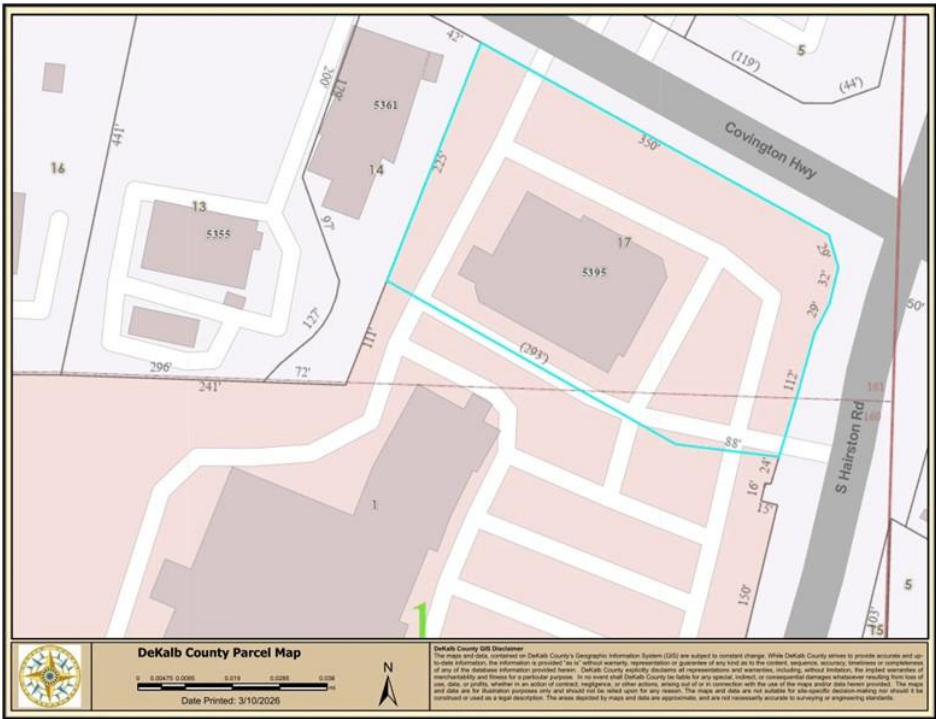


Figure A-1: Proposed interior buildout and floor plan for 5395 Covington Highway. Total Building: 14,383 SQ FT. Liquor Store: 11,000 SQ FT. Future Buildout: 3,383 SQ FT.

Appendix B: DeKalb County Parcel Map



*Figure B-1:
DeKalb County GIS Parcel Map showing the subject property (Tax Parcel ID 15 161 02 017)
located at the intersection of Covington Highway and S Hairston Road.*

Appendix C: Risks of Abandonment (Site Photos)



Photo 1: Person sleeping at the main entrance, signifies risk of Break-In



Photo 2: Unauthorized Semi-Parking



Photo 3: Deteriorating building facade

Figure C-1: Current site conditions illustrating the risks of prolonged commercial vacancy, including unauthorized sleeping near the entrance, unauthorized semi-truck parking, and a deteriorating building facade.

Appendix D: Existing Business Operations (Interior and Exterior)

