

Planning Commission Hearing Date: May 5, 2026
Board of Commissioners Hearing Date: May 28, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1248043	File ID #: 2026-0489
Address:	4733, 4773 & 4775 Memorial Drive, Decatur, GA 30032	Commission District: 4 Super District: 6
Parcel ID(s):	18 012 13 033, 18 012 13 015, 18 012 13 001	
Request:	Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet in the C-1 (Local Commercial) zoning district.	
Property Owner(s):	QuickTrip Corporation C/O Eric Bikas	
Applicant/Agent:	QuickTrip Corporation C/O Eric Bikas	
Acreage:	5.23	
Existing Land Use:	Town Center	
Surrounding Properties:	North: C-1 (Local Commercial) South: C-1, R-100 (Residential Medium Lot-100) East: C-1, R-100 West: C-1	
Comprehensive Plan:	Consistent	Inconsistent X

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The applicant, QuikTrip c/o Eric Bikas, requests a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet in the C-1 (Local Commercial) zoning district. Fuel pumps and convenience stores (including beer and wine sales) currently exist on the site pursuant to SLUP-20-1244236 (alcohol outlet) and SLUP-20-1244237 (fuel pumps) approved in 2020. The applicant now proposes to expand the site by constructing a 120-foot automated tunnel “Bubble Bath” car wash. The original SLUP approvals included a condition prohibiting car wash facilities on site (Condition 9). As SLUP conditions cannot be modified, the applicant has submitted new companion applications, including SLUP-26-1248044 (fuel pumps) and SLUP-26-1248018 (car wash), to accommodate the proposed expansion.

Given that the site is already developed and operating, the request represents an incremental expansion rather than new development. However, the property’s location within the TC (Town Center) Character Area and along the Memorial Drive Corridor SAP (Small Area Plan) presents an opportunity to better align the site with adopted policy objectives. The Memorial Drive Corridor SAP emphasizes Corridor revitalization through vibrant business activity and the creation of a distinct sense of place.

While the proposed car wash is not inherently inconsistent with the existing commercial use, the current site design remains largely auto oriented and does not fully advance these broader planning goals. Accordingly, Staff recommends design enhancements to improve the site’s functionality and visual character, including expanded covered outdoor seating, incorporation of a small green space, and integration of placemaking elements—such as signage or public art—that reflect the identity of the Memorial Drive Corridor.

With these considerations addressed through amended conditions, the proposal represents a reinvestment in an existing commercial site. Therefore, staff recommends *Approval with proposed conditions (1-5) and existing conditions from SLUP-20-1244236 (6-10) to remain:*

1. The site plan shall enhance pedestrian connectivity between the public sidewalk along Memorial Drive and building entrances, including clearly defined walkways and connections to the outdoor seating and greenspace areas prior to any future Permit(s) and/or business renewal application – whichever comes first.
 2. The development shall incorporate a placemaking feature that reflects the identity of the Memorial Drive Corridor, such as public art, decorative signage, or architectural enhancements. The design and placement shall be subject to written approval by the Planning Deputy Director prior to any future Permit(s) and/or business renewal application – whichever comes first.
 3. The site plan shall include an expanded, covered outdoor seating area integrated with the convenience store entrance. Final design, location, and materials shall be subject to written approval by the Planning Deputy Director prior to any future Permit(s) and/or business renewal application – whichever comes first.
 4. A publicly visible green space shall be incorporated into the site design prior to any future Permit(s) and/or business renewal application – whichever comes first.
 5. Future development of the residual lot(s) created from combination of the listed subject properties, regardless of ownership, must be consistent with the Memorial Drive Revitalization Corridor Plan.
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6. Outside vending machines are prohibited. This prohibition shall not restrict outside equipment used for the storage and sale of ice or for Amazon lockers.
 7. No car washing allowed on site.
 8. Project signage with digital scrolling signage or with changing pictures shall be strictly prohibited.
 9. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
 10. This SLUP is being issued to QuikTrip Corporation and shall be non-transferable except to an affiliated with the entity of QuikTrip Corporation.

DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments May 2026****N2. Z-26-1247988 (2026-0443) 1942 Columbia Drive:**

Columbia Drive is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights. Snapfinger Road is classified as a Major Arterials, 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.

N3&N4. CZ-26-1248015 (2026-0444) & SLUP 26-1248014 (2026-0445) 2960 N. Druid Hills Road:

N. Druid Hilla Road 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. It 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.

N5&N6. Z-26-1247887 (2026-0448) & LP-26-1247955 (2026-0449) 711 Hillmont Avenue:

Hillmont Avenue is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N7. Z-26-12478013 (2026-0450) 4700 E Ponce De Leon Avenue:

E. Ponce Leon is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov).

N8. SLUP-26-12478019 (2026-0451) 1179 Old Coach Road:

Old Coach Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N9. Z-26-1247923 (2026-0452) 2697 Kelly Lake Road:

Kelly Lake Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N10, N11, N12: 4733, 4773, & 4775 Memorial Drive:

SLUP-26-1248016 (2026-0447), SLUP-26-1248043 (2026-0489), SLUP-26-1248044 (2026-0490)

Memorial Drive 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. Collingwood Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).



Wednesday, March 18, 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.

3/18/2026

N1-2026-0453 TA-26-1248040

- Text amendment. See general comments.

N2-2026-0443 Z-26-1247988

1942 Columbia Drive, Decatur, GA 30032

- See general comments.

N3-2026-0444 CZ-26-1248015

2960 North Druid Hills Road, Atlanta, GA 30329

- See general comments

N4-2026-0445 SLUP-26-1248014

2960 North Druid Hills Road, Atlanta, GA 30329

- SLUP. See general comments.

