

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: _____ Application No.: _____

APPLICANT NAME: QuikTrip Corporation c/o Battle Law, P.C.

Daytime Phone #: 404.601.7616 Fax #: 404.745.0045

Mailing Address: One West Court Square, Suite 750 Decatur, GA 30030

E-mail: mlb@battlelawpc.com

OWNER NAME: Powell Property Consultants, Inc. a/k/a Powell Properties Consultants
(If more than one owner, attach contact information for each owner)

Daytime Phone #: _____ Fax #: _____

Mailing Address: 4763-A Memorial Drive, Decatur, GA, 30032

E-mail: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 4729, 4731, 4735, 4737, 4747, 4759, 4761, 4763, 4765, 4767, 4773, 4775 & 4777 Memorial Drive Decatur, DeKalb County, GA, 30032

District(s): 18 Land Lot(s): 012 Block(s): 13 Parcel(s): 001- 011, 013 & 015

Acreage or Square Feet: 5.327 Commission District(s): 4 & 6 Existing Zoning: C-1

Proposed Special Land Use (SLUP): A SLUP for Accessory Alcohol Outlet

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

Owner: _____ Agent: Signature of Applicant: [Signature]
(Check One)

Printed Name of Applicant: QuikTrip Corporation

Notary Signature and Seal:

[Signature]


DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION 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: 9-2-2020

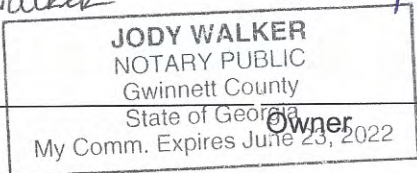
TO WHOM IT MAY CONCERN:

(I) (WE), Powell Property Consultants, Inc. a/k/a Powell Properties Consultants
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
QuikTrip Corporation c/o Battle Law, P.C.
Name of Applicant or Agent

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

Jody Walker Notary Public Jody Walker
Michael Powell Owner



Notary Public Owner

Notary Public Owner

Notary Public Owner

QuikTrip Corporation

VARIANCE APPLICATION

LIST OF OWNERS AND PROPERTY INFORMATION

- 1.) **Owner:** Powell Property Consultants, Inc.
Address: 4731 Memorial Drive
Decatur, GA 30032
Tax Parcel: 18 012 13 004
- 2.) **Owner:** Powell Property Consultants, Inc.
Address: 4737 Memorial Drive B
Decatur, GA 30032
Tax Parcel: 18 012 13 005
- 3.) **Owner:** Powell Property Consultants, Inc.
Address: 4759 Memorial Drive
Decatur, GA 30032
Tax Parcel: 18 012 13 008
- 4.) **Owner:** Powell Property Consultants, Inc.
Address: 4763 Memorial Drive Side
Decatur, GA 30032
Tax Parcel: 18 012 13 012
- 5.) **Owner:** Powell Property Consultants, Inc.
Address: 4767 Memorial Drive
Decatur, GA 30032
Tax Parcel: 18 012 13 013
- 6.) **Owner:** Powell Property Consultants, Inc.
Address: 4773 Memorial Drive
Decatur, GA 30032
Tax Parcel: 18 012 13 015
- 7.) **Owner:** Powell Property Consultants, Inc.
Address: 4785 Memorial Drive
Decatur, GA 30032
Tax Parcel: 18 012 13 016
- 8.) **Owner:** Powell Property Consultants, Inc.
Address: 4787 Memorial Drive
Decatur, GA 30032
Tax Parcel: 18 012 13 017
- 9.) **Owner:** Powell Property Consultants, Inc.
Address: 4791 Memorial Drive
Decatur, GA 30032
Tax Parcel: 18 012 13 018

10.) Owner: Powell Property Consultants, Inc.
Address: 4799 Memorial Drive
Decatur, GA 30032
Tax Parcel: 18 012 13 019

11.) Owner: Powell Property Consultants, Inc.
Address: 4801 Memorial Drive B
Decatur, GA 30032
Tax Parcel: 18 012 13 020

Multiple Tax

Parcels/Address: 18 012 13 004	4731 Memorial Drive
18 012 13 005	4737 Memorial Drive
18 012 13 008	4759 Memorial Drive
18 012 13 012	4763 Memorial Drive
18 012 13 013	4767 Memorial Drive
18 012 13 015	4773 Memorial Drive
18 012 13 016	4785 Memorial Drive
18 012 13 017	4787 Memorial Drive
18 012 13 018	4791 Memorial Drive
18 012 13 019	4799 Memorial Drive
18 012 13 020	4801 Memorial Drive

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: QuikTrip Corporation c/o Battle Law, P.C. Phone: 404.601.7616 Email: mlb@battlelawpc.com

Property Address: 4729, 4731, 4735, 4737, 4747, 4759, 4761, 4763, 4765, 4767, 4773, 4775 & 4777 Memorial Drive, Decatur, GA 30032

Tax Parcel ID: 18 012 13 001 - 011, 013 & 015 Comm. District(s): 4 & 6 Acreage: 6.594 Acres

Existing Use: Strip Retail/Shopping Proposed Use QuickTrip Corporation

Supplemental Regs: 4.28 & 4.2.28 Overlay District: N/A DRI: N/A

Rezoning: Yes No

Existing Zoning: C-1 Proposed Zoning: N/A Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes No

Existing Land Use: NC Proposed Land Use: N/A Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27- 4.21 Use Table

Special Land Use Request(s) QuikTrip Corporation is seeking a Special Land Use Permit for Fuel Pumps and Accessory
Alcohol Outlet.

Major Modification:

Existing Case Number(s): N/A

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: Public Notice, Signs:
 Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
 Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
 Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size:
 _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____ Buffers: _____
 Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____ Screening:
 _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____ Bldg. Height: _____ Bldg.
 Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____
 Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____
 Possible Variances: _____

Comments:

Planner: Karen Hill Date 08/27/2020

Filing Fees

REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 \$500.00
 RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 \$750.00
 OI, OD, OIT, NS, C1, C2, M, M2 \$750.00

LAND USE MAP AMENDMENT \$500.00

SPECIAL LAND USE PERMIT \$400.00

August 13, 2020

RE: A Special Land Use Project at 4729, 4731, 4735, 4737, 4747, 4759, 4761, 4763, 4765, 4767, 4773, 4775, and 4777 Memorial Drive, Decatur, Georgia 30032

Dear Property Owner:

We would like for you to join our Zoom Video Meeting Wednesday, August 26, 2020 from 6:00pm - 7:00pm to discuss a proposed Special Land Use Permit project for properties located at 4729, 4731, 4735, 4737, 4747, 4759, 4761, 4763, 4765, 4767, 4773, 4775, and 4777 Memorial Drive, Decatur, Georgia 30032. My client, QuikTrip Corporation, is seeking to get a Special Land Use Permit for Fuel Pumps and Accessory Alcohol Outlet.

Enclosed please find a copy of the site plan that will be discussed.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our office at (404) 601-7616 ext. 2 or email us at bdc@battlelawpc.com and we'll send you a summary of the meeting.

Zoom Meeting Details

Meeting ID: 832 8670 6396

Password: 650753

Internet: <https://otago.zoom.us/join>

Telephone: (646) 558-8656

Please contact our offices if you have any questions regarding the meeting.

Sincerely,



Michèle L. Battle



Zoom Step by Step Instructions

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click “Join” (the meeting ID will be a 9 digit or 10 digit number)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker if you wish to ask a question or make a point during the meeting it’s good protocol to use the “Raise Hand” facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the “Participants” icon.

A window listing other participants will appear, there is also a “Raise Hand” icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the “Lower Hand” icon that will have replaced the “Raise Hand” icon.

Leave Meeting

To leave a meeting from Zoom on your desktop, select “End Meeting” then “Leave Meeting.”

STATEMENT OF INTENT AND
IMPACT ANALYSIS

and

Other Material Required by
DeKalb County Ordinance
For
A Special Land Use Permit for
Accessory Gas Pumps and Alcohol Outlet

Pursuant to DeKalb County Zoning Ordinance

of

QuikTrip Corporation
c/o Battle Law, P.C.

for

5.327± acres of land
located in Land Lot 12, 18th District
DeKalb County, Georgia

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
(404) 601-7616 Phone
(404) 745-0045 Facsimile
www.battlelawpc.com

I. STATEMENT OF INTENT

The Applicant, QuikTrip Corporation, is seeking to obtain Special Land Use Permits for accessory fuel pumps and beer and wine outlet in order to develop a 4,993 sq. ft. QuikTrip convenience store, with 10 accessory gas pumps islands (20 fueling stations) on the parcels identified below (the “Subject Property”) at the intersection of Memorial Drive and Collingwood Drive with an aggregate acreage of 5.327 acres. The Subject Property is zoned C-1, and with a land use designation of Neighborhood Commercial (NC). The proposed station will replace the existing QuikTrip store at 3870 Rockbridge Road Decatur, GA which is undersized for the volume of traffic at the store, as well as an older QT building style.

Street Address	Tax Parcel Number
4775 Memorial Drive	18 012 13 001
4735 Memorial Drive	18 012 13 002
4765 Memorial Drive	18 012 13 003
4731 Memorial Drive	18 012 13 004
4737 Memorial Drive	18 012 13 005
4729 Memorial Drive	18 012 13 006
4747 Memorial Drive	18 012 13 007
4759 Memorial Drive	18 012 13 008
4761 Memorial Drive	18 012 13 009
4777 Memorial Drive	18 012 13 010
4763 Memorial Drive E	18 012 13 011
4763 Memorial Drive Side	18 012 13 012
4767 Memorial Drive	18 012 13 013
4773 Memorial Drive	18 012 13 015
4763 Memorial Drive G	18 012 13 021

This document is submitted both as a Statement of Intent and Impact Analysis with regard to this Application, a preservation of the Applicant's constitutional rights, and the Impact Analysis. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT 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, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The Subject Property is an assemblage of 15 parcels for a total of 5.327 acres. The site is more than adequate for the proposed store. Compliance with all dimensional setback requirements, as well as transitional buffer requirements, open space and off-street parking requirements is shown on the submitted site plan.