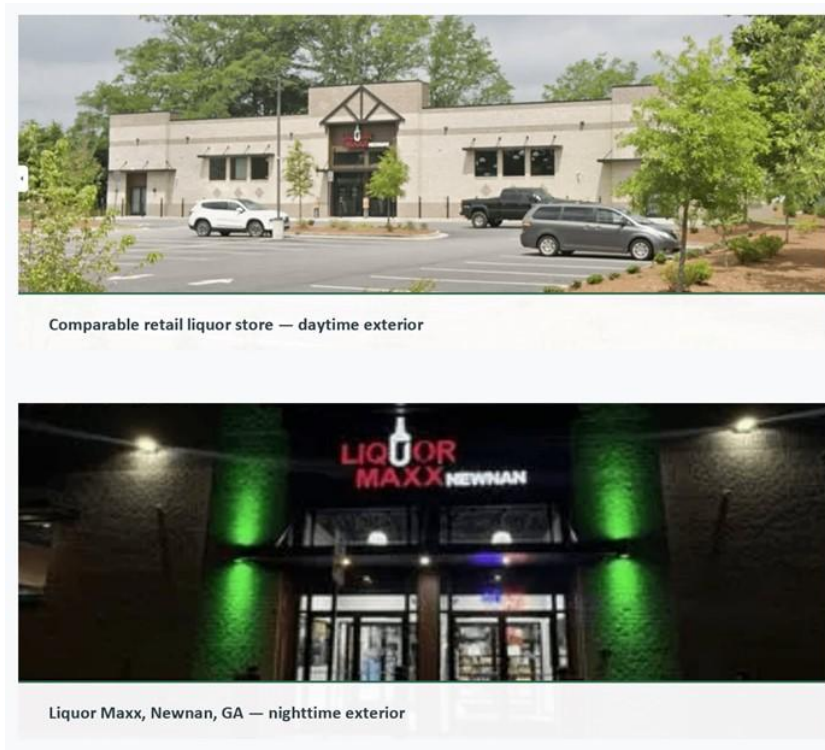


Figure D-1: Exterior photos of a comparable, professionally managed retail liquor store (Liquor Maxx, Newnan, GA) operated by the applicants, demonstrating high-quality maintenance and professional lighting.



Photo 1: Organized spirits section with clear aisle signage



Photo 2: Wide aisles and well-lit product displays



Photo 3: Beer and spirits section — Liquor Maxx, Newnan, GA

Figure D-2: Interior photos of a comparable operation (Liquor Maxx, Newnan, GA) demonstrating an organized spirits section, clear aisle signage, wide aisles, and well-lit product displays.

Appendix E: Certified Alcoholic Beverage Distance Survey

APPLICATION FOR: DEKALB COUNTY

SITE ADDRESS:
5395 COVINGTON HWY
DECATUR, GA 30035
ZONED: Y
TAX PARCEL ID: 15 161 02 017

GRAPHIC SCALE
1" = 100'

COVINGTON HWY
S HAIRSTON RD
SITE 977
MAIN ENTRANCE
PARKING
MAGNETIC

NEIGHBORHOOD MAP
NOT TO SCALE

1. SCHOOL: 381 YARDS TO WINGS OF A DOVE CHRISTIAN ACADEMY
5440 COVINGTON HWY DECATUR, GA 30035
2. NO ALCOHOL TREATMENT CENTER WITHIN 200 YARDS OF THE SITE
3. CHURCH: 332 YARDS TO SOLID ROCK MISSIONARY BAPTIST CHURCH
5338 COVINGTON HWY DECATUR, GA 30035
4. PRIVATE RESIDENCE: 556 YARDS TO 2100 HAIRSTON CREEK PKWY DECATUR, GA 30035
5. ADULT ENTERTAINMENT: 11,088 YARDS TO STARSHIP ENTERPRISES
4872 MEMORIAL DR STONE MOUNTAIN, GA 30083
6. LIQUOR STORE: 2,112 YARDS TO US 1
1923 WESLEY CHAPEL RD DECATUR, GA 30035

ALL MEASUREMENTS SHALL BE MEASURED BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND (WALKING OR DRIVING) AND SHALL BE MEASURED IN THE FOLLOWING MANNER:
(A) FROM THE FRONT DOOR OF THE STRUCTURE OF WHICH ALCOHOLIC BEVERAGE IS TO BE SOLD OR SERVED;
(B) IN A STRAIGHT LINE TO THE NEAREST PUBLIC SIDEWALK, STREET, HIGHWAY, ROAD OR WALKWAY;
(C) ALONG SUCH PUBLIC SIDEWALK, STREET, HIGHWAY, ROAD OR WALKWAY;
(D) TO THE FRONT DOOR OF THE BUILDING, UNLESS YOU ARE MEASURING TO AN EDUCATIONAL FACILITY (SCHOOLS AND SCHOOL GROUNDS). WHEN MEASURING TO A SCHOOL, THE MEASUREMENT STOPS AT THE PROPERTY LINE OF THE SCHOOL.

