

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

Commission District(s): 3 and 7

Application of Mohammad Lodi for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district, at 4110 Glenwood Road, Ste. A.

PETITION NO: N9-2026-1108 SLUP-26-1248172

PROPOSED USE: Alcohol outlet (beer and wine sales).

LOCATION: 4110 Glenwood Road, Ste A, Decatur, GA 30032

PARCEL NO. : 15 187 05 010

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Mohammad Lodi for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (August 2026) Denial.

PLANNING COMMISSION: (September 1, 2026) Denial.

PLANNING STAFF: (September 2026) Approval with Conditions.

STAFF ANALYSIS: The applicant proposes a Special Land Use Permit (SLUP) to allow accessory beer and wine sales within an existing 3,036 square foot suite of a commercial building. The applicant indicates that the county issued permits and business licenses for a convenience store and recently renovated the building and recently re-paved and striped the parking lot. The applicant is offering to condition their application to remove the existing pole sign and replacing it with a brick monument sign. Additionally, the applicant is willing to be conditioned to placing planter along the front façade of the building. The surrounding area comprises apartments to the west, north, and east, and a drive-through package store and tire business to the south across Glenwood Road. The proposed request is consistent with the overall goals of the Glenwood Road & Columbia Drive Area Redevelopment Plan, which identifies the area as a Commercial Redevelopment Corridor and supports commercial and retail uses, reinvestment, and appearance upgrades (p. 12). The convenience store is an existing approved/permitted use, and the requested accessory beer and wine sales do not alter the site's principal use. Further, the applicant's proposed replacement of the existing pole sign with a brick monument sign, installation of planters along the building frontage, and recent building and parking lot improvements support the Plan's objectives for improved aesthetic appeal and corridor revitalization. No fuel pumps exist or are proposed. Therefore, the request is not contradictory to the goals and recommendations of the Glenwood Road & Columbia Drive Area Redevelopment Plan. It appears that the proposed application complies with all supplemental regulations and distance requirements of the Zoning Ordinance. Therefore, it appears that the SLUP application is consistent with Section 7.4.6.B (Compatibility with surrounding properties) and Section 7.4.6.H (Consistency with Comprehensive Plan). Based on Section 7.4.6.H (Consistency with the Comprehensive Plan), the proposed request is consistent with the overall goals of the Glenwood Road & Columbia Drive Area Redevelopment Plan, which identifies the area as a Commercial Redevelopment Corridor and supports commercial and retail uses,

reinvestment, and appearance upgrades (p. 12). Further, the applicant's proposed replacement of the existing pole sign with a brick monument sign and installation of planters along the building frontage provides for improved aesthetic appeal and corridor revitalization. Based on Section 7.4.6,B (Compatibility with adjacent properties), it appears that the proposed application complies with all supplemental regulations and distance requirements of the Zoning Ordinance, and no new construction is proposed. Therefore, based on review of the applicable criteria under Section 27-7.4.6 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that this application be ***"Approved with the attached conditions"***.

PLANNING COMMISSION VOTE: (September 1, 2026) Denial 6-2-0. Commissioner Moore moved, Commissioner Costello seconded for denial. Commissioners Murphy & Williams opposed. (1st Motion to approve with condition, per Staff recommendation failed 2-6-0).

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (August 2026) Denial (5-3-0), citing issues with the cameras in the property, proliferation of liquor stores in the area, and a suggested increase in distance restrictions between alcohol establishments.

Z-26-1248172 (2026-1108)
Recommended Conditions_Sept. 2026
4110 Glenwood Road, Ste A, Decatur, GA 30035

1. The existing pole sign shall be replaced with a brick monument sign prior to issuance of any alcohol licenses.
2. Planters shall be installed along the front façade of the building prior to the issuance of any alcohol licenses.

Planning Commission Hearing Date: September 1, 2026
Board of Commissioners Hearing Date: September 24, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1248172	File ID #: 2026-1108
Address:	4110 Glenwood Road Stone Mountain, GA 30083	Commission Districts: 3 & 7
Parcel ID(s):	15 187 05 010	
Request:	Application of Mohammad Lodi for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C1 (Local Commercial) zoning.	
Property Owner(s):	Mohammed Lodi	
Applicant/Agent:	Judy Abna	
Acreage:	0.42	
Existing Land Use:	Vacant	
Surrounding Properties:	North: Apartments; South: Package Store East: Apartments and junkyard West: Apartments	
Adjacent Zoning:	North: MR-2 South: C-1 (across Glenwood Road) East: MR-2 West: MR-2	
Comprehensive Plan:	Consistent X Inconsistent	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

BACKGROUND

The applicant proposes a Special Land Use Permit (SLUP) to allow accessory beer and wine sales within an existing 3,036 square foot suite of a commercial building. The applicant indicates that the county issued permits and business licenses for a convenience store, and recently renovated the building and recently re-paved and striped the parking lot. The applicant is offering to condition their application to removing the existing pole sign and replacing it with a brick monument sign. Additionally, the applicant is willing to be conditioned to placing planter along the front façade of the building.

The surrounding area comprises apartments to the west, north, and east, and a drive-through package store and tire business to the south across Glenwood Road.