(b) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

The proposed fuel pumps and beer & wine accessory outlet is compatible with the uses in the area. The Subject Property has +/-450 lineal feet of frontage on Memorial Drive. Memorial Drive is a commercial corridor with a variety of uses. The Subject Property as zoned C-1 unconditional is currently developed with strip center buildings with multiple suites that are leased for various uses including restaurants, a cell phone store, tax service business, a check cashing facility, beauty salon, and chiropractor office. The center is in excess of thirty (30) years old. The rear of the site is heavily forested with a stream running horizontally through the rear yard. This forested area serves to separate the

commercial uses on the Subject Property from the residential uses abutting the rear yard of the Subject Property.

(c) Adequacy of public services, public facilities, and utilities to serve the proposed use.

There is adequate public services, public facilities and utilities to serve the proposed use. The Subject Property has existing access to public water and sewer.

(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.

Memorial Drive is a major arterial right of way with adequate capacity to carry the proposed use. The Subject Property will have a secondary access point on Collingwood Drive. Memorial Drive and Collingwood Drive is an intersection with a traffic light which will assist with controlling access into the Subject Property. QuikTrip is proposing a deceleration lane along Memorial Drive to move traffic off of the main travel lanes. Additionally, the proposed site plan removes the current access driveway closest to Memorial Drive and Collingwood Drive in order to reduce traffic congestion at the intersection.

(e) Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

The existing land uses located along access routes to the site will not be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

(f) 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 proposed redevelopment will have adequate ingress and egress to the Subject Property and to the proposed building and fueling stations. Unlike the existing store on Rockbridge Road, the proposed location will have the fuel pump to the side of the store which will assist with pedestrian safety to the store entrances. The fuel trucks will access the site from Memorial Drive, with regular automotive traffic having access from both Memorial Drive and Collingwood Drive in order to provide adequate circulation.

(g) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The propose use will not create adverse impacts on any adjoining land use through noise, smoke, odor, dust, or vibration generated by the proposed use.

(h) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

Although the facility will be open 24 hours a day and 7 days a week, these hours of operation will not create adverse impacts upon any adjoining land use. All lighting will be downward facing. There will be security cameras that see every spot on the Subject Property, which are under surveillance by QuikTrip's security staff 24 hours a day, 7 days a week. This will assist with cracking down on loitering, and other criminal activity in the immediate area.

(i) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The proposed use will not create adverse impact on the adjoining land use by reason of manner of use. Although there is residential property also adjacent to the Subject

Property, there is a 50-foot transitional buffer and 75 ft stream buffer that separates most of the site from the residential uses to the rear of the Subject Property.

(j) Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The proposed use is consistent with all DeKalb County zoning requirements of the zoning classification.

(k) Whether the proposed use is consistent with the policies of the comprehensive plan.

The Subject Property has a land use designation of Neighborhood Commercial. C-1 is a permitted zoning district in both land use designations. Therefore, the proposed use is consistent with the policies of the comprehensive plan.

(l) Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

There is a required transitional buffer between the Subject Property and the adjacent residential property of which the Applicant has incorporated in its proposed site plan. The Applicant has also provided all other required buffers.

(m) Whether there is adequate provision of refuse and service areas.

The refuse area will be located as shown on the submitted site plan and enclosed on all four sides. Services deliveries will be made through the rear of the building, and there is an access driveway that will allow for service deliveries outside of the flow of customer traffic on the site.

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

There should not be a time limit on the duration this special land use permit, if granted. The proposed use is suitable for the current location. Additionally, if the QuikTrip facility ever ceases operations, QuikTrip's corporate policy is to place a restrict covenant on the Subject Property to prohibit its use in the future for a convenience store and/or gas station.

(o) 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.

The size, scale and massing of the proposed developments 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. Although, the convenience store will be taller than the existing buildings on the Subject Property, the proposed Generation 3 QuikTrip building will provide for a single building with a uniform look, versus the current buildings with multiple uncoordinated façade styles.

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

To the best of the Applicant's knowledge, the proposed use will not adversely affect historic buildings, sites, districts, or archaeological resources.

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

The proposed use satisfies the requirements contained within the supplemental regulations for the Applicant's special land use permit. It should be noted that the proposed store and site layout is consistent with the intent of the SLUP 6 Ordinance to

place the fuel pumps along the side of the store within activity centers. Additionally, the site has secondary access and provides for 3-bathroom stalls in the men's and women's restrooms.

(r) Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

(s) Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed use is consistent with the needs of the neighborhood and community as a whole and is compatible with the neighborhood. The existing QuikTrip store on Rockbridge Road is a very successful store, but it is simply too small. The nearest QuikTrip stores to the Memorial Drive corridor are three (3) or more miles away. QuikTrip has been serving the Memorial Drive community for in excess of twenty years with both fuel pumps and accessory beer and wine sales. QuikTrip is constantly seeking to improve the quality of their customers experience. Typically they update their existing site, as they recently did at the store off at 1910 Lawrenceville Highway, Decatur, GA. Unfortunately, the Subject Property is simply too small to accommodate current traffic, not to mention a new 4,993 sq. ft. store. Therefore, to provide a better experience to its customers, Quiktrip was forced to find another location in the immediate area. The proposed site allows QuikTrip to provide the same quality service to its customers who depend on the services that QuikTrip provides. Additionally, the redevelopment of the Subject Property will help to improve the look of the corridor. There approval of the fuel pumps and beer and wine accessory uses allow for consistency in the product offered

by QuikTrip and will allow the relocation of the existing store which already provides these services.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Special Land Use Permit Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights has been submitted with this Application and are attached hereto and by this reference incorporated herein.

This 3rd day of September, 2020.

Respectfully submitted,



Michèle L. Battle, Esq.

Attorney For Applicant

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF
CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to grant the Special Land Use Permit as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any granting of the Special Land Use Permit subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to grant the Special Land Use Permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to approve the Special Land Use Permit in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate

compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

SITE DATA (QUIKTRIP STORE)

EXISTING ZONING: C-1
 PROPOSED USE: QUIKTRIP CONVENIENCE STORE / GAS STATION

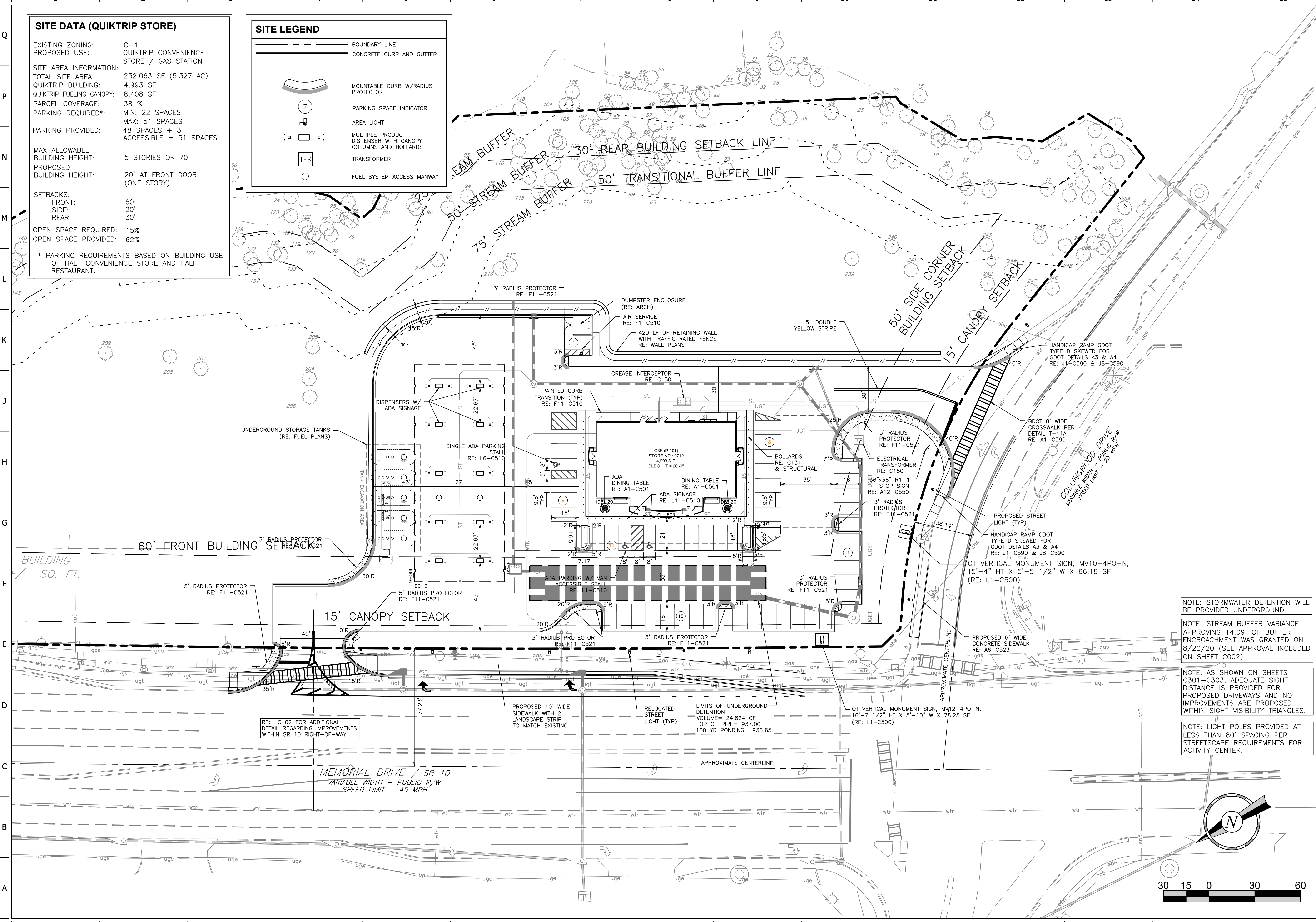
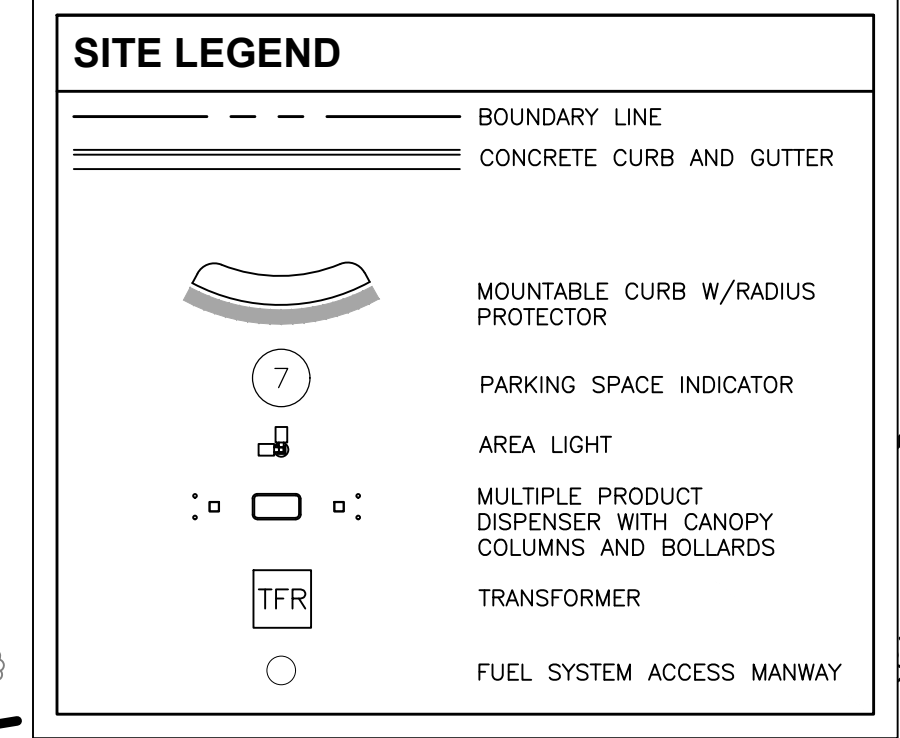
SITE AREA INFORMATION:
 TOTAL SITE AREA: 232,063 SF (5.327 AC)
 QUIKTRIP BUILDING: 4,993 SF
 QUIKTRIP FUELING CANOPY: 8,408 SF
 PARCEL COVERAGE: 38 %
 PARKING REQUIRED*: MIN: 22 SPACES
 MAX: 51 SPACES
 PARKING PROVIDED: 48 SPACES + 3 ACCESSIBLE = 51 SPACES