ALCOHOLIC BEVERAGE SURVEY FOR:
VIRGINIA I SINGH DBA LIQUOR MAXX DECATUR

1923 JONAHIA DRIVE
LAWRENCEVILLE, GA 30045
OFFICE: (770) 895-0636

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ADVANCE SURVEY INC.
LSF000455
ALL MATTERS OF TITLE EXCEPTED

5395 COVINGTON HWY DECATUR, GA 30035
LAND LOT: 161
SCALE: 1"=100'
DISTRICT: 15TH
DATE: 3/10/2026
SECTION: ---
DRAWN BY: LAR
COUNTY: DEKALB
CHK BY: AGP PC: LAR
STATE: GEORGIA
JOB NO: 260055

Figure E-1: Certified Alcoholic Beverage Distance Survey Map completed by Advance Survey, Inc. (Gordon Persons, GA License #1918) on March 10, 2026.

DeKalb County
DeKalb County Department of Planning & Sustainability
ALCOHOLIC BEVERAGE LICENSE SURVEY - RETAIL SALES IN ORIGINAL PACKAGE

To: DeKalb County Business / Alcohol Licensing Office
330 W. Ponce De Leon Avenue
2nd Floor,
Decatur, GA, 30030

Date: 3-10-26

Applicant Name: Virginia I Singh DBA Liquor Maxx Decatur
Business Address: 5395 Covington Hwy Decatur, GA 30035

BEER AND / WINE (100 YARDS MINIMUM)

1. 332 yards to the nearest church or place used primarily for religious services at:
5338 Covington Hwy Decatur, GA 30035

2. 381 yards to the nearest school building, school ground, educational facility or college campus; this includes kindergartens, or churches which have schools or kindergartens located at the following address:
5440 Covington Hwy Decatur, GA 30035

3. 11,088 yards to adult entertainment establishment at: 4872 Memorial Dr Stone Mountain, GA 30083

4. 2112 yards (must be at least 200 yards for Beer or Wine) to the nearest alcohol treatment center located at: 1923 Wesley Chapel Rd Decatur, GA 30035

LIQUOR (200 YARDS MINIMUM)

1. 332 yards to the nearest church or other place used primarily for religious services at the following address: 5338 Covington Hwy Decatur, GA 30035

2. 556 yards to the nearest alcohol treatment center or adult entertainment establishment at the following address: 4872 Memorial Dr Stone Mountain, GA 30083

3. 556 yards to private residence (includes houses, apartments, condos & etc.). Give name if other than a house: 2100 Hairston Creek Pkwy Decatur, GA 30035

4. 381 yards to the nearest school building, school ground and college campus; this includes kindergartens or churches which have schools or kindergartens. Give name and address: Wings of a Dove Christian Academy 5440 Covington Hwy Decatur, GA 30035

LIQUOR STORES (1,000 YARDS)

1. 2,112 yards to the nearest opening liquor store. Give complete name and address:
USA 1923 Wesley Chapel Rd Decatur, GA 30035

NOTE: * ALL MEASUREMENTS SHALL BE MEASURED BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND (WALKING OR DRIVING) AND SHALL BE MEASURED IN THE FOLLOWING MANNER*:
a. From the front door of the structure from which alcoholic beverage is to be sold or served;
b. In a straight line to the nearest sidewalk, street, highway, road or walkway;
c. Along such public sidewalk, street, highway, road or walkway;
d. To the front door of the building, unless you are measuring to an educational facility (schools and school grounds). When measuring to a school, the measurement stops at the nearest property line of the school.

Note: Survey drawing showing distance to the businesses described above must be attached to this survey certificate.

The undersigned Surveyor has examined the subject location and has made measurements to determine compliance with the above distance requirements:

Gordon Persons
Signature of Land Surveyor
1918
State License Number
3-10-26
Date

Stamp: Stamp this form with your State Seal. **

SurveyRetail_03302018

Figure E-2: Official DeKalb County Department of Planning & Sustainability Alcoholic Beverage License Survey form, certified and sealed by Gordon Persons, GA License #1918, confirming all distance requirements are met.

