

**SPECIAL LAND USE PERMIT (SLUP) APPLICATION**

**to Amend the Official Zoning Map of DeKalb County, Georgia**

APPLICANT/OWNER: Mohammad Lodi / Trade & Investment, LLC

Subject Property Address: 4110 Glenwood Rd., Suite A

City: Decatur State: GA Zip: 30032

Parcel ID Number(s): 15 187 05 010

Acreage: 0.42 Commission District(s): 347 Super District: \_\_\_\_\_

Existing Zoning District(s): C-1 Proposed Zoning District(s): Beer & Wine

Existing Land Use Designation(s): CR 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

Signature

Judy Abna

Date

6/8/26

**NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE**

**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.**

# TRADE & INVESTMENT, LLC

## NOTICE OF SPECIAL LAND USE PERMIT APPLICATION COMMUNITY MEETING

A special land use permit application community meeting is  
Scheduled for **June 5, 2026, at 5:00 P.M. at 4110 Glenwood Rd.** for  
the purpose of meeting the new business owner, and listening to  
your concerns, and addressing your questions. This business will  
be a convenience store that does not sell gasoline, but will sell food  
items and beer and wine. There will be refreshments, and be sure to  
sign the sign in sheet when you come into the store. We look forward  
to meeting you!

Mohammad Lodi

## LETTER OF APPLICATION

1. This SLUP application is not seeking to change zoning;
2. This SLUP application is for an approved, fully renovated convenience store, to sell beer and wine at retail;
3. The existing use of the property will remain the same. It is an approved commercial property, that was county approved for renovations to save this property, make the area look better, and is now open as a licensed convenience store;
4. This is a single story convenience store, sitting on 0.42 acres, and is 3,036 square feet;
5. There are 4 employees for now;
6. The store is open from 6:00 AM until 10:00 PM daily for now.

## IMPACT ANALYSIS

- A. The size of the lot is 0.42 acres, with plenty of parking, trash dumpster, and size of building is 3,036 square feet. Buffers remain the same as prior to the county approval for this business;
- B. The county has approved all aspects of the renovations of this convenience store, and the community is now enjoying a clean, well run business. It was always the intent of the owner to sell beer and wine when the permits for this store were issued. The customers have also requested beer and wine to be sold. An alcohol survey has been done, and shows there are no distance issues. For your convenience the survey is in this application. This store is very compatible with the sell of beer and wine. It is large enough, sits far enough off the road, and has a large parking lot. I am not aware of any other business or personal home, where anyone would be offended or inconvenienced at seeing a customer walk into the store, buy beer or wine, and then leave. No adjoining property would be adversely impacted by any noise, smoke, traffic, odor, dust, vibration, lights or congestion;
- C. Public services adequately serve this store, and all customers;
- D. Glenwood Road, is well able to sustain traffic to and from this store, and it is further understood that in the future the county may have plans to make this road even wider;
- E. The parking lot allows plenty of room for ingress and egress, having curb cuts in two locations;
- F. The store hours will not impact surrounding businesses, and residences are far enough away. Store hours are 6:00 AM until 10:00 PM;
- G. To be allowed to sell beer and wine is a proposed use very much consistent with the nature of a convenience store business, especially this store, which is large;
- H. There is no conflict with the store's proposed use;
- I. County sanitation is used;
- J. The length of time for this store's SLUP to sell beer and wine should not be limited;
- K. To sell beer and wine will benefit the community, and turn this store into a truly fully functional convenience store. Without the beer and wine sales, many potential customers will not shop where they cannot buy beer and wine;
- L. To sell beer and wine will not adversely affect anyone or any structure in this area;
- M. The proposed use to sell beer and wine does satisfy and comply with requirements for this SLUP;
- N. Most customers, living in the community, have expressed a desire for the store to sell beer and wine, so yes, this would be consistent with the needs of the community as a whole.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 06/09/2020

TO WHOM IT MAY CONCERN:

(I), (WE) Georgia Woman Investment Club, LLC  
Name of owners(s) (If more than one owner, attach a separate sheet)