MAX ALLOWABLE BUILDING HEIGHT: 5 STORIES OR 70'
 PROPOSED BUILDING HEIGHT: 20' AT FRONT DOOR (ONE STORY)

SETBACKS:
 FRONT: 60'
 SIDE: 20'
 REAR: 30'

OPEN SPACE REQUIRED: 15%
 OPEN SPACE PROVIDED: 62%

* PARKING REQUIREMENTS BASED ON BUILDING USE OF HALF CONVENIENCE STORE AND HALF RESTAURANT.



NOTE: STORMWATER DETENTION WILL BE PROVIDED UNDERGROUND.

NOTE: STREAM BUFFER VARIANCE APPROXING 14.09' OF BUFFER ENCROACHMENT WAS GRANTED ON 8/20/20 (SEE APPROVAL INCLUDED ON SHEET C002)

NOTE: AS SHOWN ON SHEETS C301-C303, ADEQUATE SIGHT DISTANCE IS PROVIDED FOR PROPOSED DRIVEWAYS AND NO IMPROVEMENTS ARE PROPOSED WITHIN SIGHT VISIBILITY TRIANGLES.

NOTE: LIGHT POLES PROVIDED AT LESS THAN 80' SPACING PER STREETScape REQUIREMENTS FOR ACTIVITY CENTER.

PROJECT NO.: 20-LD-019
 GSWCC CERTIFICATION NO. 62970
 GSWCC CERTIFICATION EXP. 12/10/2022

GIA
 5745 Sugarloaf Parkway, Suite 200
 Duluth, GA 30097
 770.447.8992 - www.giaengineers.com

QuikTrip No. 0712
 4775 MEMORIAL DR.
 DECATUR, GA

QT

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 ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

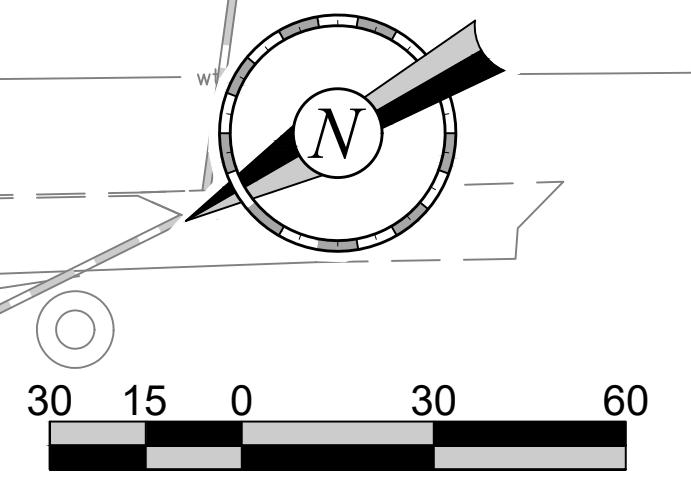
PROTOTYPE: P-101 (02/01/20)
 DIVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/26/2020

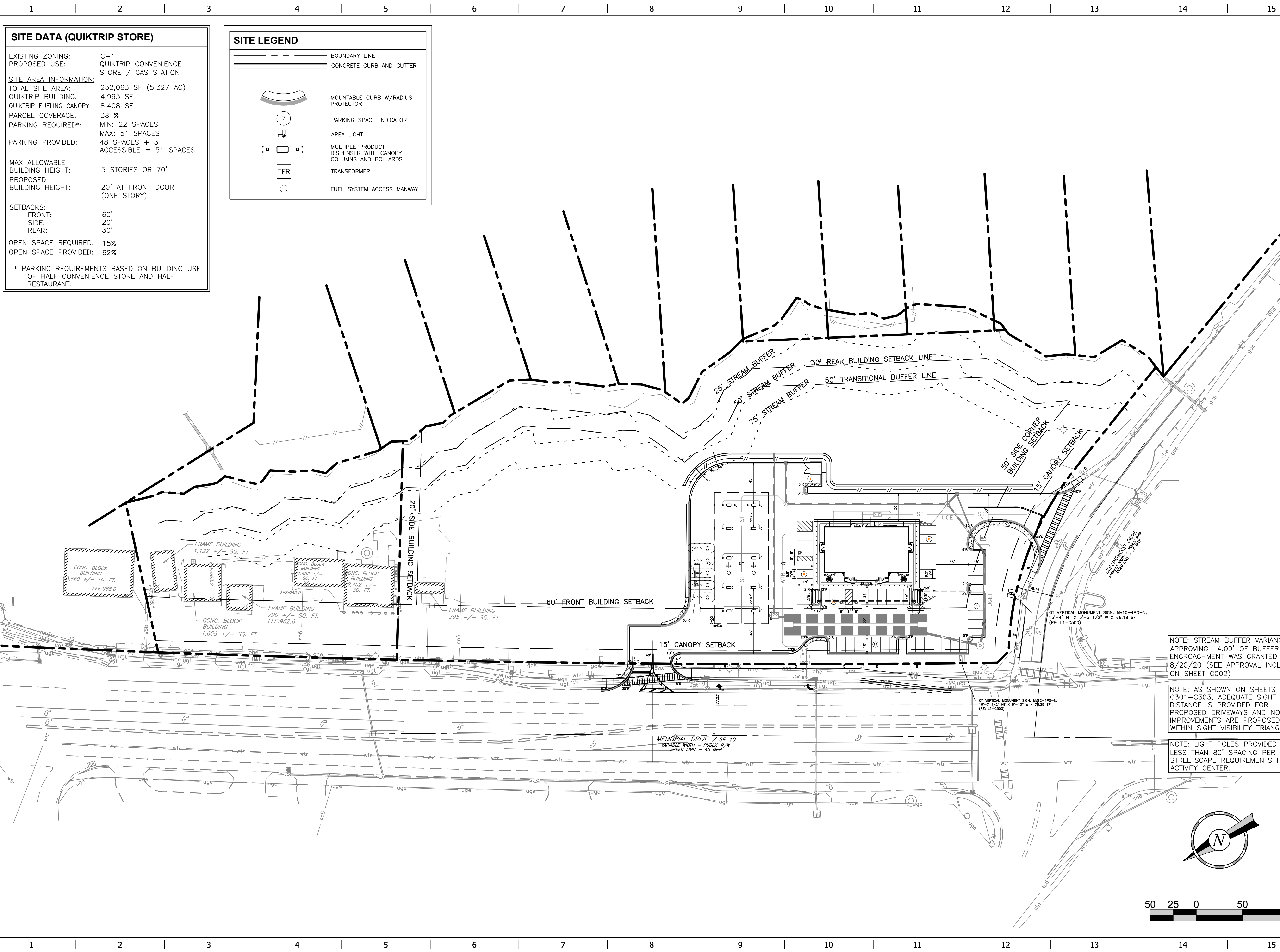
SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 C101



FILE LOCATION: Z:\M Project Data\Projects\2020\20-LD-019 QT 0712 Decatur\Production Drawings\07-0712 C101.dwg TAB NAME: Site USER: 66855 SAVED: 5/2/2020 4:32 PM PLOTTED: 5/2/2020 4:33 PM

FOR PERMIT REVIEW ONLY. NOT FOR CONSTRUCTION.



SITE DATA (QUIKTRIP STORE)

EXISTING ZONING: C-1
 PROPOSED USE: QUIKTRIP CONVENIENCE STORE / GAS STATION

SITE AREA INFORMATION:
 TOTAL SITE AREA: 232,063 SF (5.327 AC)
 QUIKTRIP BUILDING: 4,993 SF
 QUIKTRIP FUELING CANOPY: 8,408 SF
 PARCEL COVERAGE: 38 %
 PARKING REQUIRED*: MIN: 22 SPACES
 MAX: 51 SPACES
 PARKING PROVIDED: 48 SPACES + 3 ACCESSIBLE = 51 SPACES

MAX ALLOWABLE BUILDING HEIGHT: 5 STORIES OR 70'
 PROPOSED BUILDING HEIGHT: 20' AT FRONT DOOR (ONE STORY)

SETBACKS:
 FRONT: 60'
 SIDE: 20'
 REAR: 30'

OPEN SPACE REQUIRED: 15%
 OPEN SPACE PROVIDED: 62%

* PARKING REQUIREMENTS BASED ON BUILDING USE OF HALF CONVENIENCE STORE AND HALF RESTAURANT.