Appendix F: Community Approval/Support & Opposition Documentation

(Meeting documentation, letters of support)

COMMUNITY MEETING INVITEES WITH WRITTEN APPROVAL FOR LIQUOR STORE			
S.No	Name of Invitees	Address	Written Approval
1	O L Kelly	Decatur, GA	Yes
2	Popoola Sunday	Decatur, GA	Yes
3	Maurice Sharpe	Lithonia, GA	Yes
4	Jimmy Simpkins	Lithonia, GA	Yes
5	Antionielle Wimby	Lithonia, GA	Yes
6	Kinashasa Ray-Simpkins	Lithonia, GA	Yes
7	Henry J. Kelley	Atlanta, GA	Yes
8	Frank Williams	Decatur, GA	Yes
9	Prince Okankon	Decatur, GA	Yes
10	Jeff Stoughton	Stone Mountain, GA	Yes
11	Xavier Terrell	Decatur, GA	Yes
12	Brandon Satterwhite	Decatur, GA	Yes
13	David Blythe	Decatur, GA	Yes
14	Emmanuel John	Decatur, GA	Yes
15	Hakeem Oloyede	Decatur, GA	Yes
16	Zhiwei Ren	StoneCrest, GA	Yes
17	Jason Jones	StoneCrest, GA	Yes
18	Emperes Smith	Lithonia, GA	Yes
19	Tony	Lithonia, GA	Yes
20	Darrell Woods	Lithonia, GA	Yes
21	Maurice Evans	Lithonia, GA	Yes
22	Ramsey Goodward	Lithonia, GA	Yes

23	Tellis Bittaye	Decatur, GA	Yes
24	Wesley Nulore	Decatur, GA	Yes
25	Tasha Johnson	Decatur, GA	Yes
26	Dorian Simmons	Decatur, GA	Yes
27	Leonora Parrish	Decatur, GA	Yes
28	Craig Lewis	Lithonia, GA	Yes
29	Evelyn J Franklin	Stone Mountain, GA	Yes
30	Malcolm Franklin	Stone Mountain, GA	Yes
31	Herbert Lewis	Lithonia, GA	Yes
32	Rachel Lewis	Lithonia, GA	Yes
33	Kenneth Hargrove	Lithonia, GA	Yes
34	Tawanaca Jackson	Lithonia, GA	Yes
35	Marven Benjamin	Lithonia, GA	Yes
36	Georgie Gandy	Stone Mountain, GA	Yes
37	Dontae Williams	Stone Mountain, GA	Yes
38	Monique Longoria		Yes
39	Wymon Robinson	Decatur, GA	Yes
40	Ralph Branch	Decatur, GA	Yes

COMMUNITY MEETING INVITEES & ATTENDEES			
ZOOM MEETING APRIL 2ND, 2026 FROM 6PM TO 8 PM			
S.No	Name of Invitees	Address	Approval
1	Harmeet Kaur		Yes
2	Leonora Parrish	Decatur, GA	Yes
3	Maurice Sharpe	Lithonia, GA	Yes
4	Pushpreet Bhatia		Yes
5	Ralph Branch	Decatur, GA	Yes
6	Simran Singh		Yes
7	Tasha Johnson	Decatur, GA	Yes
8	Wymon Robinson	Decatur, GA	Yes
9	?		No
10	?		No
11	Andrew Hastings		No
12	Barbara Roberts		No
13	Bishop Elijah Williams		No
14	Cassandra Nix		No
15	Dawn Foster		No
16	Iphone (2)		No
17	Joel Edwards		No
18	Josh Mahoney		No
19	Joyce Hall		No
20	Kennia		No
21	Kim L. Chappell-Taylor		No
22	Linda Wiggins-Young		No
23	Marilyn Woolfork		No
24	Maritza Madhere		No
25	Mary Brown		No
26	Phyllis Frierson		No