STAFF ANALYSIS

The proposed request is consistent with the overall goals of the Glenwood Road & Columbia Drive Area Redevelopment Plan, which identifies the area as a Commercial Redevelopment Corridor and supports commercial and retail uses, reinvestment, and appearance upgrades (p. 12).

The convenience store is an existing approved/permitted use, and the requested accessory beer and wine sales do not alter the site's principal use. Further, the applicant's proposed replacement of the existing pole sign with a brick monument sign, installation of planters along the building frontage, and recent building and parking lot improvements support the Plan's objectives for improved aesthetic appeal and corridor revitalization. No fuel pumps exist or are proposed. Therefore, the request is not contradictory to the goals and recommendations of the Glenwood Road & Columbia Drive Area Redevelopment Plan. It appears that the proposed application complies with all supplemental regulations and distance requirements of the Zoning Ordinance. Therefore, it appears that the SLUP application is consistent with Section 7.4.6.B (Compatibility with surrounding properties) and Section 7.4.6.H (Consistency with Comprehensive Plan).

FINDINGS OF FACT:

The following findings address each of the applicable standards and factors under Section 27-7.4.6 of the DeKalb County Zoning Ordinance governing review of proposed SLUP applications.

- A. Adequacy 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.**

In Staff's opinion, it appears the site is adequate for the proposed use. There is ample parking on-site, and the convenience store permits and business licenses have already been approved.

- 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.**

In Staff's opinion, it appears that the proposed application complies with all supplemental regulations and distance requirements of the Zoning Ordinance. Furthermore, the recent building renovations and re-paving and re-striping of the parking lot offer additional beautification of the Glenwood corridor. The site contains no fuel pumps and none are proposed. Therefore, it appears that the SLUP application is compatible with adjacent properties and land uses.

- C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use. Public services and utilities appear to be adequate as there is no water or sewer needed.**

In Staff's opinion and based on the submitted information, it appears that the convenience store has already been approved; the application is only to allow accessory beer and wine sales within an existing building. Given the site's access to a major thoroughfare, it appears that public services and utilities are adequate. Therefore, the proposed use is not anticipated to generate adverse impacts on traffic and is adequate regarding public services and 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.**

In Staff's opinion, since the site accesses a major thoroughfare (Glenwood Road), it appears that the public street upon which the use is proposed to be located is adequate.

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.

In Staff's opinion, ingress and egress appear to be adequate to all proposed buildings and structures.

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.

In Staff's opinion, and based on the submitted site information, the hours of operation would be 6:00 am to 10:00 pm, which appear to be typical convenience store business hours. Therefore, it appears that the SLUP proposal will not create adverse impacts on any adjoining land use due to manner and hours of operation.

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.

In Staff's opinion, it appears that the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located as the proposed application for accessory beer and wine sales will be located within an existing building that has been recently approved by the county for a convenience store.

H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.

In Staff's opinion, the proposed request is consistent with the overall goals of the Glenwood Road & Columbia Drive Area Redevelopment Plan, which identifies the area as a Commercial Redevelopment Corridor and supports commercial and retail uses, reinvestment, and appearance upgrades (p. 12). The convenience store is an existing approved/permitted use, and the requested accessory beer and wine sales do not alter the site's principal use. Further, the applicant's proposed replacement of the existing pole sign with a brick monument sign, installation of planters along the building frontage, and recent building and parking lot improvements support the Plan's objectives for improved aesthetic appeal and corridor revitalization. No fuel pumps exist or are proposed. Therefore, the request is not contradictory to the goals and recommendations of the Glenwood Road & Columbia Drive Area Redevelopment Plan.

I. Whether there is adequate provision of refuse and service areas.

In Staff's opinion the existing building has recently been approved by the county of a convenience store and will use an existing dumpster on site for adequate provision of sanitation.

J. Whether the length of time for which the special land use permit is granted should be limited in duration.

In Staff's opinion, given that the county has recently approved a renovation of the building to allow a convenience store, it does not appear that the length of time for the SLUP should be limited in duration.

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.

In Staff's opinion, it appears that the size, scale, and massing of proposed buildings are appropriate since no new construction is proposed.

L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

In Staff's opinion, and based on the submitted information, there are no historic buildings, districts, or archaeological resources on or near the subject property. Additionally, no new construction is proposed.

M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

In Staff's opinion, it appears that the proposed use satisfies all supplemental regulations and alcohol distance requirements.

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.

In Staff's opinion, the proposed SLUP conditions from the applicant to replace the pole sign with a brick monument sign and add planters along the front façade of the building is consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) Character Area to promote the redevelopment of commercial corridors in decline (2050 Comprehensive Plan, CRC Character Area, Land Use Compatibility, page 37). It appears that the proposed application complies with all supplemental regulations and distance requirements of the Zoning Ordinance. Furthermore, the recent building renovations and repaving and re-striping of the parking lot offer additional beautification of the Glenwood corridor. The site contains no fuel pumps and none are proposed. Therefore, it appears that the SLUP proposal would be consistent with the needs of the neighborhood or the community as a whole.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Based on Section 7.4.6.H (Consistency with the Comprehensive Plan), the proposed request is consistent with the overall goals of the Glenwood Road & Columbia Drive Area Redevelopment Plan, which identifies the area as a Commercial Redevelopment Corridor and supports commercial and retail uses, reinvestment, and appearance upgrades (p. 12). Further, the applicant's proposed replacement of the existing pole sign with a brick monument sign and installation of planters along the building frontage provides for improved aesthetic appeal and corridor revitalization. Based on Section 7.4.6.B (Compatibility with adjacent properties), it appears that the proposed application complies with all supplemental regulations and distance requirements of the Zoning Ordinance, and no new construction is proposed.