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY



PROJECT NO.: 20-LD-019
 GSWCC CERTIFICATION NO. 62970
 GSWCC CERTIFICATION EXP. 12/10/2022



QuikTrip No. 0712
 4775 MEMORIAL DR.
 DECATUR, GA



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PROTOTYPE: P-101 (02/01/20)
DIVISION: 001
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:
 OVERALL SITE PLAN

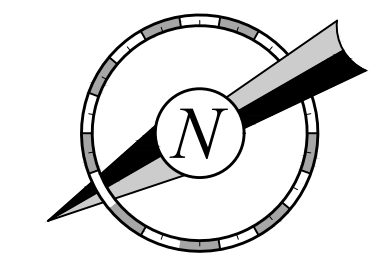
SHEET NUMBER:
 C100

ORIGINAL ISSUE DATE: 05/26/2020

NOTE: STREAM BUFFER VARIANCE APPROXIMATING 14.09' OF BUFFER ENCROACHMENT WAS GRANTED ON 8/20/20 (SEE APPROVAL INCLUDED ON SHEET C002)

NOTE: AS SHOWN ON SHEETS C301-C303, ADEQUATE SIGHT DISTANCE IS PROVIDED FOR PROPOSED DRIVEWAYS AND NO IMPROVEMENTS ARE PROPOSED WITHIN SIGHT VISIBILITY TRIANGLES.

NOTE: LIGHT POLES PROVIDED AT LESS THAN 80' SPACING PER STREETScape REQUIREMENTS FOR ACTIVITY CENTER.



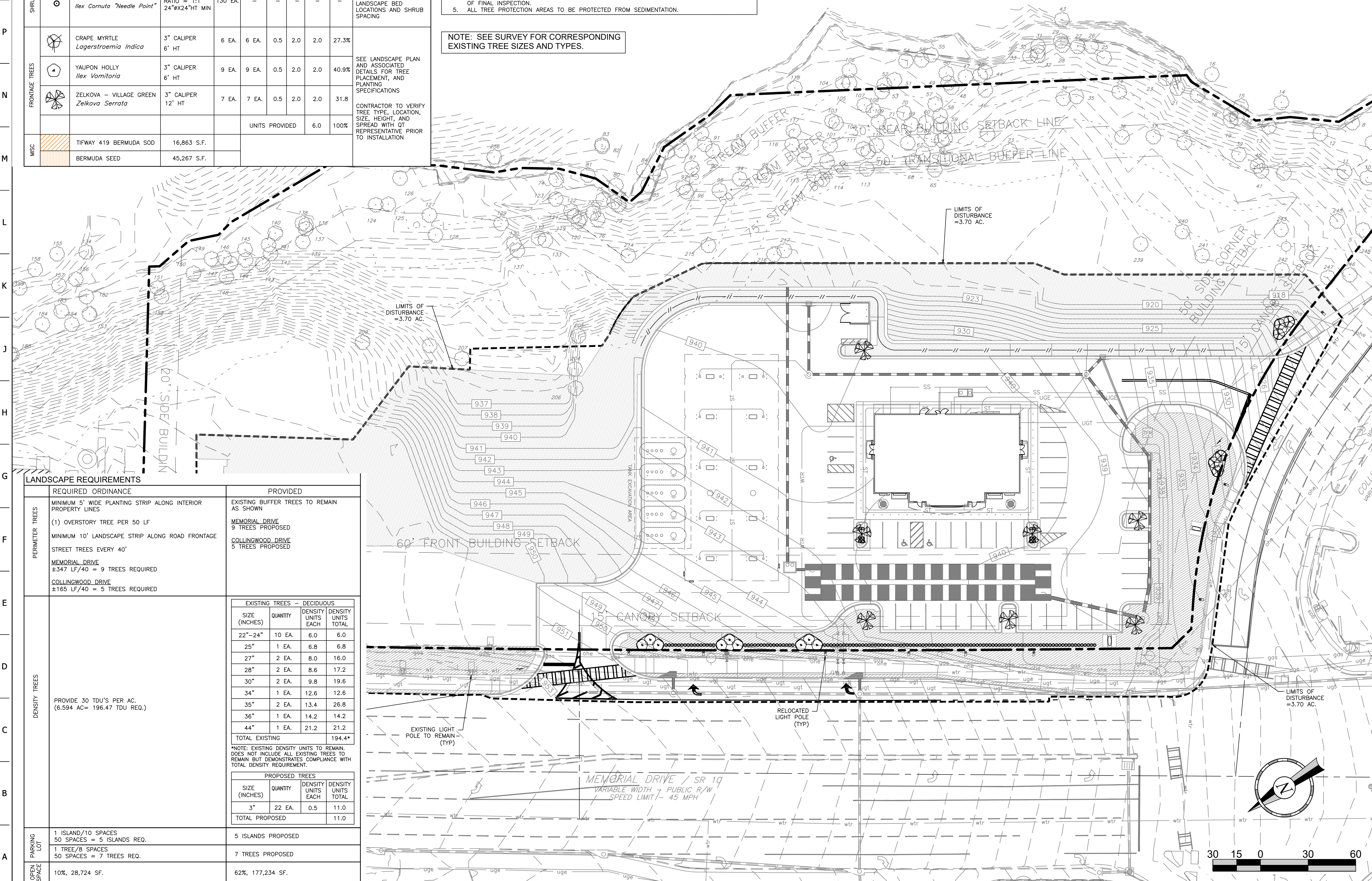
FILE LOCATION: Z:\M Project Data\Projects\2020\20-LD-019 QT 712 Decatur GA\LD\Production\Drawings\07-0712 Civil.dwg TAB NAME: Overall Site USE: 6/26/2020 4:33 PM PLOTTED: 6/2/2020 4:32 PM

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Landscape Schedule									
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD RATIO = 1:1 24"X24"HT MIN	QUANTITIES	No. OF T.O. TREES	UNIT PER TREE	TOTAL T.O. UNITS	% T.O. UNITS	COMMENTS
SHRUBS	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 1:1 24"X24"HT MIN	130 EA.	-	-	-	-	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
FRONTAGE TREES	⊙	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER 6' HT	6 EA.	6 EA.	0.5	2.0	27.3%	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH OT REPRESENTATIVE PRIOR TO INSTALLATION
	⊙	YAUPON HOLLY <i>Ilex Vomitoria</i>	3" CALIPER 6' HT	9 EA.	9 EA.	0.5	2.0	40.9%	
	⊙	ZELKOVA - VILLAGE GREEN <i>Zelkova Serrata</i>	3" CALIPER 12' HT	7 EA.	7 EA.	0.5	2.0	31.8%	
MISC	▨	TIFWAY 419 BERMUDA SOD	16,863 S.F.	UNITS PROVIDED		6.0	100%		
	▨	BERMUDA SEED	45,267 S.F.						

- DEKALB COUNTY NOTES:**
1. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
 2. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED.
 3. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 4. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.
 5. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

NOTE: SEE SURVEY FOR CORRESPONDING EXISTING TREE SIZES AND TYPES.



LANDSCAPE REQUIREMENTS																																																													
PERIMETER TREES	<p>REQUIRED ORDINANCE</p> <p>MINIMUM 5' WIDE PLANTING STRIP ALONG INTERIOR PROPERTY LINES</p> <p>(1) OVERSTORY TREE PER 50 LF</p> <p>MINIMUM 10' LANDSCAPE STRIP ALONG ROAD FRONTAGE</p> <p>STREET TREES EVERY 40'</p> <p>MEMORIAL DRIVE ±347 LF/40 = 9 TREES REQUIRED</p> <p>COLLINGWOOD DRIVE ±165 LF/40 = 5 TREES REQUIRED</p>																																																												
DENSITY TREES	<p>EXISTING TREES - DECIDUOUS</p> <table border="1"> <thead> <tr> <th>SIZE (INCHES)</th> <th>QUANTITY</th> <th>DENSITY UNITS EACH</th> <th>DENSITY UNITS TOTAL</th> </tr> </thead> <tbody> <tr><td>22"-24"</td><td>10 EA.</td><td>6.0</td><td>6.0</td></tr> <tr><td>25"</td><td>1 EA.</td><td>6.8</td><td>6.8</td></tr> <tr><td>27"</td><td>2 EA.</td><td>8.0</td><td>16.0</td></tr> <tr><td>28"</td><td>2 EA.</td><td>8.6</td><td>17.2</td></tr> <tr><td>30"</td><td>2 EA.</td><td>9.8</td><td>19.6</td></tr> <tr><td>34"</td><td>1 EA.</td><td>12.6</td><td>12.6</td></tr> <tr><td>35"</td><td>2 EA.</td><td>13.4</td><td>26.8</td></tr> <tr><td>36"</td><td>1 EA.</td><td>14.2</td><td>14.2</td></tr> <tr><td>44"</td><td>1 EA.</td><td>21.2</td><td>21.2</td></tr> <tr><td>TOTAL EXISTING</td><td></td><td></td><td>194.4*</td></tr> </tbody> </table> <p>*NOTE: EXISTING DENSITY UNITS TO REMAIN DOES NOT INCLUDE ALL EXISTING TREES TO REMAIN BUT DEMONSTRATES COMPLIANCE WITH TOTAL DENSITY REQUIREMENT.</p> <table border="1"> <thead> <tr> <th colspan="4">PROPOSED TREES</th> </tr> <tr> <th>SIZE (INCHES)</th> <th>QUANTITY</th> <th>DENSITY UNITS EACH</th> <th>DENSITY UNITS TOTAL</th> </tr> </thead> <tbody> <tr> <td>3"</td> <td>22 EA.</td> <td>0.5</td> <td>11.0</td> </tr> <tr> <td>TOTAL PROPOSED</td> <td></td> <td></td> <td>11.0</td> </tr> </tbody> </table>	SIZE (INCHES)	QUANTITY	DENSITY UNITS EACH	DENSITY UNITS TOTAL	22"-24"	10 EA.	6.0	6.0	25"	1 EA.	6.8	6.8	27"	2 EA.	8.0	16.0	28"	2 EA.	8.6	17.2	30"	2 EA.	9.8	19.6	34"	1 EA.	12.6	12.6	35"	2 EA.	13.4	26.8	36"	1 EA.	14.2	14.2	44"	1 EA.	21.2	21.2	TOTAL EXISTING			194.4*	PROPOSED TREES				SIZE (INCHES)	QUANTITY	DENSITY UNITS EACH	DENSITY UNITS TOTAL	3"	22 EA.	0.5	11.0	TOTAL PROPOSED			11.0
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PARKING LOT	<p>1 ISLAND/10 SPACES 50 SPACES = 5 ISLANDS REQ.</p> <p>1 TREE/8 SPACES 50 SPACES = 7 TREES REQ.</p>																																																												
OPEN SPACE	<p>10%, 28,724 SF.</p>																																																												