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

Mohammad Lodi, business owner / Tenant  
Name of Agent or Representative

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



Nawar Khan  
Notary Public

x [Signature]  
Owner

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

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

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

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



Chief Executive Officer  
Lorraine Cochran-Johnson

404.371.2155 (a) | Government Services Center  
178 Sams Street  
Building A, Suite 300  
Decatur, GA 30030

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

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

If the answer is yes, you must file a Disclosure Report with the governing authority of DeKalb County showing:

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

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

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

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

*Marcus Aiken*

Notary

*[Handwritten Signature]*

Signature of Applicant

9th June 2026

Date

Check one: Owner  Agent

MARCUS AIKEN  
NOTARY PUBLIC  
Henry County  
State of Georgia  
My Commission Expires Nov. 20, 2029

11/20/2029

Expiration Date/ Seal

MARCUS AIKEN  
NOTARY PUBLIC  
Henry County  
State of Georgia  
My Commission Expires Nov. 20, 2029

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: 5/18/2023

Applicants Name: MUHAMMAD ALI KHAN
Trade Name:
Business Address: 4110 -A GLENWOOD ROAD DECATUR, GEORGIA 30032

BEER AND/ WINE (100 YARDS MINIMUM)

- 1. 191 Number of yards to the nearest church or place used primarily for religious services at:
EMMANUEL TABERNACLE 4081 GLENWOOD ROAD.
2. 515 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:
DEVELOPING MINDS ACADEMY 3990 GLENWOOD ROAD
3. yards to adult entertainment establishment at: NONE WITHIN 100 YARDS.
4. 6730 yards (must be at least 200 yards for Beer or Wine) to the nearest alcohol treatment center located at: FOX RECOVERY CENTER 3110 CLIFTON SPRINGS ROAD.

LIQUOR (200 YARDS MINIMUM)

- 1. N/A yards to the nearest church or other place used primarily for religious services at the following address:
2. N/A yards to the nearest alcohol treatment center or adult entertainment establishment at the following address:
3. N/A yards to private residence (includes houses, apartments, condos & etc.). Give name if other than a house:
4. N/A 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 :

LIQUOR STORES (1,000 YARDS)

- 1. N/A yards to the nearest operating liquor store. Give complete name and address:

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:

Signature of Land Surveyor

1751
State License Number

5/18/2023
Date

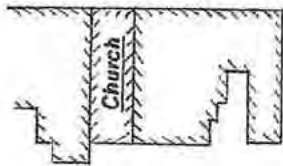
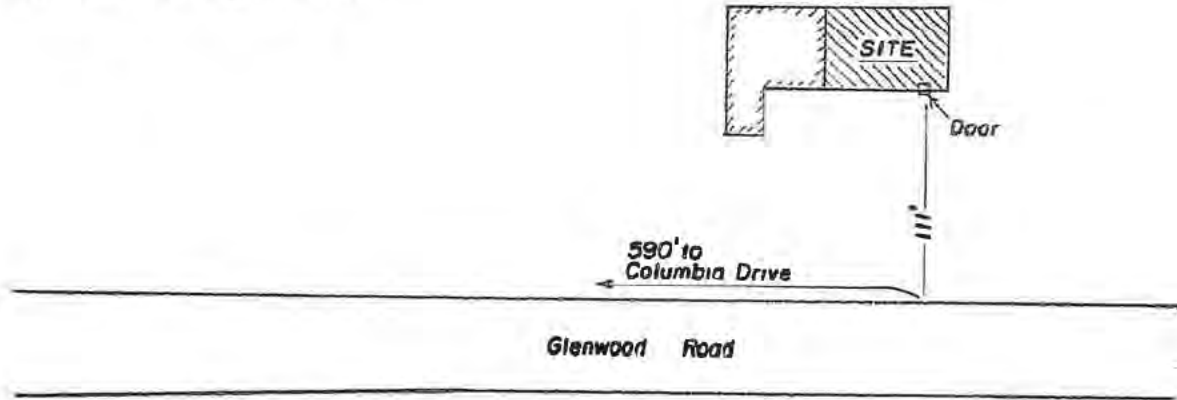


\*\*Stamp this form with your State Seal. \*\*

SurveyRetail\_03302018



Site Address-  
4110-A Glenwood Road  
Decatur, Georgia 30032



The following distances were measured in accordance with Dekalb County code:

CHURCH- 191 yards to Emmanuel Tabernacle, @ 4081 Glenwood Road.