Therefore, based on review of the applicable criteria under Section 27-7.4.6 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that the application (SLUP-26-1248182) be **APPROVED WITH FOLLOWING CONDITIONS:**

1. The existing pole sign shall be replaced with a brick monument sign prior to issuance of any alcohol licenses.
2. Planters shall be installed along the front façade of the building prior to the issuance of any alcohol licenses

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments September 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&N3. LP-26-1248188 (2026-1099) & Z-26-1248190 (2026-1100) 5561 – 5567 Memorial Drive:

Memorial Drive is classified as a Major Arterial, 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.

N4. SLUP-26-1248176 (2026-1101) 4850 Redan Road:

Redan Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N5. Z-26-1248179 (2026-1102) 3970 Norman Road:

Norman Road is classified as a collector road. 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 a 10-foot multi-use path. It requires pedestrian scale streetlights.

N6. SLUP-26-1248182 (2026-1103) 4717 East Anderson Road:

East Anderson is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N7. Z-26-1248177 (2026-1106) 729 Old Briarcliff Road:

Old Briarcliff Road is classified as local road. 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. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N8. SLUP-26-1248186 (2026-1107) 3887 Kirksford Road:

Kingsford Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N9. SLUP-26-1248172 (2026-1108) 4110 Glenwood Road, Ste. A:

Glenwood Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



7/30/2026

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.

7/30/2026

N1-2026-1098

TA-26-1248180

Amendment

- Text amendment. See general comments

N2-2026-1099

LP-26-1248188

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments

N3-2026-1100

Z-26-1248190

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments.

N4-2026-1101

SLUP-26-1248176

4850 Redan Road, Stone Mountain, GA 30088

- SLUP. See general comments.

N5-2026-1102

Z-26-1248179

3970 Norman Road, Stone Mountain, GA 30083

- Child daycare center. DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.

N6-2026-1103

SLUP-26-1248182

4717 East Anderson Road, Stone Mountain, GA 30083

- SLUP. See general comments.

7/30/2026

N7-2026-1104

SLUP-26-1248184

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N8-2026-1105

SLUP-26-1248185

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N9-2026-1106

Z-26-1248177

729 Old Briarcliff Road, Atlanta, GA 30306

- See general comments.

N10-2026-1107

SLUP-26-1248186

3887 Kirksford Drive, Decatur, Ga 30035

- SLUP. Child daycare facility. See general comments.

N11-2026-1108

SLUP-26-1248172

4110 Glenwood Road, Suite A, Decatur, GA 30032

- SLUP. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@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 #: _____

ADDRESS/PARCEL ID: _____

• Transportation/Access/Row: _____

• Stormwater Management: _____

• Flood Hazard Area/Wetlands: _____

• Landscaping/Tree Preservation: _____

• Tributary Buffer: _____

• Fire Safety: _____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

CASE #: _____

ADDRESS/PARCEL: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS: _____

Akin Akinsola

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT
akfolgheraite@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

CASE #: _____

ADDRESS: _____

WATER

Size of existing water main: _____ adequate: _____ inadequate: _____

Distance of 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 the nearest line: _____

Water Treatment Facility: _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS: _____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolghera@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

CASE #: SLUP-26-1248172 (2026-1108)

ADDRESS/PARCEL: 4110 Glenwood Road, Ste. A; 15 187 05 010

ADJACENT ROADWAY(S):

CLASSIFICATION:

Capacity (TPD):

Capacity (TPD):

Latest Count (TPD):

Latest Count (TPD):

Hourly Capacity (VPH):

Hourly Capacity (VPH):

Peak Hour Volume (VPH):

Peak Hour Volume (VPH):

Existing number of traffic lanes:

Existing number of traffic lanes:

Proposed number of traffic lanes:

Proposed number of traffic lanes:

Proposed right-of-way width:

Proposed right-of-way width:

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns
at this time.

Jerry White

Signature

SPECIAL LAND USE PERMIT (SLUP) APPLICATION**to Amend the Official Zoning Map of DeKalb County, Georgia**APPLICANT/OWNER: Mohammad Lodi / Trade & Investment, LLCSubject Property Address: 4110 Glenwood Rd., Suite ACity: Decatur State: GA Zip: 30032Parcel ID Number(s): 15 187 05 010Acreage: 0.42 Commission District(s): 347 Super District: _____Existing Zoning District(s): C-1 Proposed Zoning District(s): Beer & WineExisting Land Use Designation(s): CRC 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.

