

# SPECIAL LAND USE PERMIT (SLUP) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 5395 Covington Highway

City: Decatur

State: GA

Zip: 30035

Parcel ID Number(s): 15 161 02 017

Acreage: 1.91

Commission District(s): 5

Super District: 7

Existing Zoning District(s): C-2

Proposed Zoning District(s): N/A

Existing Land Use Designation(s): NC

Proposed 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  Agent

Virginia I. Singh  
Signature

04/06/2026  
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

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**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](https://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**

*Manny Singh*

**Manny Singh**



LAGRANGE  
950 LAFAYETTE PKWY  
LAGRANGE, GA 30241-9998  
www.usps.com

03/18/2026

03:10 PM

Product	Qty	Unit Price	Price
CelebrationBlooms	28	\$0.78	\$21.84

Grand Total: \$21.84

Credit Card Remit \$21.84

Card Name: MasterCard  
Account #: XXXXXXXXXXXX4891  
Approval #: 01897P  
Transaction #: 760  
AID: A0000000041010 Contactless  
AL: Mastercard

TO REPORT AN ISSUE  
Visit <https://email.us.usps.com>

All hazardous labels/markings on reused boxes MUST be completely removed/obliterated if they no longer match the contents.

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Customer Service  
1-800-ASK-USPS  
(1-800-275-8777)

Agents do not have any additional information other than what is provided on [USPS.com](http://USPS.com).

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

- 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

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One tap mobile

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

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

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Join by SIP

• [89972899180@zoomcrc.com](mailto: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.

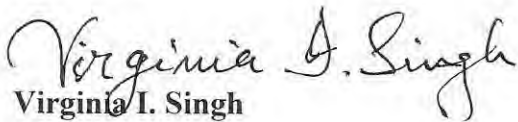
We understand and respect potential concerns related to traffic, safety, and neighborhood compatibility. Notably, this site previously functioned as a high-volume retail location that included beer and wine sales. The proposed use is expected to generate comparable or lower traffic volumes. With adherence 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 **DEPARTMENT OF PLANNING & SUSTAINABILITY** Director  
**Lorraine Cochran-Johnson** **Julliana 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

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

\_\_\_\_\_  
Owner  
By: Garret C. Pavelko  
SVP, Asset Management,  
Head of Industrial  
Date  
March 25, 2026  
Approved to file Form  
Knyetta & Horst, LLC  
Tuntale Olatowo

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)





**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"**

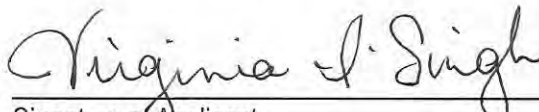
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

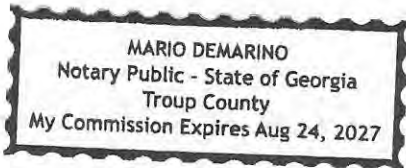
CEO Lorraine Cochran-Johnson  
1300 Commerce Drive  
Decatur, GA 30030