SCHOOL- 515 yards to Developing Minds Academy, @ 3990 Glenwood Road. (Ga pre-K)

ALCOHOL TREATMENT- 6730 yards to Fox Recovery Center, @ 3110 Clifton Springs Road.

There are no adult entertainment establishments within 100 yards of this site.

Dekalb County Beer and Wine Retail Package License Survey for:

Mohammad Ali Khan

DATE: 5/18/2023	SCALE: 1" = 100'	0 50 100 200 GRAPHIC SCALE IN FEET	
DRAWN BY: GD	LAND LOT 187	15th DISTRICT	SECTION
DEKALB COUNTY			GEORGIA
<b>GEORGIA LAND SURVEYING CO.</b> 155 CLIFTWOOD DRIVE, ATLANTA, GA 30328 PHONE (404)255-4671 FAX (404)255-6607 WWW.GEORGIALANDSURVEYING.COM			204407

**SITE PLAN  
N/A  
STORE HAS  
BUSINESS LICENSE**

**PLAN INFO  
AND STORE DRAWING  
ATTACHED.**

Store already open.

# PROPERTY INFORMATION

PROPERTY ADDRESS:  
4110 GLENWOOD ROAD  
DECATUR, GA 30032

OWNER:  
24 HOUR CONTACT:  
PARCEL ID: 1518705010  
ERIC HODGE 404.454.6323

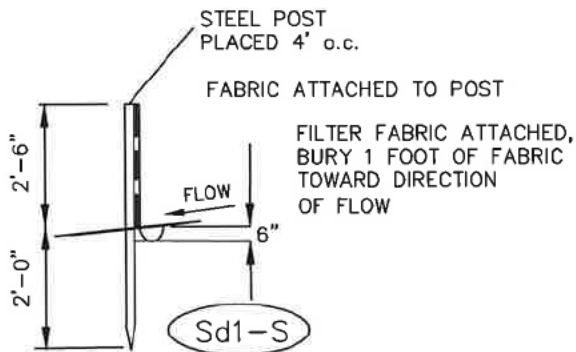
Land Owner: Georgia Woman Investment Club LLC

# TOTAL SITE AREA

## 18,200 SQ. FT.

## 0.42 ACRES

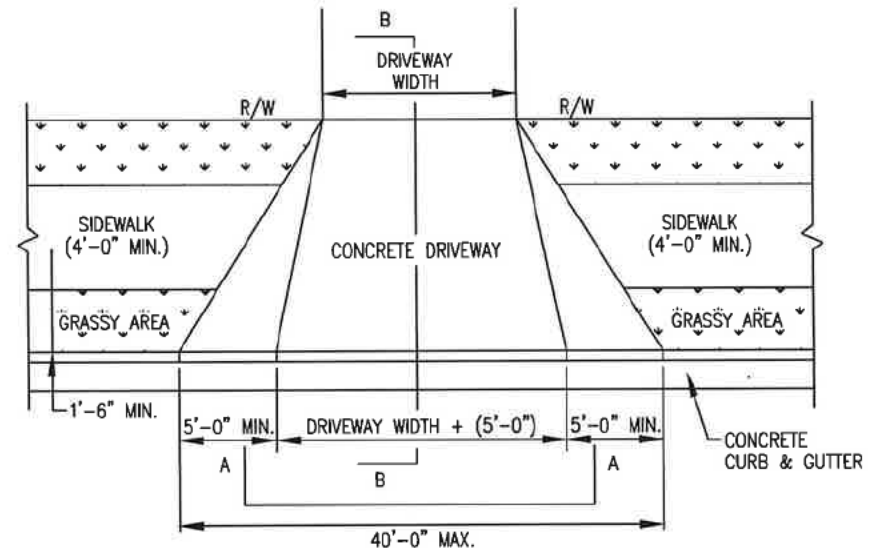
INDICATES SILT FENCE—TYPE S



### SILT FENCE — TYPE S DETAIL

(NOT TO SCALE)

NOTE: USE D.O.T. APPROVED FABRIC  
USE STEEL POSTS— ONLY.