DeKalb County
GEORGIA

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: 10/06/09/2020

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

Notary Public

Notary Public

Notary Public

X [Signature]
Owner

Owner

Owner

Owner

Owner



Chief Executive Officer
Lorraine Cochran-Johnson

404.371.2155 (a)
DeKalbCountyGA.gov

Government Services Center
179 Sims 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

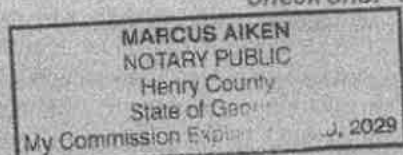
[Signature]

Signature of Applicant

9th June 2026

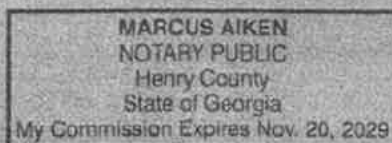
Date

Check one: Owner ☒ Agent ☐



11/20/2029

Expiration Date/ Seal



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

BEER AND/ WINE (100 YARDS MINIMUM)

- 191 Number of yards to the nearest church or place used primarily for religious services at:
EMMANUEL TABERNACLE 4081 GLENWOOD ROAD.
- 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
- _____ yards to adult entertainment establishment at: NONE WITHIN 100 YARDS.
- 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)

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

- 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*:

- 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:

1751
 Signature of Land Surveyor State License Number

5/18/2023
 Date

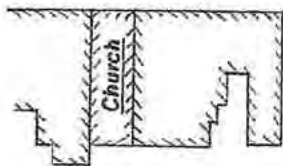
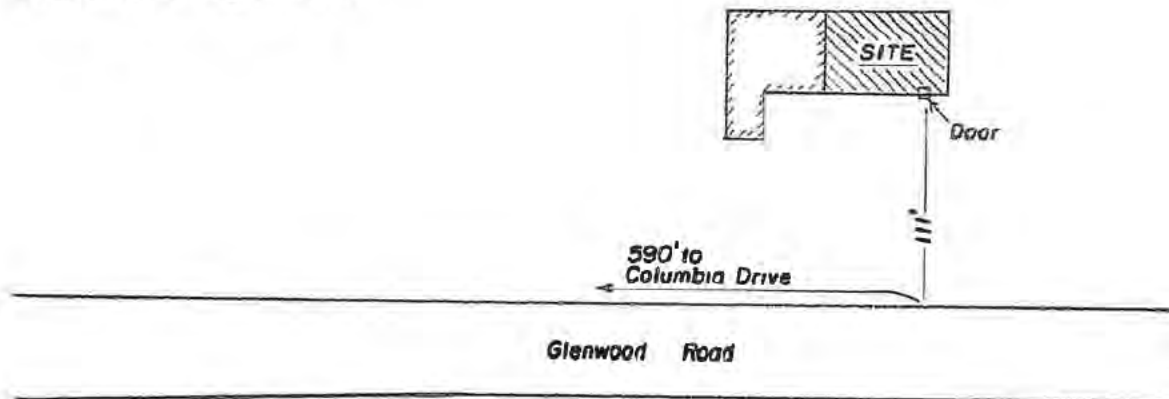
Official Seal

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

SurveyRetail_03302018

MAGNETIC NORTH

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	
GEORGIA LAND SURVEYING CO. 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

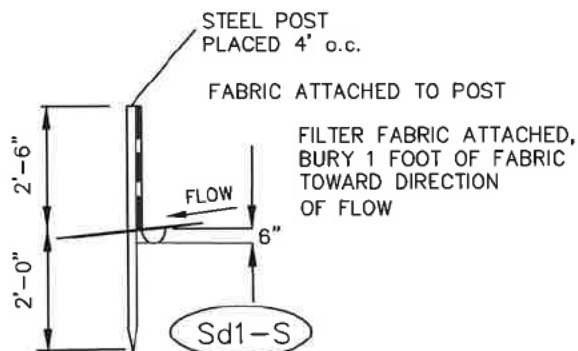
Land
Owner: Georgia Woman Investment
Club LLC

TOTAL SITE AREA

18,200 SQ. FT.

0.42 ACRES

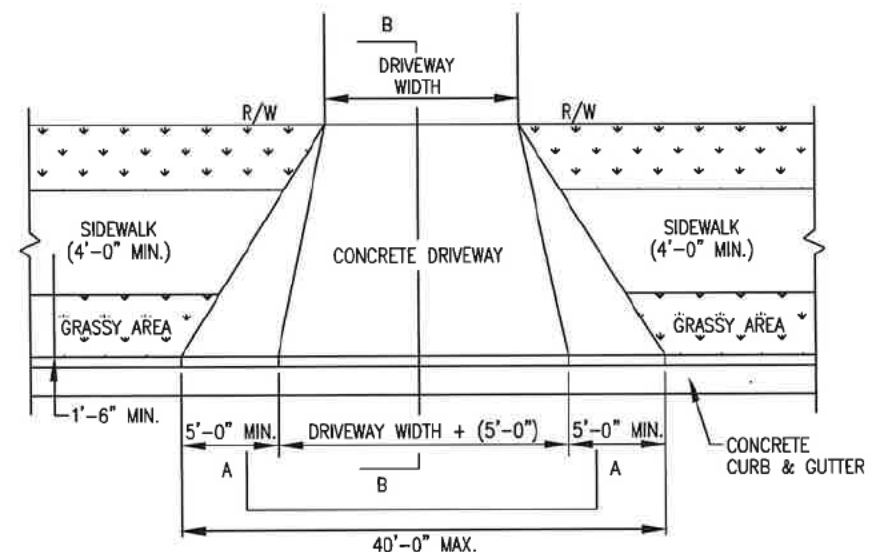
INDICATES SILT FENCE—TYPE S



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

FOR SPACES LESS THAN 5000 Sq. Ft.