STATE OF GEORGIA
DAVID FRANK ALBRIGHT
 REGISTERED LANDSCAPE ARCHITECT
 PROJECT NO.: 20-LD-019
 DAVID ALBRIGHT & ASSOCIATES, INC.
 PLANNERS & LANDSCAPE ARCHITECTS
 4775 MEMORIAL DR., DECATUR, GA 30033
 TEL: (404) 885-0880 FAX: (404) 885-0881

QuikTrip No. 0712
 4775 MEMORIAL DR.
 DECATUR, GA

QT
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 PROTOTYPE: P-101 (02/01/20)
 DIVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:

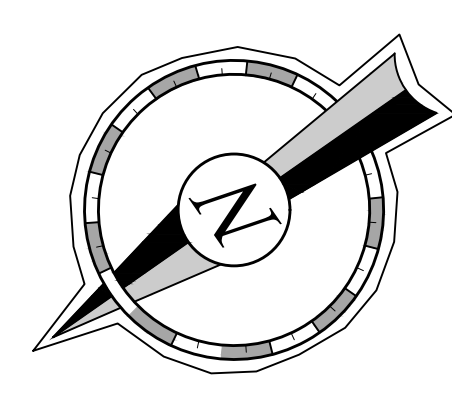
REV	DATE	DESCRIPTION

SHEET TITLE:
 LANDSCAPE PLAN
 SHEET NUMBER:
L100

FILE LOCATION: \\s:\m\Projects\2020\20-LD-019-OT-0712-Deatur\Production\Drawings\07-0712-Civil.dwg TAB NAME: Landscape USER: 6695 SAVED: 5/2/2020 4:32 PM PLOTTED: 5/2/2020 4:35 PM

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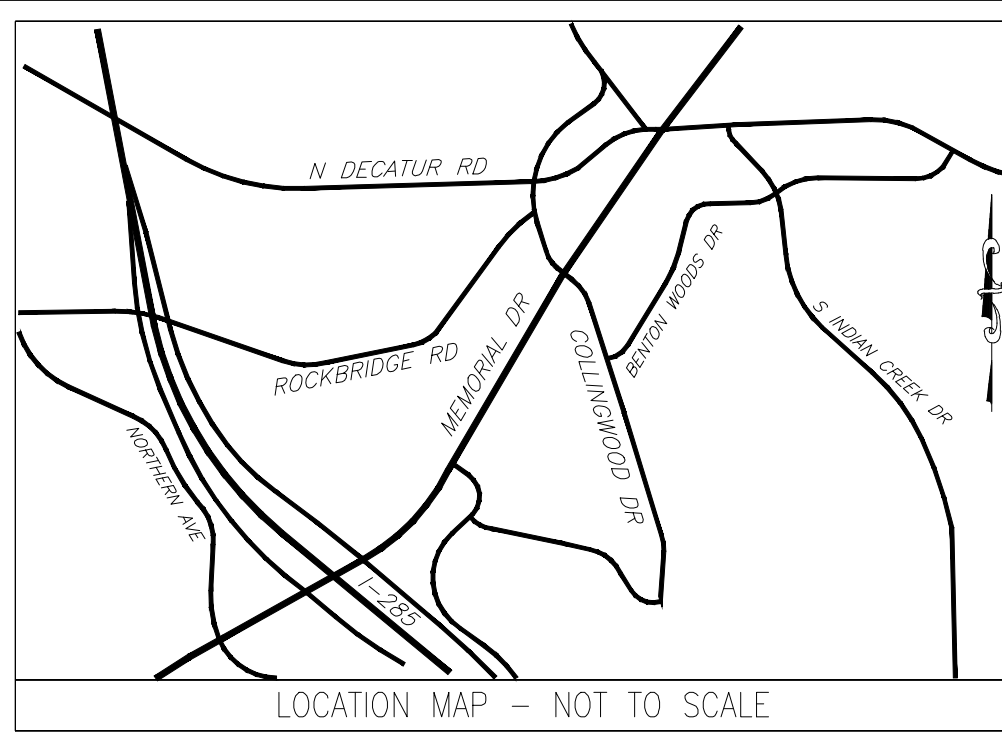
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



SURVEY REFERENCES
1. DEED RECORDED IN BOOK 26068, PAGE 524.
2. DEED RECORDED IN BOOK 20997, PAGE 230.
3. DEED RECORDED IN BOOK 23459, PAGE 682.
4. DEED RECORDED IN BOOK 9992, PAGE 559.
5. GADOT PROJECT NO. CSHPP-007-00(129)

SURVEY LEGEND
Utility Pole, Utility Meter (Plus Type), Utility Valve (Plus Type), Utility Clean Out, Guy Wire, Light Pole, Fire Hydrant, Single Post Sign, Traffic Control Box, Bollard, Utility Pedestal/Riser, Junction Box, Single Wing Catch Basin

ABBREVIATIONS
ASPH Asphalt, CONC Concrete, JB Junction Box, EM Electric Meter, FH Fire Hydrant, ICV Irrigation Control Valve, LP Light Pole, OCS Outlet Control Structure, P/L Property Line, SSMH Sanitary Sewer Manhole, WM Water Meter, WV Water Valve, CMP Corrugated Metal Pipe, DIP Ductile Iron Pipe, PVC Polyvinyl Chloride Pipe, IE Invert Elevation, R/W Right-of-Way, GI Grate Inlet, SWCB Single Wing Catch Basin



SURVEY NOTES
1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON...
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA...
4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES AND MAPS AND/OR FIELD LOCATED MARKINGS PROVIDED BY SUBSURFACE UTILITY INVESTIGATIONS, LLC...

ACREAGE
5.327 ACRES
232,063 SQ. FT.

LINE TABLE with columns for LINE BEARING and DISTANCE. Includes lines L1 through L54.

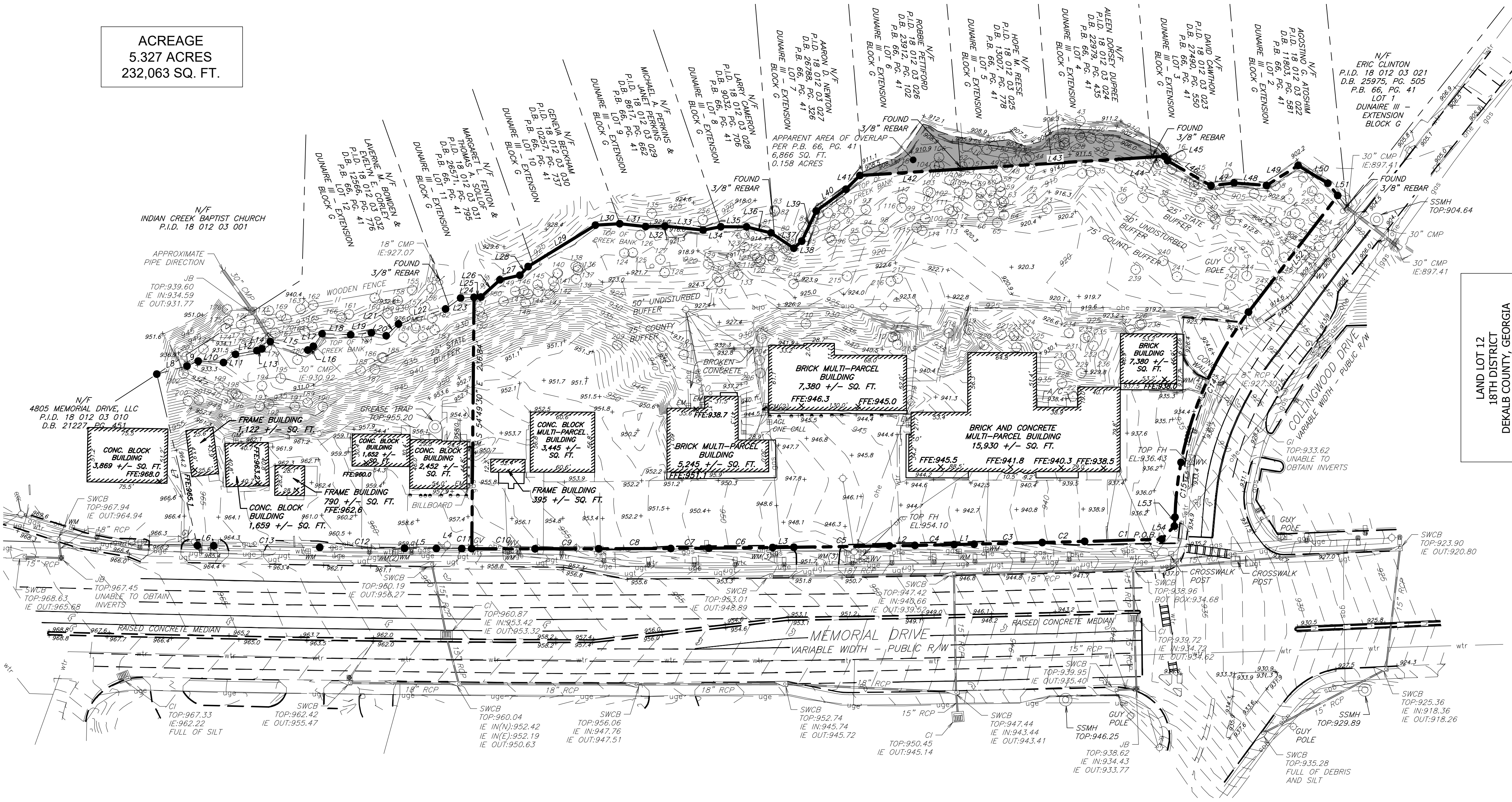
CURVE TABLE with columns for CURVE ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, and CHORD LENGTH. Includes curves C1 through C15.