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

  
\_\_\_\_\_  
Notary

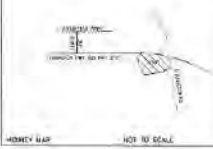
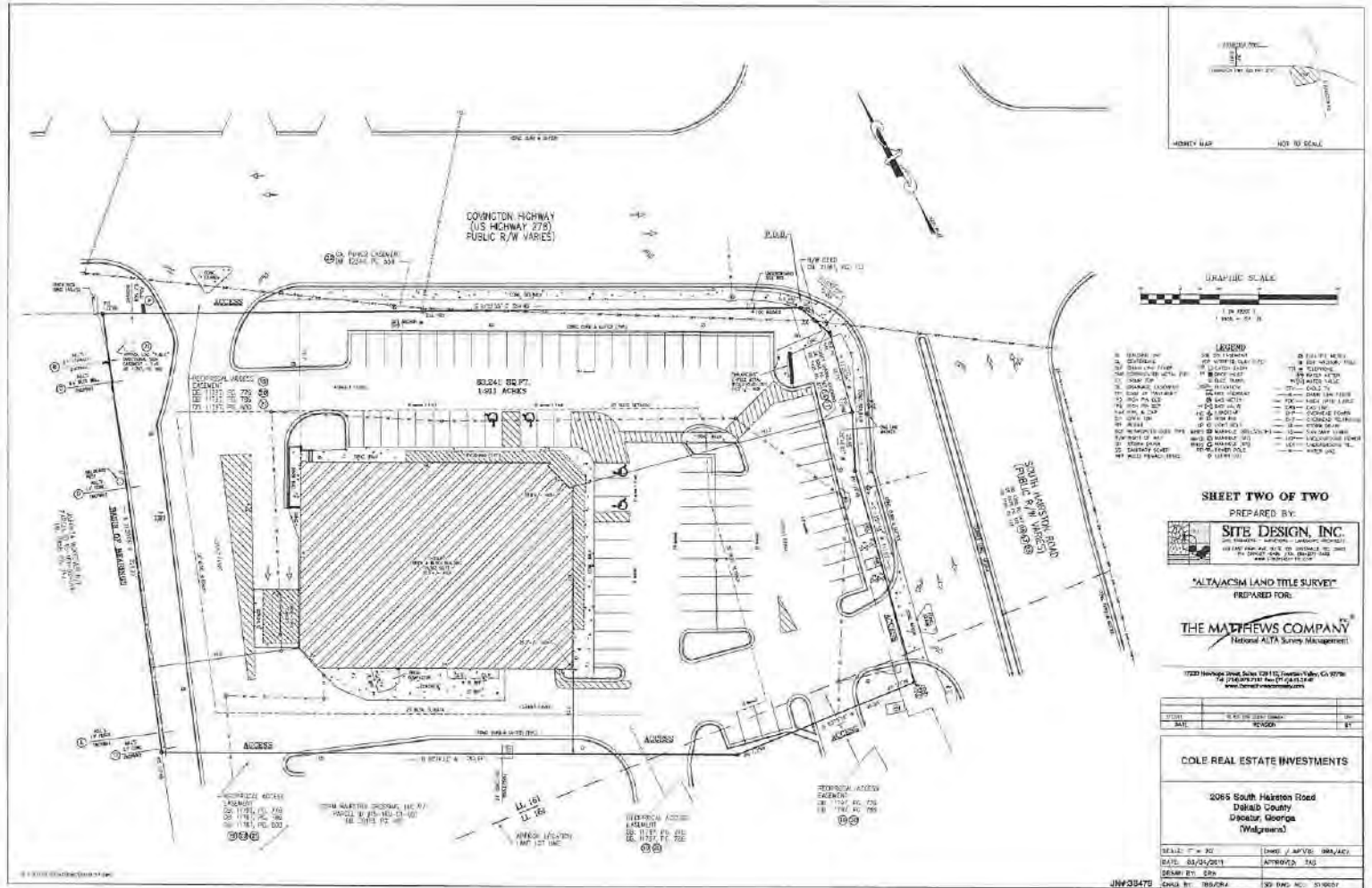
  
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Signature of Applicant Date

Check one:  Owner  Agent



Expiration Date/ Seal





- LEGEND**
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**SHEET TWO OF TWO**

PREPARED BY:  
**SITE DESIGN, INC.**  
 1000 Highway 279, Suite 100, Dalton, GA 30705  
 www.sitedesign.com