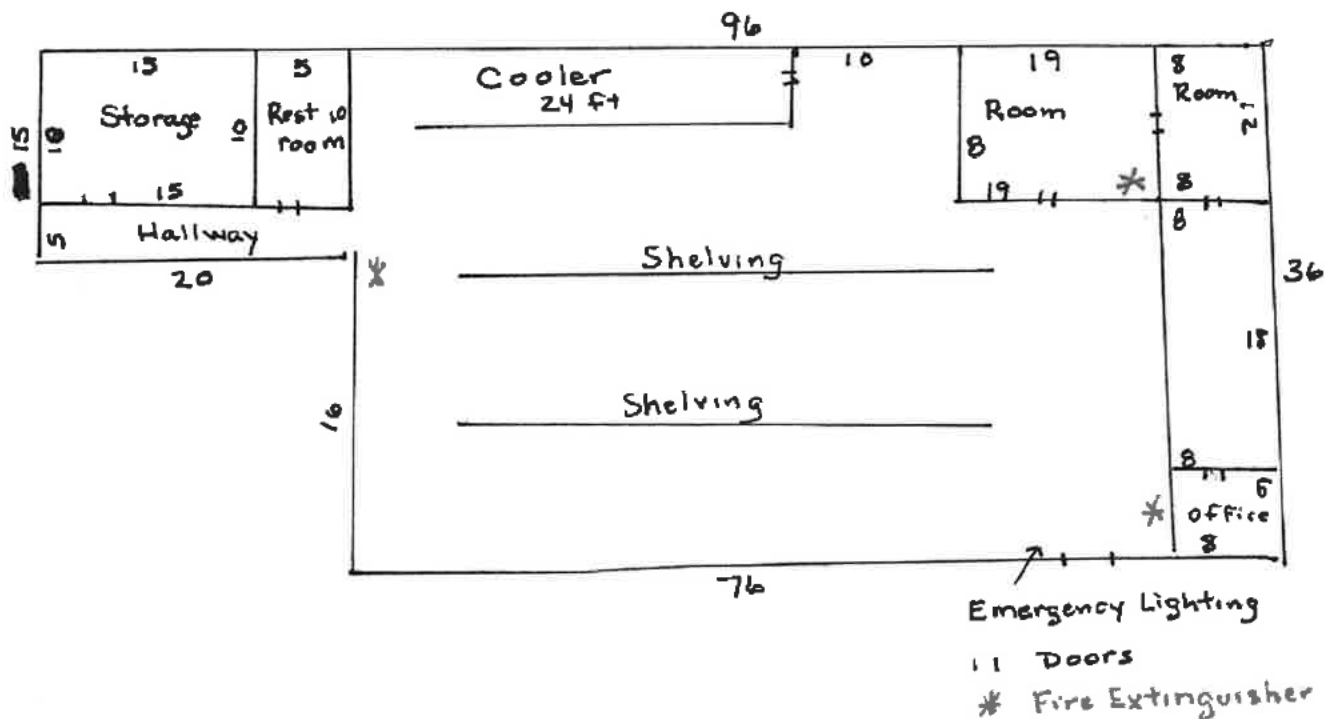
Business (Office) or Mercantile (Retail) Only

Does NOT include: Assembly, Educational, Institution, Daycare, or Residential Occupancies

Sketch of Tenant Space

Please draw a sketch of your tenant space (floor plan) in the blank space below and include the following information:

- TOTAL SQUARE FOOTAGE AND DIMENSIONS OF SPACE BEING OCCUPIED
- LABEL THE USE OF EACH ROOM/AREA AND THEIR INDIVIDUAL DIMENSION
- LOCATION OF ALL EMERGENCY LIGHTING, EXIT SIGNS & FIRE EXTINGUISHERS
- ALL WALLS, ENTRANCES/EXITS, DOORS, STAIRS, & BATHROOMS



4110 Glenwood Rd Ste A
Decatur GA 30032

3,036 sq. ft.

Store has business license.



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



20

26

ACCOUNT:
1250040

EXPIRES:
12/31/2026

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

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.