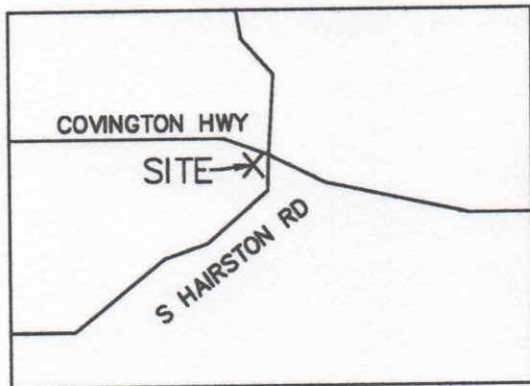
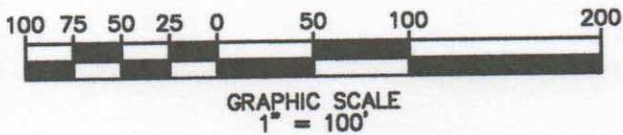
27	Renee Hastings		No
28	Robert Campbell		No
29	Roderick Frierson		No
30	Rosalyn Davis		No
31	Stella		No
32	Ahadi		
33	Alfreda Pierce		
34	Bonnie Andrews		
35	Carl Carl Henry		
36	Charlotte J.		
37	D Young		
38	Dr. Lois Keith		
39	Gary		
40	Glenda Engstrom		
41	Google Pixel 7?		
42	Greater Hidden Hills CDC		
43	Gwendolyn Stegall		
44	Hidden Hills Civic Assoc.		
45	iPhone (66)?		
46	James Johnson		
47	James's Notetaker (Otter AI)		
48	Jan Costello		
49	Jheanelle D		
50	Jonathan Stegall		
51	Kolendria Huff		

Page 2

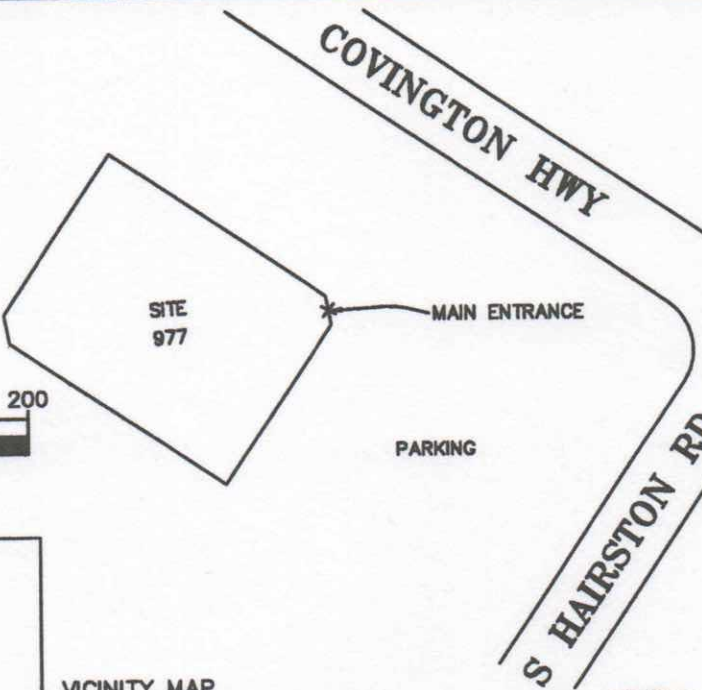
52	Lillian		
53	Lois Dunlap		
54	Queenie Jay		
55	Sharon		
56	Special Agent Nicole		
57	Tony		
58	Tracy		
59	Val		
60	Virginia Radford		
61	Zoom User ?		