PREPARED FOR:  
**THE MATTHEWS COMPANY**  
 National ALTA Survey Management

1000 Highway 279, Suite 100, Dalton, GA 30705  
 www.sitedesign.com

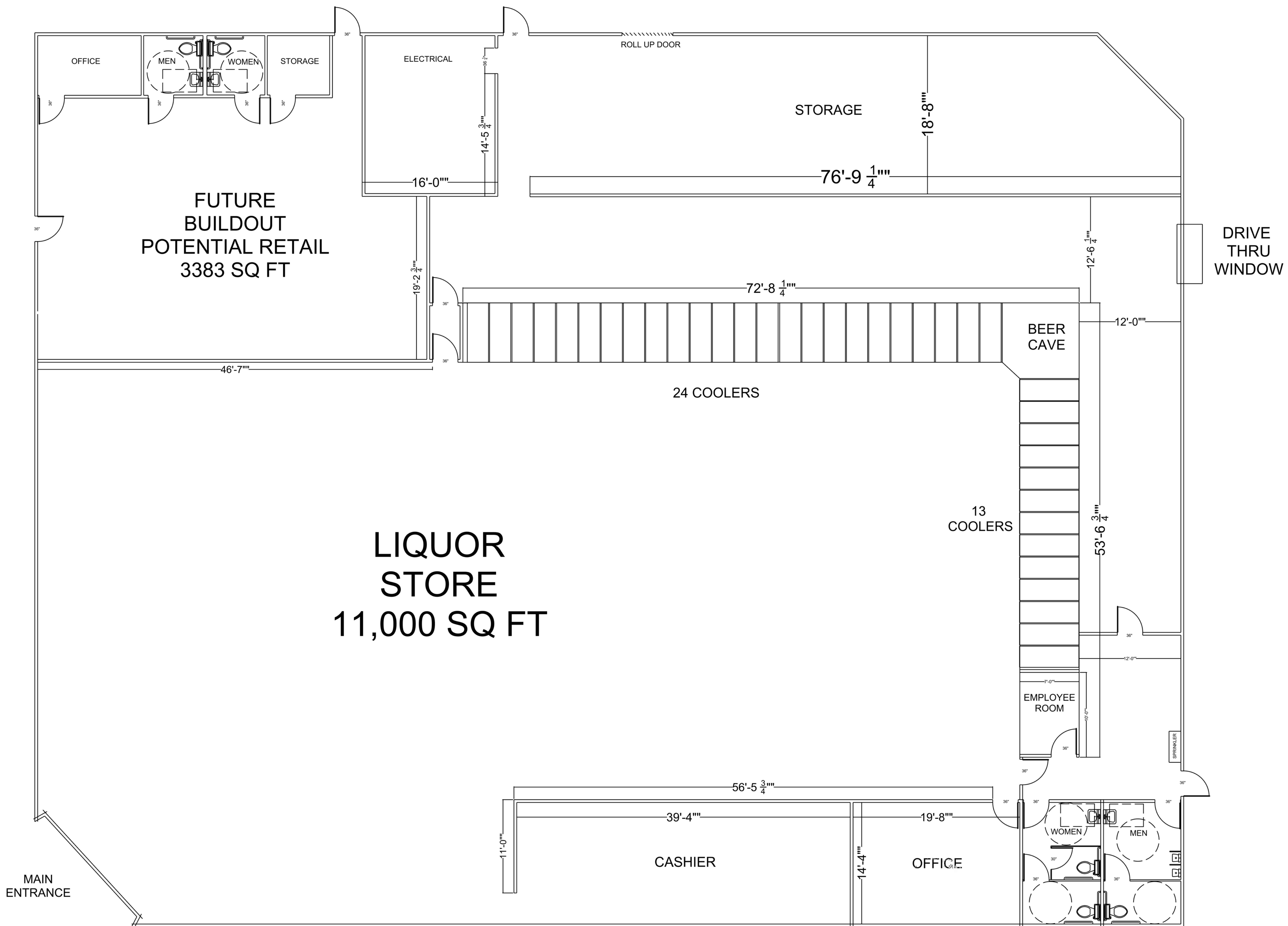
DATE	BY	REVISION

**COLE REAL ESTATE INVESTMENTS**

2085 South Hester Road  
 Dalton County  
 Dalton, Georgia  
 (Walgreens)

SCALE: 1" = 50'	DATE: 03/29/21	BY: ANTHONY PAS

JUN33475



Total Building  
14,383 SQ FT

Total Acreage  
1.91 Acres

LIQUOR  
STORE  
11,000 SQ FT

1 of 1 page	01/30/2026	Scott Livingston	For: Virginia I. Singh	Retail to Liquor store	5395 Covington Hwy Decatur, GA 30035
1/4" SCALE				A-1	B-1

date	revision	by	no.
	1		
	2		

revisions



## 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.

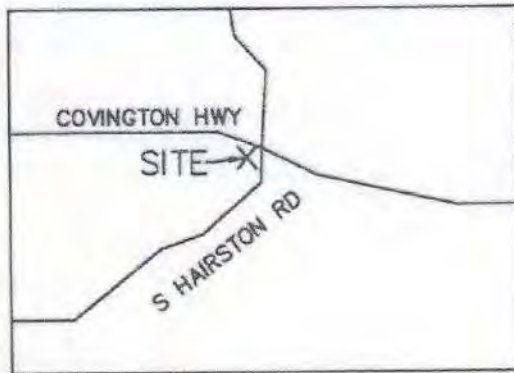
Less and except that portion of the property acquired by The State of Georgia, Department of Transportation, through that certain Order and Judgment dated 6/17/2021, filed in the records of the Superior Court of DeKalb County, GA, Document No. 21CV4820-8, more particularly described as:

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

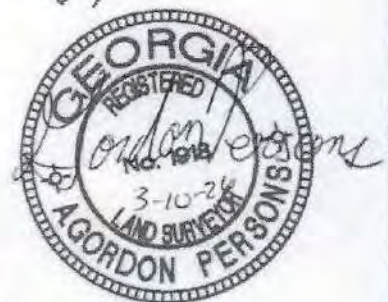
Beginning at a point 57.57 feet right of and opposite Station 19+09.03 on the construction centerline of Covington Hwy on Georgia Highway Project No. 0013758; running thence S 61°23'28.0" E a distance of 35.47 feet to a point 56.54 feet right of and opposite station 19+44.48 on said construction centerline 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



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
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**

5395 COVINGTON HWY DECATUR, GA 30035

**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

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)**

- 332 Number of yards to the nearest church or place used primarily for religious services at:  
5338 Covington Hwy Decatur, Ga 30035
- 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
- 11,088 yards to adult entertainment establishment at: 4872 Memorial Dr Stone Mountain, Ga 30083
- 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)**

- 332 yards to the nearest church or other place used primarily for religious services at the following address: 5338 Covington Hwy Decatur, GA 30035
- yards to the nearest alcohol treatment center or adult entertainment establishment at the following address: none within 200 Yards
- 556 yards to private residence (includes houses, apartments, condos & etc.). Give name if other than a house: 2100 Hairston Creek Pkwy Decatur, Ga 30035
- 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)**

- 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\*:**

- From the front door of the structure from which alcoholic beverage is to be sold or served;
- In a straight line to the nearest sidewalk, street, highway, road or walkway;
- Along such public sidewalk, street, highway, road or walkway;
- 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. \*\*



2065

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MORGAN & MORGAN

FOR THE PEOPLE.COM OFFICE OF THE ATTORNEY GENERAL  
101 PLACENTIA ST. NE, ATLANTA, GA 30309

OUTFRONT

2065







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

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