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: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒ Campaign Disclosure: ☒

Public Notice, Signs: ☒ 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: _____

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

PROPERTY INFORMATION

PROPERTY ADDRESS:
4110 GLENWOOD ROAD
DECATUR, GA 30032

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

TOTAL SITE AREA
18,200 SQ. FT.
0.42 ACRES

ZONING: C-1

SETBACKS
ZERO LOT LINE

ADDRESS- PARCEL ID- 15 187 05 010

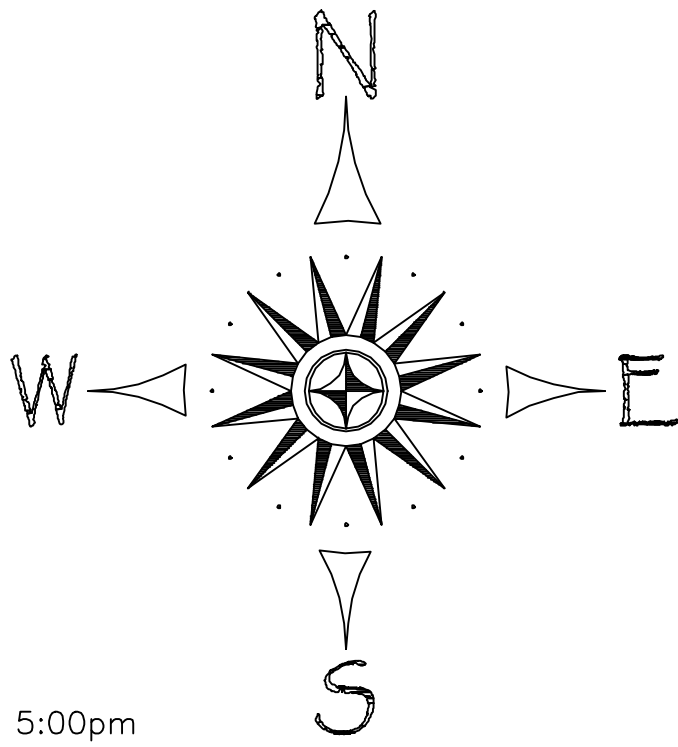
4110 GLENWOOD ROAD
DECATUR, GEORGIA, 30032

SCOPE OF WORK

ADD STUCCO TO FRONT OF BUILDING

NOTES:

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land-disturbing activities.Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.Additional erosion controls shall be installed as deemed necessary by the on-site inspector.Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior to any land disturbing activities.All tree protection areas to be protected from sedimentation.All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.All tree protection fencing to be inspected daily and repaired or replaced as needed.A final as-built lot survey required prior to issuance of Certificate of Occupancy.
Work hours and construction deliveries are: o Monday –Friday 7:00am –7:00pm o Saturday 8:00am – 5:00pm



VICINITY MAP
N.T.S.

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 209,216 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHIPTY CITY OP COUNTY

UTILITIES PROTECTION CENTER



Call FREE
IN METRO ATLANTA
325-5000
THROUGHOUT GEORGIA
1-800-282-7411

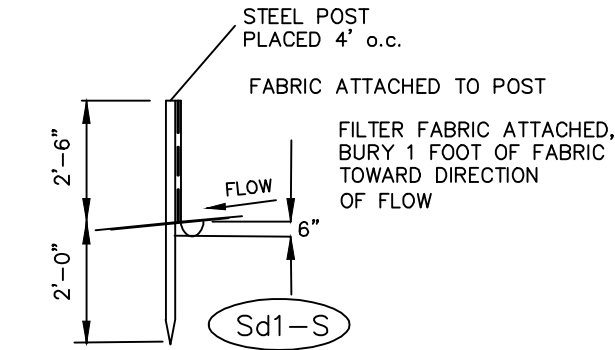
THREE WORKING DAYS BEFORE YOU DIG

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

SCALE: 1"= 20'

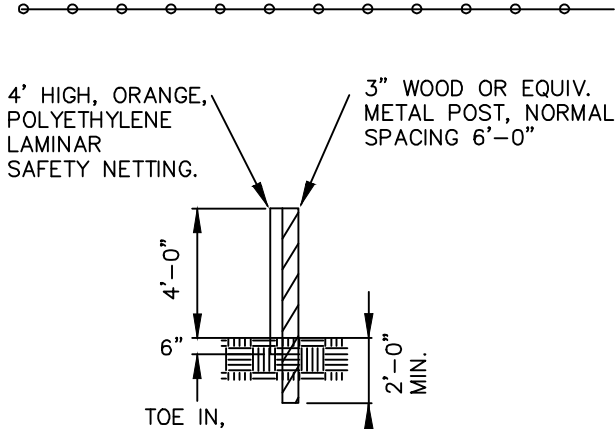
INDICATES SILT FENCE-TYPE S



SILT FENCE -TYPE S DETAIL
(NOT TO SCALE)

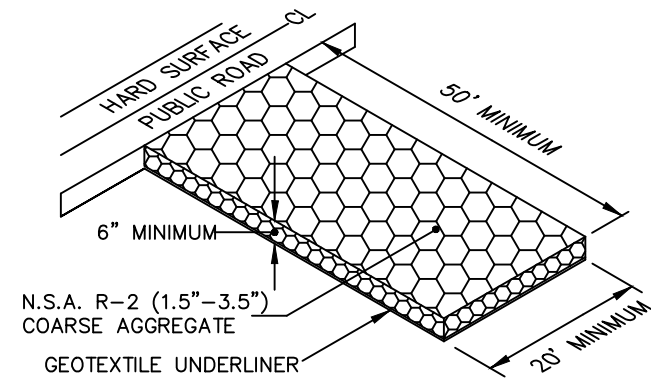
NOTE: USE D.O.T. APPROVED FABRIC
USE STEEL POSTS- ONLY.