APPLICATION FOR: DEKALB COUNTY

SITE ADDRESS:
5395 COVINGTON HWY
DECATUR, GA 30035
ZONED: X
TAX PARCEL ID: 15 161 02 017



VICINITY MAP
NOT TO SCALE



1. SCHOOL: 381 YARDS TO WINGS OF A DOVE CHRISTIAN ACADEMY
5440 COVINGTON HWY DECATUR, GA 30035
2. NO ALCOHOL TREATMENT CENTER WITHIN 200 YARDS OF THE SITE
3. CHURCH: 332 YARDS TO SOLID ROCK MISSIONARY BAPTIST CHURCH
5338 COVINGTON HWY DECATUR, GA 30035
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5. ADULT ENTERTAINMENT: 11,088 YARDS TO STARSHIP ENTERPRISES
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- (D.) TO THE FRONT DOOR OF THE BUILDING, UNLESS YOU ARE MEASURING TO AN EDUCATIONAL FACILITY (SCHOOLS AND SCHOOL GROUNDS.) WHEN MEASURING TO A SCHOOL, THE MEASUREMENT STOPS AT THE PROPERTY LINE OF THE SCHOOL.

Advance Survey, Inc.

1923 JOSHUA DRIVE
LAWRENCEVILLE, GA. 30045
OFFICE: (770) 995-0938



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ADVANCE SURVEY INC.
LSF000455