UTILITY CONTACTS
GAS: ATLANTA GAS LIGHT-EDWARD CROSS-404-772-1689
COMMUNICATIONS: ATT / D TELECOM-ANGELO HINES-305-409-1542, COMCAST TELECOM-OLIVER BROOKS-470-787-4657, GOOGLE FIBER, INC TELECOM-CHRIS LIGHTFOOT-404-901-4529, LAMBERTS CABLE SPLICING CO LLC TELECOM-COLE PERRY-252-500-2106, VERIZON BUSINESS (MCI FACILITIES) TELECOM-MCI NATIONAL FIBER SECURITY DEPT-800-624-9875, UNITI FIBER LLC-UNITI FIBER NOC-877-652-2321, ZAYO FIBER LLC-DEWAYNE BEGLEY-470-249-5124
POWER: GEORGIA POWER-GEORGIA POWER CABLE LOCATING-404-506-6539
WATER: DEKALB COUNTY WATER-BARON SAUSSY-404-731-3562
SEWER: DEKALB COUNTY SEWER-BARON SAUSSY-404-731-3562



SURVEYOR'S CERTIFICATION
TO: QUIKTRIP CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DEPARTMENTAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS...

SURVEY CERTIFICATION:
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...

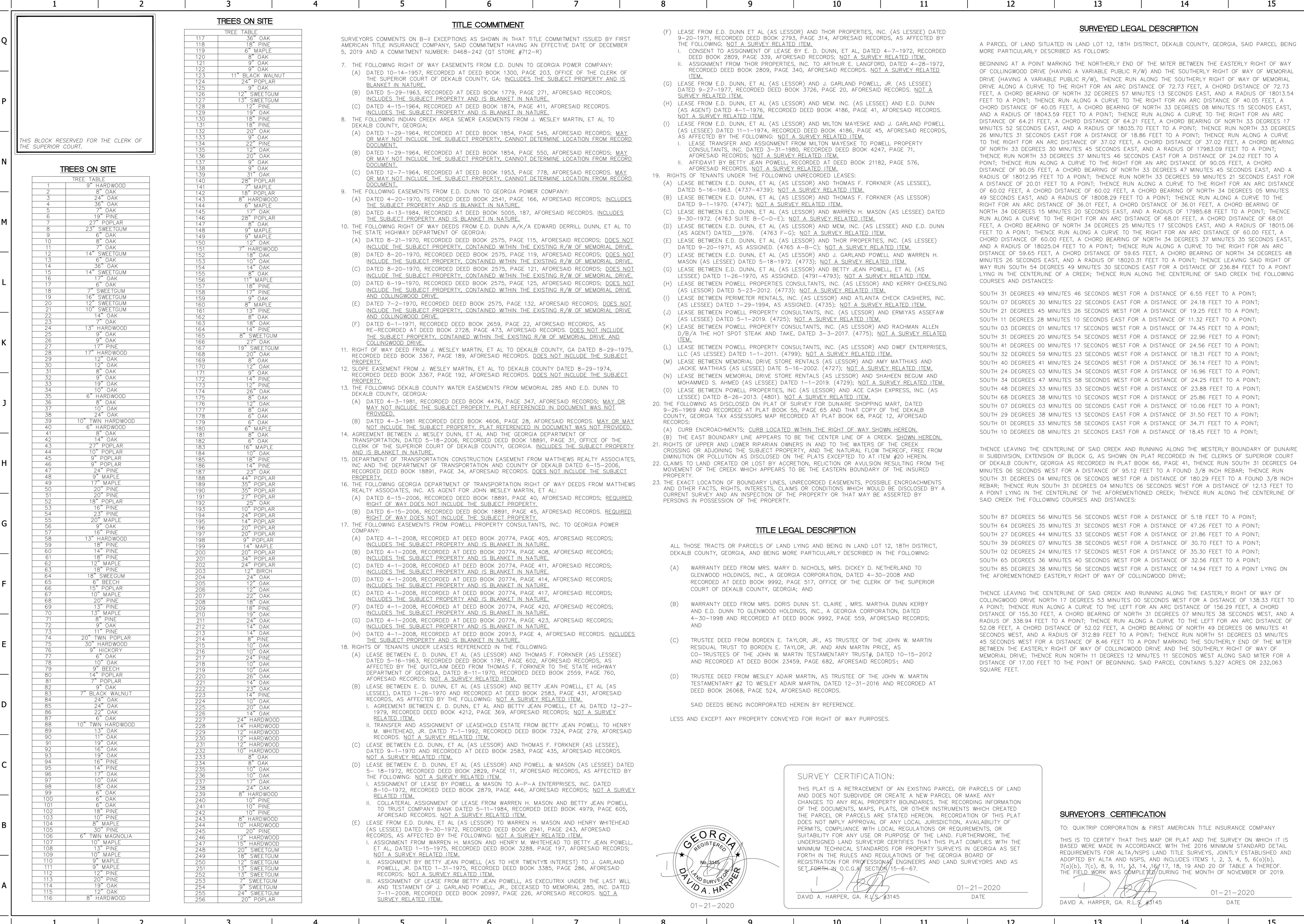


ATWELL logo and contact information: 866.850.4200, www.atwell-group.com, 1255 LAKES PARKWAY, SUITE 120, LAWRENCEVILLE, GA 30045, PROJECT NO.: 19004175

QuikTrip No. 712R logo and address: MEMORIAL DRIVE AND COLLINGWOOD DRIVE, DECATUR, GEORGIA

QT logo and copyright information: © 2011 QUIKTRIP CORPORATION. ALL RIGHTS RESERVED.

Revision table with columns for REV, DATE, DESCRIPTION, and SHEET TITLE. Includes 'ALTA/NSPS LAND TITLE SURVEY' and 'SHEET NUMBER: 1 OF 2'.



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TREES ON SITE table with columns for tree number and species. Includes trees like 117 36" OAK, 118 18" PINE, 119 6" MAPLE, etc.

TREES ON SITE table with columns for tree number and species. Includes trees like 1 9" HARDWOOD, 2 8" OAK, 3 24" OAK, etc.

TITLE COMMITMENT section containing various legal descriptions and easements, including references to deed books and specific property parcels.

TITLE LEGAL DESCRIPTION section containing detailed descriptions of the surveyed property, including boundaries, easements, and encroachments.

SURVEYED LEGAL DESCRIPTION section containing a detailed description of the parcel of land situated in Land Lot 12, 18th District, DeKalb County, Georgia.



SURVEY CERTIFICATION: THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...

SURVEYOR'S CERTIFICATION: TO: QUIKTRIP CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS...

ATWELL logo and contact information: 866.850.4200, www.atwell-group.com, 1255 LAKES PARKWAY, SUITE 120, LAWRENCEVILLE, GEORGIA 30043, LSF# 001218.

QuikTrip No. 712R logo and address: MEMORIAL DRIVE AND COLLINGWOOD DRIVE, DECATUR, GEORGIA. PROJECT NO.: 19004175.

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Table with columns for REV, DATE, DESCRIPTION, and LEGAL DESCRIPTION. Row 1: 1, 9-2-20, REVISION, BOUNDARY AND LEGAL DESCRIPTION.

PROTOTYPE: DIVISION: VERSION: DESIGNED BY: DRAWN BY: SOC: REVIEWED BY: DAH

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY. SHEET NUMBER: 2 OF 2. ORIGINAL ISSUE DATE: 01-21-2020.

A parcel of land situated in Land Lot 12, 18th District, Dekalb County, Georgia, said parcel being more particularly described as follows:

Beginning at a point marking the Northerly end of the miter between the Easterly Right of Way of Collingwood Drive (having a Variable Public R/W) and the Southerly Right of Way of Memorial Drive (having a Variable Public R/W), thence run along the Southerly Right of Way of Memorial Drive along a curve to the right for an arc distance of 72.73 feet, a chord distance of 72.73 feet, a chord bearing of North 32 degrees 57 minutes 13 seconds East, and a radius of 18013.54 feet to a point; thence run along a curve to the right for an arc distance of 40.05 feet, a chord distance of 40.05 feet, a chord bearing of North 33 degrees 08 minutes 15 seconds East, and a radius of 18043.59 feet to a point; thence run along a curve to the right for an arc distance of 64.21 feet, a chord distance of 64.21 feet, a chord bearing of North 33 degrees 17 minutes 52 seconds East, and a radius of 18035.70 feet to a point; thence run North 33 degrees 26 minutes 31 seconds East for a distance of 18.86 feet to a point; thence run along a curve to the right for an arc distance of 37.02 feet, a chord distance of 37.02 feet, a chord bearing of North 33 degrees 30 minutes 45 seconds East, and a radius of 17983.09 feet to a point; thence run North 33 degrees 37 minutes 46 seconds East for a distance of 24.02 feet to a point; thence run along a curve to the right for an arc distance of 90.05 feet, a chord distance of 90.05 feet, a chord bearing of North 33 degrees 47 minutes 45 seconds East, and a radius of 18012.95 feet to a point; thence run North 33 degrees 59 minutes 21 seconds East for a distance of 20.01 feet to a point; thence run along a curve to the right for an arc distance of 60.02 feet, a chord distance of 60.02 feet, a chord bearing of North 34 degrees 05 minutes 49 seconds East, and a radius of 18008.29 feet to a point; thence run along a curve to the right for an arc distance of 36.01 feet, a chord distance of 36.01 feet, a chord bearing of North 34 degrees 15 minutes 20 seconds East, and a radius of 17985.68 feet to a point; thence run along a curve to the right for an arc distance of 68.01 feet, a chord distance of 68.01 feet, a chord bearing of North 34 degrees 25 minutes 17 seconds East, and a radius of 18015.06 feet to a point; thence run along a curve to the right for an arc distance of 60.00 feet, a chord distance of 60.00 feet, a chord bearing of North 34 degrees 37 minutes 35 seconds East, and a radius of 18025.04 feet to a point; thence run along a curve to the right for an arc distance of 59.65 feet, a chord distance of 59.65 feet, a chord bearing of North 34 degrees 48 minutes 26 seconds East, and a radius of 18020.31 feet to a point; thence leaving said Right of Way run South 54 degrees 49 minutes 30 seconds East for a distance of 236.84 feet to a point lying in the centerline of a creek; thence run along the centerline of said creek the following courses and distances:

South 31 degrees 49 minutes 46 seconds West for a distance of 6.55 feet to a point;
South 07 degrees 30 minutes 22 seconds East for a distance of 24.18 feet to a point;
South 21 degrees 45 minutes 26 seconds West for a distance of 19.25 feet to a point;
South 11 degrees 28 minutes 10 seconds East for a distance of 11.32 feet to a point;
South 03 degrees 01 minutes 17 seconds West for a distance of 74.45 feet to a point;
South 31 degrees 20 minutes 54 seconds West for a distance of 22.96 feet to a point;
South 41 degrees 00 minutes 17 seconds West for a distance of 24.56 feet to a point;
South 32 degrees 59 minutes 23 seconds West for a distance of 18.31 feet to a point;
South 40 degrees 41 minutes 24 seconds West for a distance of 36.14 feet to a point;