INDICATES TREE PROTECTION FENCE

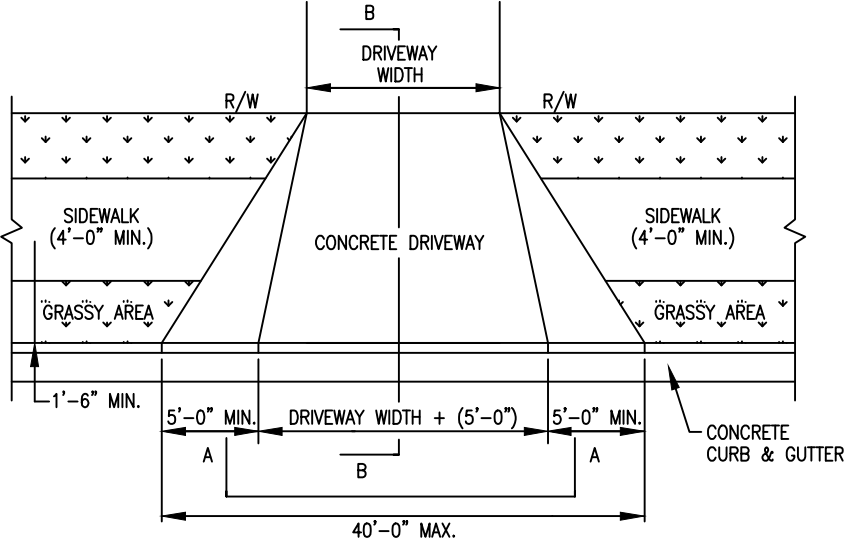


TREE PROTECTION FENCING DET
(NOT TO SCALE)

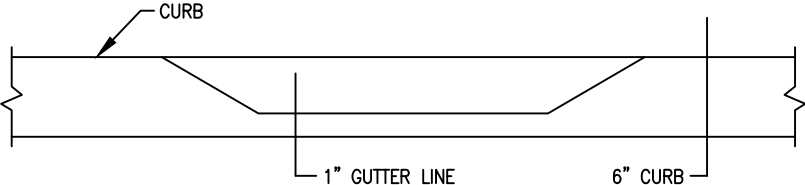
(Co)



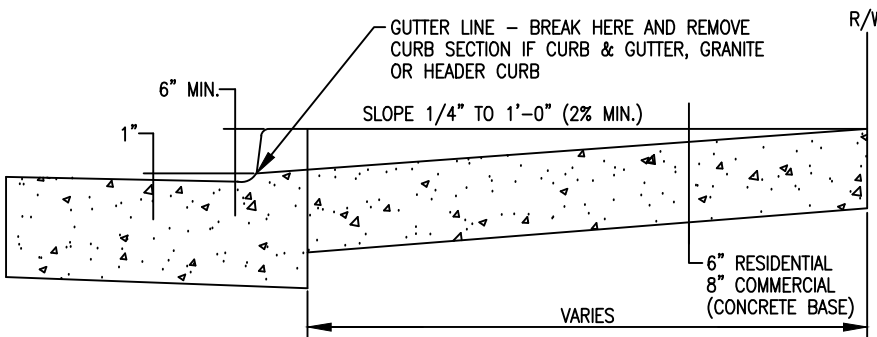
(Co) CRUSHED STONE CONSTRUCTION EXIT
NOT TO SCALE



TOP VIEW
N.T.S.