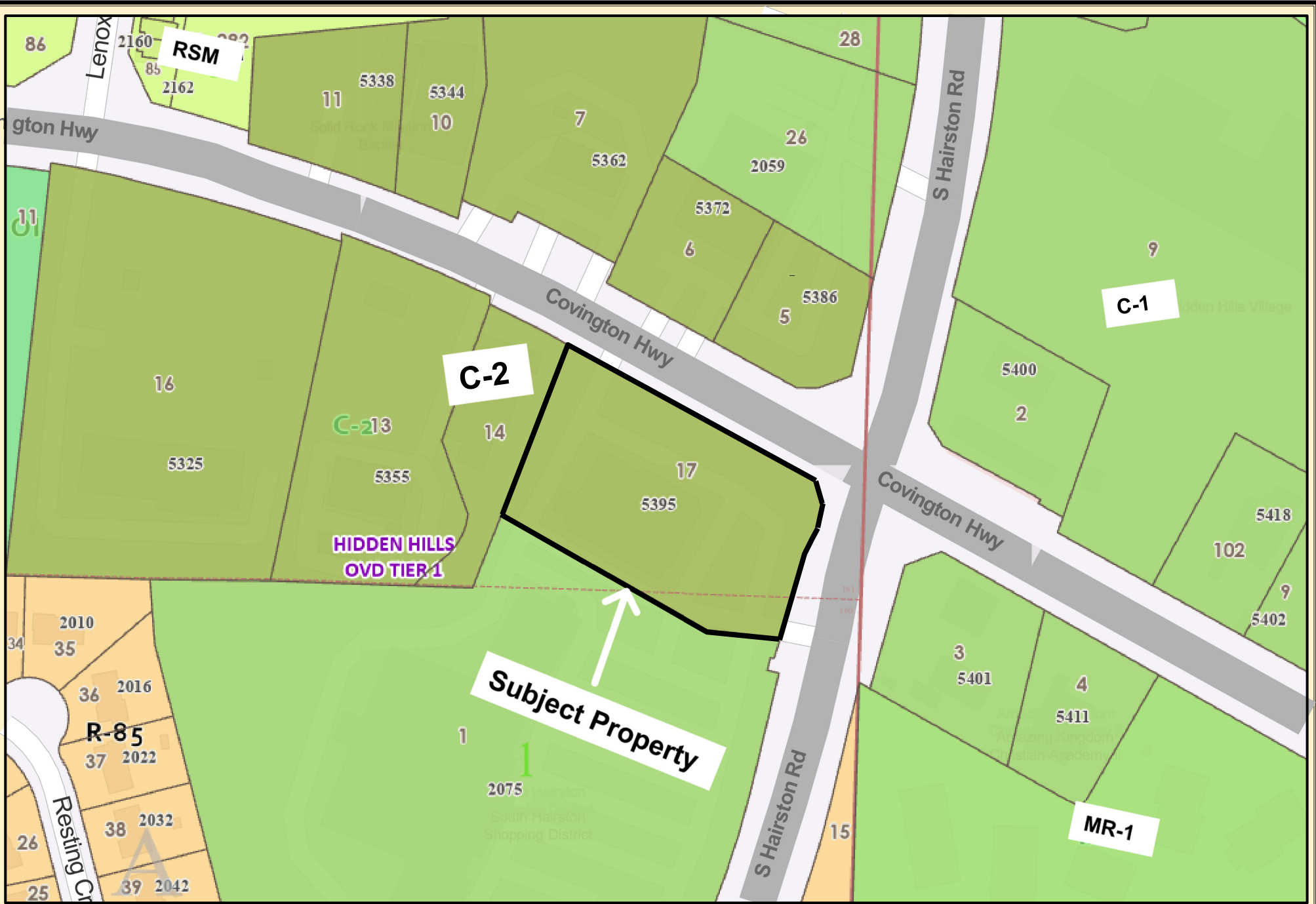
ALL MATTERS OF TITLE EXCEPTED

ALCOHOLIC BEVERAGE SURVEY FOR:

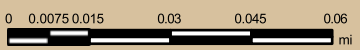
VIRGINIA I SINGH DBA LIQUOR MAXX DECATUR

5395 COVINGTON HWY DECATUR, GA 30035

LAND LOT:	161	SCALE:	1"=100'
DISTRICT:	15TH	DATE:	3/10/2026
SECTION:	----	DRAWN BY:	LAR
COUNTY:	DEKALB	CHK BY:	AGP PC: LAR
STATE:	GEORGIA	JOB NO:	260055