South 24 degrees 03 minutes 34 seconds West for a distance of 16.96 feet to a point;
South 34 degrees 47 minutes 58 seconds West for a distance of 24.25 feet to a point;
South 48 degrees 33 minutes 33 seconds West for a distance of 23.88 feet to a point;
South 68 degrees 38 minutes 10 seconds West for a distance of 25.86 feet to a point;
South 07 degrees 03 minutes 00 seconds East for a distance of 10.06 feet to a point;
South 29 degrees 38 minutes 13 seconds East for a distance of 31.50 feet to a point;
South 01 degrees 33 minutes 58 seconds East for a distance of 34.71 feet to a point;
South 10 degrees 08 minutes 21 seconds East for a distance of 18.45 feet to a point;

Thence leaving the centerline of said creek and running along the Westerly boundary of Dunaire III Subdivision, extension of Block G, as shown on plat recorded in the Clerks of Superior Court of DeKalb County, Georgia as recorded in Plat Book 66, Page 41, thence run South 31 degrees 04 minutes 06 seconds West for a distance of 95.12 feet to a found 3/8 inch rebar; thence run South 31 degrees 04 minutes 06 seconds West for a distance of 180.29 feet to a found 3/8 inch rebar; thence run South 31 degrees 04 minutes 06 seconds West for a distance of 12.13 feet to a point lying in the centerline of the aforementioned creek; thence run along the centerline of said creek the following courses and distances:

South 87 degrees 56 minutes 56 seconds West for a distance of 5.18 feet to a point;
South 64 degrees 35 minutes 31 seconds West for a distance of 47.26 feet to a point;
South 27 degrees 44 minutes 33 seconds West for a distance of 21.86 feet to a point;
South 39 degrees 07 minutes 38 seconds West for a distance of 30.70 feet to a point;
South 02 degrees 24 minutes 17 seconds West for a distance of 35.30 feet to a point;
South 65 degrees 36 minutes 40 seconds West for a distance of 32.56 feet to a point;
South 85 degrees 38 minutes 56 seconds West for a distance of 14.94 feet to a point lying on the aforementioned Easterly Right of Way of Collingwood Drive;

Thence leaving the centerline of said creek and running along the Easterly Right of Way of Collingwood Drive North 17 degrees 53 minutes 00 seconds West for a distance of 138.33 feet to a point; thence run along a curve to the left for an arc distance of 156.29 feet, a chord distance of 155.30 feet, a chord bearing of North 31 degrees 07 minutes 38 seconds West, and a radius of 338.94 feet to a point; thence run along a curve to the left for an arc distance of 52.08 feet, a chord distance of 52.02 feet, a chord bearing of North 49 degrees 06 minutes 41 seconds West, and a radius of 312.89 feet to a point; thence run North 51 degrees 03 minutes 45 seconds West for a distance of 8.46 feet to a point marking the Southerly end of the miter between the Easterly Right of Way of Collingwood Drive and the Southerly Right of Way of Memorial Drive; thence run North 11 degrees 12 minutes 11 seconds West along said miter for a distance of 17.00 feet to the POINT OF BEGINNING. Said parcel contains 5.327 acres or 232,063 Square Feet.

Campaign Contribution Disclosure Statements

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michèle L. Battle or Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Kathie Gannon	Commissioner	\$350
Mereda Davis Johnson	Commissioner	\$500
Larry Johnson	Commissioner	\$700
Lorraine Cochran-Johnson	Commissioner	\$250

By: 
Printed Name: Michèle Battle

COMMUNITY MEETING**SIGN IN SHEET****18 012 13 001 -011, 013 & 015 Memorial Drive Decatur, GA 30032****VIA: ZOOM VIDEO CONFERENCE****Wednesday, August 26, 2020 6:00 PM – 7:00 PM***Please print legibly*

<i>First Name</i>	<i>Last Name</i>	<i>Address</i>	<i>City, State</i>	<i>Zip Code</i>	<i>Phone Number</i>	<i>Email Address</i>
Aileen	Dupree	3826 Bretton Woods Road				
Victoria	Webb	3137 Rockbridge Rd		30002		vic@furioudreams.com
Rutheen	MaJette-NeJad					
Alea	Harmon					alea.harmon@gmail.com
Bobbie	Pettiford	3842 Bretton Woods Rd	Decatur, GA	30002		
Renee	Maciejewski	472 Hammett Dr.				reneemmacie@gmail.com
Charlie	Whitehead					Charlie.whitehead@att.net
Ryan	Brown	Rowland Road Stone Mountain, GA				ryan.b.brown@gmail.com
Beth Thompson		Rowland Road Stone Mountain, GA				ciscolark@gmail.com
James and Roxanna Kavanagh		549 Balfour Drive				
W Adair Martin						adairmartin@gmail.com

COMMUNITY MEETING**SIGN IN SHEET****18 012 13 001 -011, 013 & 015 Memorial Drive Decatur, GA 30032****VIA: ZOOM VIDEO CONFERENCE****Wednesday, August 26, 2020 6:00 PM – 7:00 PM***Please print legibly*

<i>First Name</i>	<i>Last Name</i>	<i>Address</i>	<i>City, State</i>	<i>Zip Code</i>	<i>Phone Number</i>	<i>Email Address</i>
Marvin Blackwell		459 Hammett Drive	Decatur	30002		
Karen Simms		410 Greenridge Circle	Stone Mountain, GA	30083		kbsimms@comcast.net
Rutheen MaJette-NeJad						rnejad@att.net
Kerry Gheesling						drmr2222@yahoo.com
Joe Arrington		466 S. Rays Rd	Stone Mtn, GA			jarring55@gmail.com
Tina Dunkley		450 Hammett Drive				tinadunkley@comcast.net
Cheryl Meredith						cheryllmeredith@aol.com
Duane Longnecker						duclonger@gmail.com
Robin Blackwell						marvinblackwell01@gmail.com
Kellie Dorsett						

COMMUNITY MEETING**SIGN IN SHEET****18 012 13 001 -011, 013 & 015 Memorial Drive Decatur, GA 30032****VIA: ZOOM VIDEO CONFERENCE****Wednesday, August 26, 2020 6:00 PM – 7:00 PM***Please print legibly*

<i>First Name</i>	<i>Last Name</i>	<i>Address</i>	<i>City, State</i>	<i>Zip Code</i>	<i>Phone Number</i>	<i>Email Address</i>
Bobbie Pettiford						msbobbie49@gmail.com
Noreen Cochran						
Borden Taylor		2388 Defoors Ferry Road	Atlanta, GA	30318	404 906-2165	betaylor@bellsouth.net
Mike Cooper						
Melanie Deines		3823 Danbury Lane			678-756-1499	
Matthews Realty Associates Inc./Dunn Family	Susan Baynes Brooks and Myron Baynes				770-813-0711	
Kellie Dorsett		479 Hammett Drive				kelliedorsett@comcast.net
Kim Schmidt						kim@ga-schmidt.com
Stephnie Wedderburn						zcard11@hotmail.com
Kerry Gheesling		4211 Cheryl Ann Ct.	Stone Mtn, GA	30083		

COMMUNITY MEETING

SIGN IN SHEET

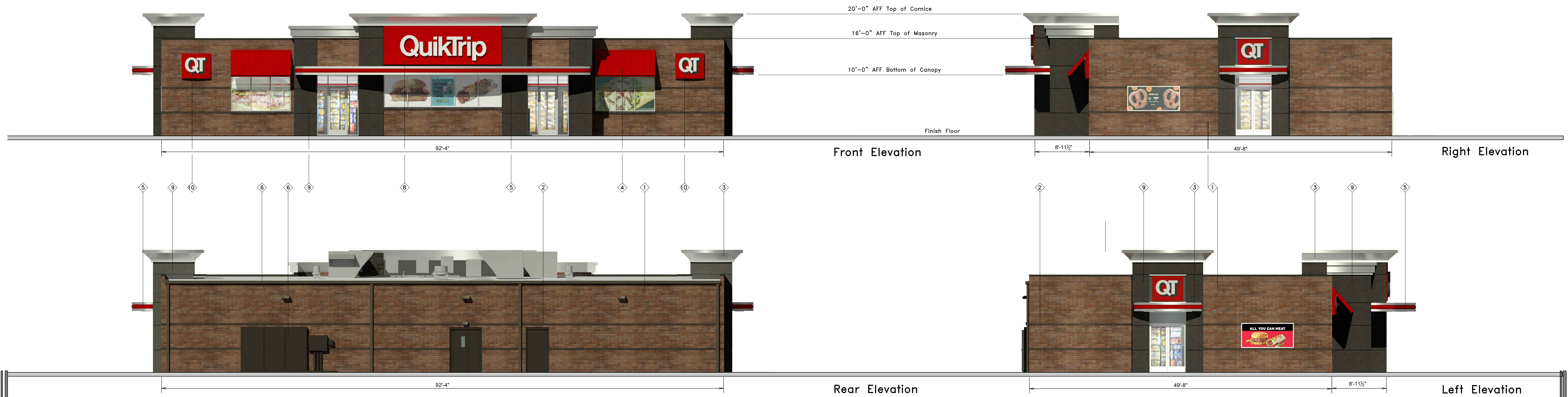
18 012 13 001 -011, 013 & 015 Memorial Drive Decatur, GA 30032

VIA: ZOOM VIDEO CONFERENCE

Wednesday, August 26, 2020 6:00 PM – 7:00 PM

Please print legibly

<i>First Name</i>	<i>Last Name</i>	<i>Address</i>	<i>City, State</i>	<i>Zip Code</i>	<i>Phone Number</i>	<i>Email Address</i>
Weheb Legesse						Lweheb@gmail.com
Tony Natri						
William Shepard		543 Hammett Drive			770-882-6183	williamshepard723@yahoo.com
Janet C						
Amahl Lipkins						
John Kiefer						