### TOP VIEW

N.T.S.

— CURB

INDICATES TREE PROTECTION FENCE





Department of Planning & Sustainability  
Division of Business Licensing  
178 Sams Street, Decatur, GA 30030  
(404) 371-2461  
**BUSINESS AND OCCUPATIONAL TAX CERTIFICATE**

K-JUNIOR MARKET  
4110 Glenwood Rd Ste A  
Decatur, GA 30032

Business Name:  
TRADE & INVESTMENT LLC  
4110 GLENWOOD RD STE A  
DECATUR, GA 30032-

Store  
already  
submitted  
Survey when  
getting renovation

This is your Business and Occupation Tax Certificate for 2026. We are pleased that you are doing business in DeKalb County and hope you have great success in your enterprise this year.

.....  
Detach the certificate below and display it for public view at your place of business.  
This certificate must be displayed for public view

**Not Transferable**

Department of Planning & Sustainability  
178 Sams Street, Decatur, GA 30030  
**BUSINESS AND OCCUPATIONAL TAX CERTIFICATE**

K-JUNIOR MARKET  
4110 Glenwood Rd Ste A  
Decatur, GA 30032

TRADE & INVESTMENT LLC  
4110 GLENWOOD RD STE A  
DECATUR, GA 30032-

**ACCOUNT:**  
1250040

**EXPIRES:**  
12/31/2026

**Business Description: CONVENIENCE STORE (No Alcohol)**

This certificate is only valid at this location and when the location conforms to DeKalb County's Zoning Regulations





Fully renovated  
store.



Check out.



DeKalb County  
GEORGIA

(404) 371-2155 (o)  
www.dekalbcountyga.gov

Government Services Center  
178 Sams Street  
Decatur, GA 30030  
www.dekalbcountyga.gov/planning

## 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: Judy Abna Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 3 & 7

Property Address: 4110 Glenwood Road, Decatur 30032

Tax Parcel ID: 15 187 05 010 Acreage: 0.42

Existing Use: vacant Proposed Use: Alcohol sales

Supplemental Regs: 4.2.8 (Alcohol Outlet) Overlay District: No

Rezoning: Existing Zoning: C-1 Proposed Zoning: Beer & wine sales.

DRI: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: n/a

3,036 square feet --min 6 parking spaces required

Land Use Plan Amendment - Existing Land Use: CRC Proposed Land Use: na Consistent  Inconsistent

Land Use Amendment Request: \_\_\_\_\_

Special Land Use Permit Article Number(s) 27-

Special Land Use Request(s): SLUP for retail package beer & wine sales.

Major Modification - Existing Zoning Conditions: None

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: 06.08.2026 w/15-day notice Calendar Dates: CC: 08.12.2026 (Zoom)

PC: 09.01.2026 (Zoom) BOC: 09.24.2026 (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): X

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:

Comments: Applicant must show how proposed alcohol outlet is compatible with surrounding properties and how it is consistent with the Commercial Redevelopment Corridor (CRC) Character Area, calling for enhanced redevelopment of commercial corridors. Applicant must show compliance with the alcohol outlet supplemental regulations of Section 4.2.8 of the Zoning Ordinance. Applicant must show compliance with C-1 zoning requirements including but not limited to minimum building setbacks, sidewalks & street trees along Glenwood Road, required by Article 5 of the Zoning Ordinance. Show compliance with minimum parking requirements of 1 parking space for every 500 sq. feet of floor area. Spaces must be striped. Applicant to show how proposal complies with CRC Character Area and the Glenwood Road & Columbia Dive Small Area Plan (SAP). Community meeting notices must be sent no less than 15-days prior to community meeting. If held virtually, a recording is required with application.

Planner: John Reid, Sr. Planner

Date: April 16, 2026