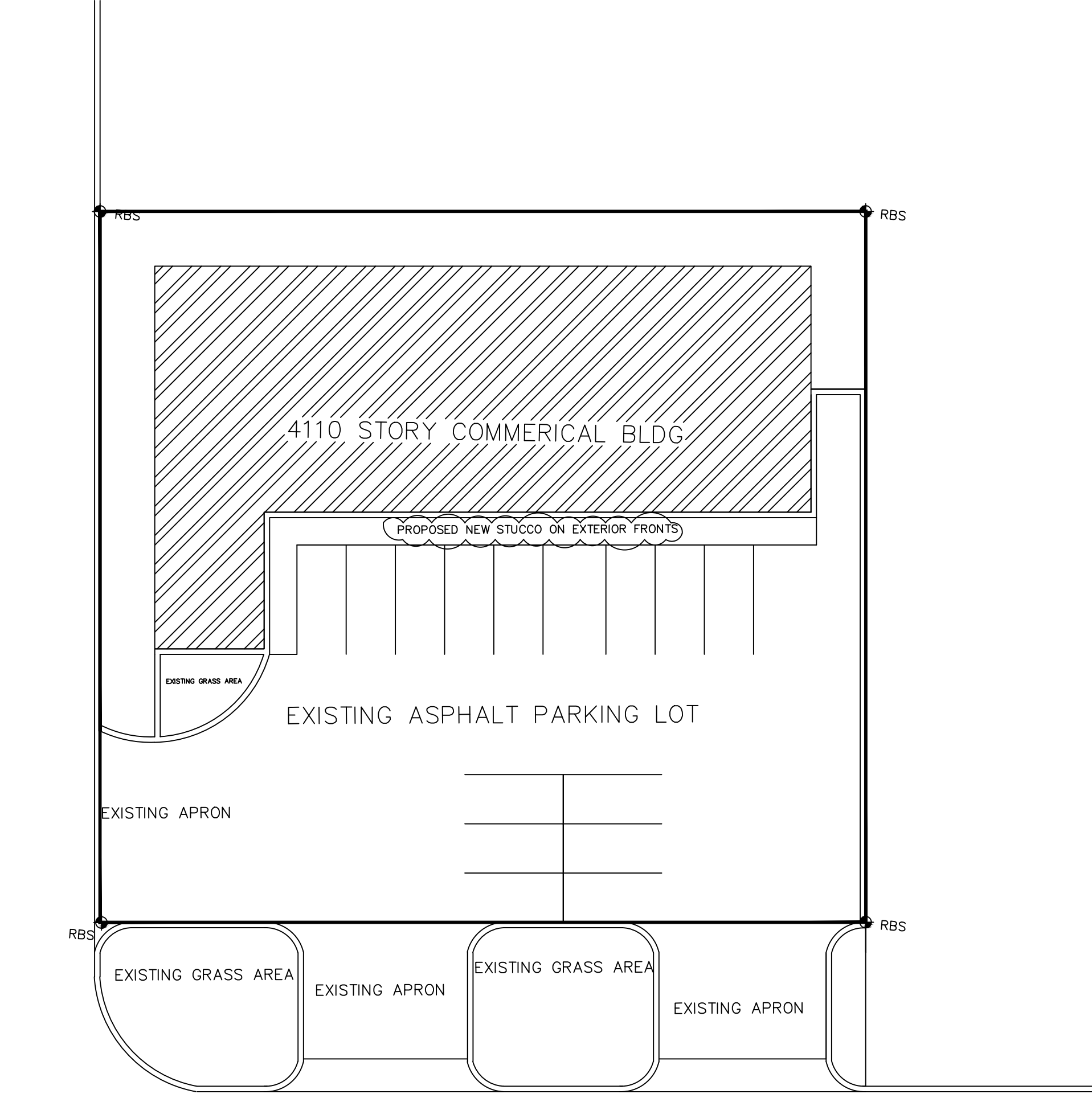
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

NOTE: CAN EXCHANGE W/CONC. HEADER CURB OR GRANITE CURB

STANDARD DRIVEWAY
WITH CURB & GUTTER
D-1
N.T.S.



GLENWOOD ROAD ~ 40' R/W

LEGEND

IPF IRON PIN FOUND
IPS 1/2" REBAR SET
CMP CORRUGATED METAL PIPE
R/W RIGHT OF WAY
CL CENTER LINE
PL PROPERTY LINE
FES FLARED END SECTION
L.L.L. LAND LOT LINE
T.B.M. TEMPORARY BENCHMARK
INV. INVERT ELEVATION
INV. SANITARY SEWER MANHOLE
PO POWER POLE
FH FIRE HYDRANT
LP LIGHT POLE
ICV IRRIGATION CONTROL VALVE
TP TRVERSE POINT (60D NAIL)
DM DRAINAGE MANHOLE
GV GAS VALVE
B BENCHMARK
IPF IRON PIN FOUND

--- PROPERTY LINE
-X-X- FENCE
-T- TELEPHONE LINE
-G- GAS LINE
-W- WATER LINE
-SS- SANITARY SEWER LINE
-P- POWER LINE
OTP OPEN TOP PIPE
CTP CRIMP TOP PIPE
RB REBAR
Y.I. YARD INLET
D.I. DRAIN INLET
SMH SAN. SEWER MANHOLE
CO CLEANOUT
WM WATER METER
WV WATER VALVE
GW GUY WIRE
AC AIR CONDITIONER
N/F NOW OR FORMERLY
PT PERC. TEST (BOREHOLE)
4x4 4x4 TRANSFORMER
RRT RAIL ROAD TIE WALL

TREE LEGEND

EX. HARDWOOD TREE
PINE TREE
PLANTBACK
6" MAPLE
DEMO

ALL BEARINGS HELD ARE
CALCULATED FROM ANGLES
TURNED, BASED ON SINGLE
MAGNETIC READING TAKING IN
FIELD.

EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)

SITE PLAN
4110 GLENWOOD ROAD
DECATUR, GA 30032

SITE PLAN

08.10.2023

Drawn Author Checked Checker

C1

Scale As indicated

RELEASED FOR CONSTRUCTION

No.	Description	Date

HD3 DESIGN
ENGINEERING

576 LEE STREET
ATLANTA GA 30310

ERIC HODGE
404.454.6323
ERIC2HODGE@YAHOO.COM

Drawings, specifications and other documents, prepared by the Design Professional (DP) and the DP's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. The DP and the DP's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of the DP. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the DP and the DP's consultants. Drawings, specifications and other documents, prepared by the Design Professional (DP) and the DP's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. The DP and the DP's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of the DP. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the DP and the DP's consultants.