DeKalb County Parcel Map

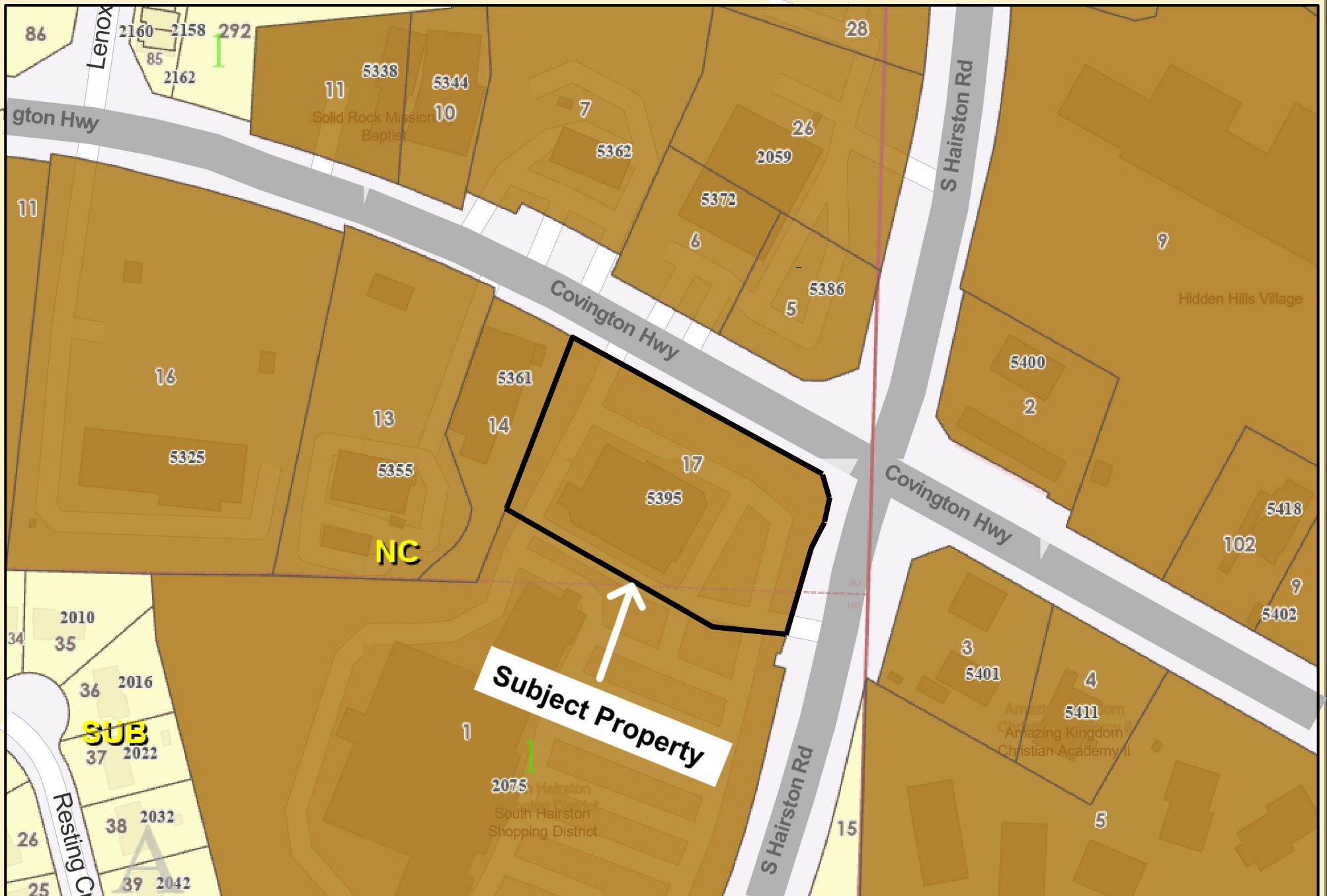


Date Printed: 4/16/2026

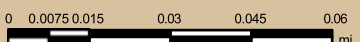


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DeKalb County Parcel Map



Date Printed: 4/16/2026



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Covington Hwy

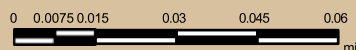
S. Hairston Road

Covington Hwy

S. Hairston Road

Subject Property

DeKalb County Parcel Map



Date Printed: 4/16/2026



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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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(s) Name: Manny Singh Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 5 & 7

Property Address: 5395 Covington Highway, Decatur 30035

Tax Parcel ID: 15 161 02 017 Acreage: 1.90

Existing Use: Previously a Walgreens Proposed Use: Alcohol outlet (liquor store)

Supplemental Regs: 4.2.8 Alcohol Outlets Overlay District: Tier 1, HHOVD

☐ Rezoning: Existing Zoning: C-2 Proposed Zoning: N/A

DRI: Square Footage/Number of Units: N/A

Rezoning Request: n/a

☐ Land Use Plan Amendment - Existing Land Use: NC Proposed Land Use: N/A Consistent ☐ Inconsistent ☐

Land Use Amendment Request: n/a

☐ Special Land Use Permit Article Number(s) 27-3.37.6 Hidden Hills Overlay Tier 1

Special Land Use Request(s): Alcohol Outlet

☐ Major Modification - Existing Zoning Conditions: n/a

Major Modification Request: n/a

Condition(s) to be modified: N/A

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 04.06.2026 w/15-day notice Calendar Dates: CC: 06.08.2026 (Zoom)

PC: 07.07.2026 (Zoom) BOC: 07.23.2026 (In-Person)

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable):

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking - Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

Possible Variances: Site plan was not supplied at the pre-app meeting. Variances may be sought.

Comments: Proposed package store (including beer and wine) in a vacated walgreens.

Applicant will need to address Impact Analysis questions pertaining to potential impacts to the surrounding Neighborhood Center (NC).

Applicant should review NC Character Area Goals within DeKalb County Unified Plan (found online). Additionally, Applicant will need to comply

with distance requirements and other specified requirements within Section 27-4.2.8 Alcohol Outlets.

Applicant will need a survey displaying the existing building and parking and any proposed improvements. Site photos would also be encouraged.

The subject site is located in Hidden Hills Overlay (Tier 1) which requires the SLUP application to operate the proposed use.

Applicant has been made aware of the potential community concerns around a proposed package store and the possible negative impacts

that may come with the proposed use. Applicant was encouraged to consider a use

that engages with the community in addition to the package store. However, site improvements may be required

with new construction proposed at the subject site.

Planner: Andrea Folgherait, Sr. Planner

Date: March 16, 2026