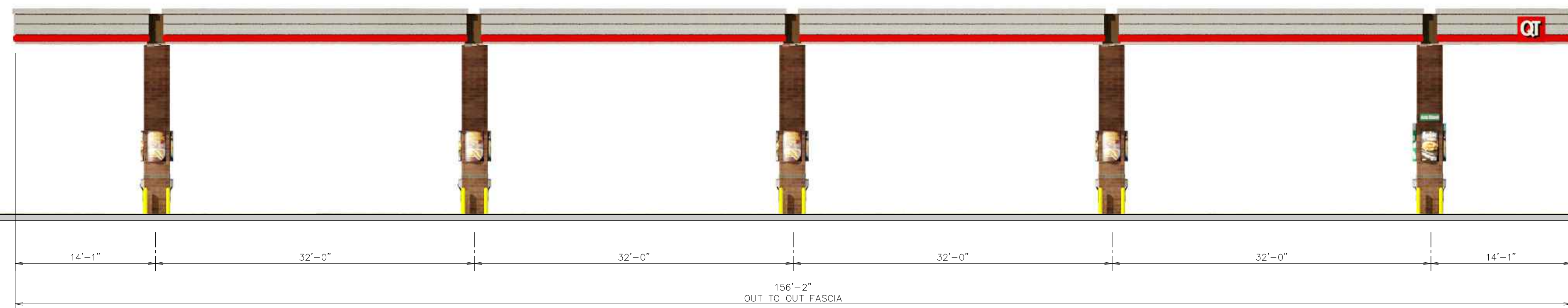


Store #	712	G3S Building Elevations
Serial #	07-0712-G3S	Scale: 1/8"=1'-0"
Issue Date:	08.18.20	Drawn By: JK

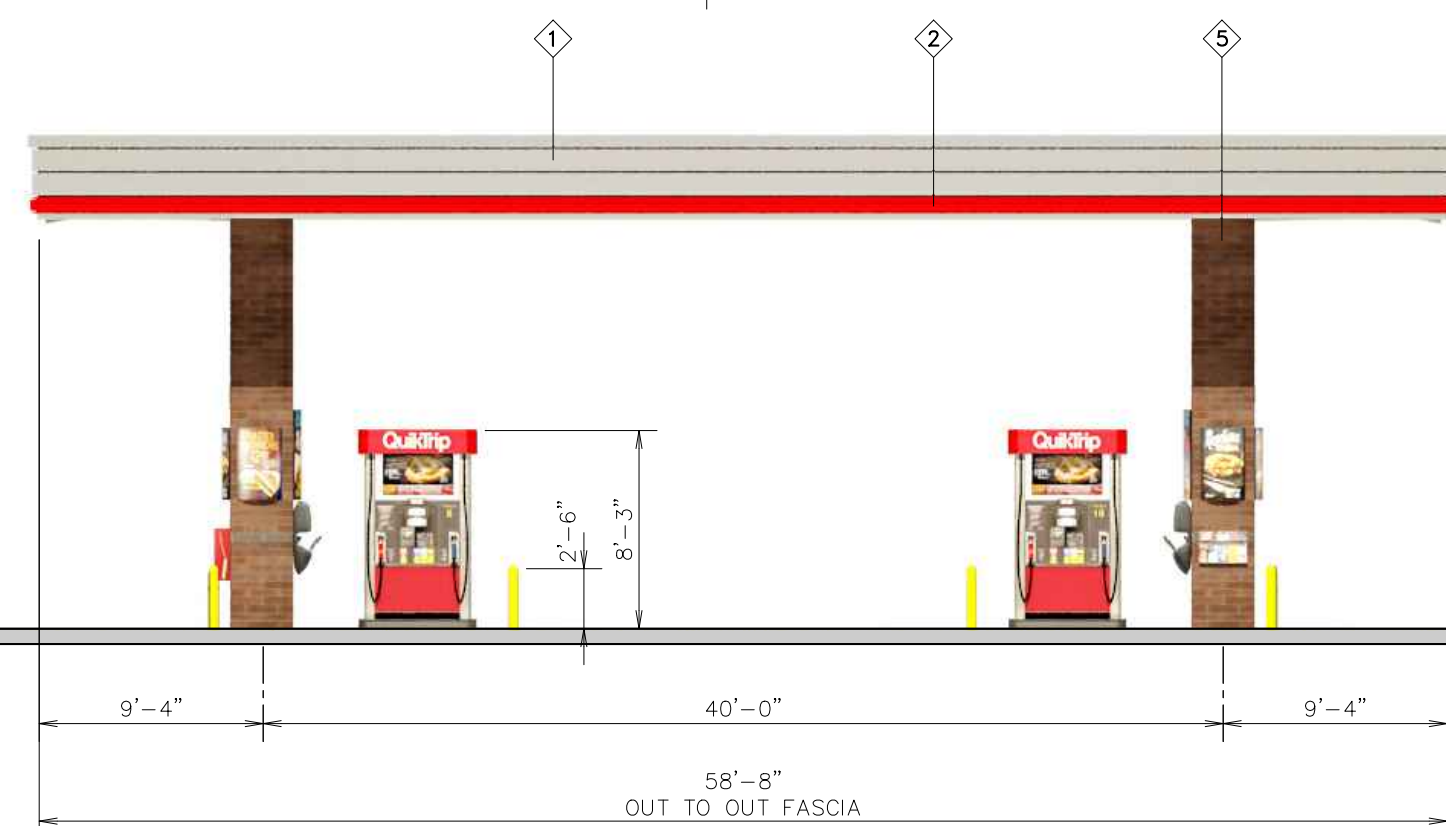
Address:	Memorial Dr & Collingwood Dr	City, State:	Decatur, GA
Rev/Notes:			

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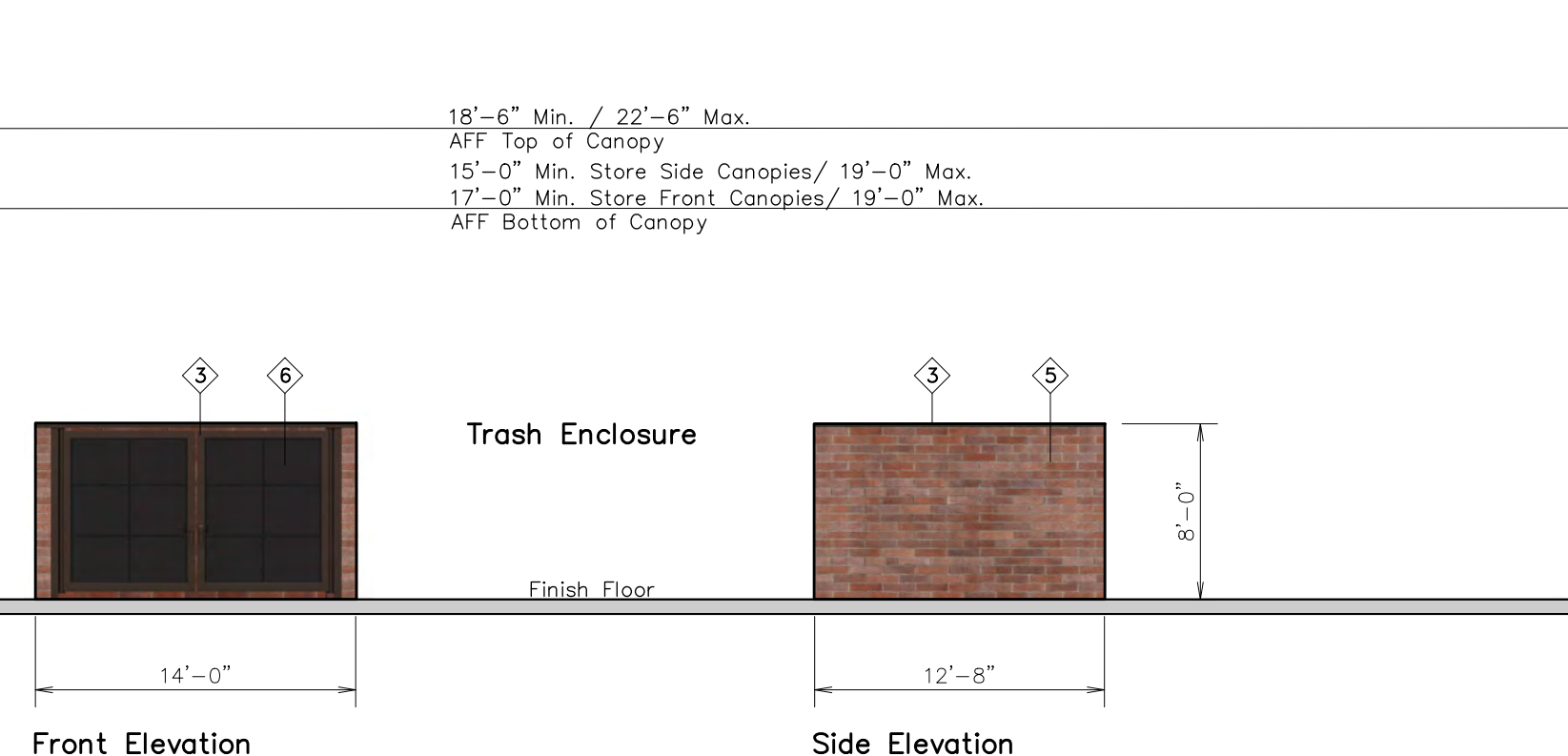
①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDBOND	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-20R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	AWING RIFTS
10	108-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



Front Elevation



Left Elevation



Front Elevation

Side Elevation



Right Elevation



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 712 Double Stack 10 Canopy Elevations

Serial # 07-0712-GD10

Scale: 1/8" = 1'-0"

Issue Date: 08.18.20

Address: Memorial Dr & Collingwood Dr

Drawn By: JK

Rev/Notes:

City, State: Decatur, GA

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	QT-C	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ALL AS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



Store 712
07-0712-PE00

Decatur, GA
Date: 08.18.20 By:JK



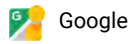
Store 712
07-0712-SP01

Decatur, GA
Date: 08.18.20 By:JK

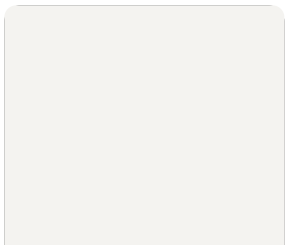


Image capture: Sep 2019 © 2020 Google

Stone Mountain, Georgia



Street View

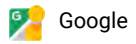


Google Maps Memorial Dr

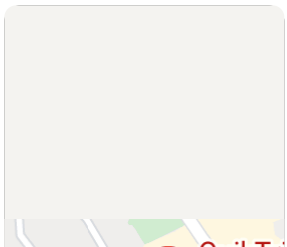


Image capture: Sep 2019 © 2020 Google

Decatur, Georgia



Street View



QuikTrip



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