N5-2026-0448 LP-26-1247955

711 Hillmont Avenue, Decatur, GA, 30030

- See general comments.

N6-2026-0449 Z-26-1247887

711 Hillmont Avenue, Decatur, GA 30030

- See general comments.

N7-2026-0450 Z-26-1248013

4700 East Ponce De Leon Avenue

- See general comments.

N8-2026-0451 SLUP-26-1248019

1179 Old Coach Road, Stone Mountain, Ga 30083

- SLUP. Personal care home. DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for personal care facilities with more than 6 clients.

N9-2026-0452 Z-26-1248021

2697 Kelly Lake Road, Decatur, Ga 30032

- See general comments.

N10-2026-0447 SLUP-26-1248016

4733, 4773, and 4785 Memorial Drive, Decatur, GA 30032

- SLUP. See general comments.

N11-2026-0489 SLUP-26-1248043

4733, 4773, and 4785 Memorial Drive, Decatur, GA 30032

- SLUP. See general comments.

N12-2026-0490 SLUP-26-1248044

4733, 4773, and 4785 Memorial Drive, Decatur, GA 30032

- SLUP. See general comments.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

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.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**



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SLUP-1248044 (4733 & others Memorial Dr) fuel pumps

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.

DEVELOPMENT ANALYSIS:

- Transportation/Access/Row

- Storm Water Management

Full stormwater system is needed with extra measure because this will be consider a hotspot

- Flood Hazard Area/Wetlands

There is a creek that flows in the back of the property

- Landscaping/Tree Preservation

- Tributary Buffer



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

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

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: SLUP-26-1248043 Parcel I.D. #: 18 012 13 033, 18 012 13 015, 18 012 13 001

Address: 4733, 4773 & 4775 Memorial Drive, Decatur 30032 (alcohol outlet)

Drainage Basin: Indian Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No record of flood, erosion and sedimentation on this property under existing zoning

Required detention facility(s): N/A

COMMENTS:

No impact on existing county roads and drainage infrastructure.

Signature: Akin A. Akinsola



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: SLUP-26-1248044 Parcel I.D. #: 18 012 13 033, 18 012 13 015, 18 012 13 001

Address: 4733, 4773 & 4775 Memorial Drive, Decatur 30032 (fuel pumps)

Drainage Basin: Indian Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No record of flood, erosion and sedimentation on this property under existing zoning

Required detention facility(s): Yes

COMMENTS:

Operation of fuel pumps or related activities automatically qualify this site as a "stormwater hotspot". Therefore, approved best management practices (BMPs): structural and non-structural are required to ensure compliance with the County's MS4 program and the NPDES permit requirements. A detention facility is required per Sec. 14-40(b)(4) of the code of Ordinance.

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ **adequate** ____ **inadequate** ____

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

COMMENTS:

Signature: _____



**DEKALB COUNTY
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DEPARTMENT DISTRIBUTION
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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-26-1248043 Parcel I.D. #: 18 012 13 033, 18 012 13 015, 18 012 13 001

Address: 4733, 4773 & 4775 Memorial Drive

Decatur, GA 30032

Proposed use: Alcohol outlet

WATER:

Size of existing water main: 8" DI (adequate/inadequate)

Distance from property to nearest main: adjacent Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Indian Creek

Is sewer adjacent to property: Yes X No _____ If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger adequate _____ inadequate _____

Sewage Capacity: 28 (MGPD) Current Flow: 36 (MGPD)

COMMENTS:

Sewer cap evaluation is required

Signature: Yola Lewis



**DEKALB COUNTY
GOVERNMENT PLANNING
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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-26-1248044 Parcel I.D. #: 18 012 13 033, 18 012 13 015, 18 012 13 001

Address: 4733, 4773 & 4775 Memorial Drive

Decatur, GA 30032

Proposed use: Fuel pumps

WATER:

Size of existing water main: 8" DI (adequate/inadequate)

Distance from property to nearest main: adjacent Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Indian Creek

Is sewer adjacent to property: Yes X No _____ If no, distance to nearest line: _____

Water Treatment Facility: 28 adequate _____ inadequate _____

Sewage Capacity: 28 (MGPD) Current Flow: 36 (MGPD)

COMMENTS:

Sewer cap evaluation is required.

Signature: Yola Lewis



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-26-1248016

Parcel I.D. #s: 18 012 13 033, 18 012 13 015, 18 012 13 001

Address: 4733, 4773 & 4775 Memorial Drive, Decatur 30032

Car wash drive-through.

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

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

COMMENTS: Plans and Field reviewed. No problem That
would interfere with Traffic Flow.

Signature: Jerry White



**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

COMMENTS: Plans and field reviewed. No problem That
would interfere with Traffic Flow.

Signature: Jerry Whit



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-26-1248044

Parcel I.D. #: 18 012 13 033, 18 012 13 015, 18 012 13 001

Address: 4733, 4773 & 4775 Memorial Drive, Decatur 30032

Fuel pumps

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

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

COMMENTS: Plans and Field Reviewed. No problem That
would interfere with Traffic Flow.

Signature: Jerry Whit

SPECIAL LAND USE PERMIT (SLUP) APPLICATION**to Amend the Official Zoning Map of DeKalb County, Georgia**Subject Property Address: 4733, 4773, and 4785 Memorial Dr.City: Decatur State: GA Zip: 30032Parcel ID Number(s): 18 012 13 015, 18 012 13 001Acreage: 5.243 Commission District(s): 4 Super District: 6Existing Zoning District(s): C-1 Proposed Zoning District(s): C-1Existing Land Use Designation(s): commerical Proposed Land Use Designation(s): commercial (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

2/15/2026

Date

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:**\$400.00****DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.****Parcels owned by G&K Property
Holding, LLC**

SPECIAL LAND USE PERMIT (SLUP) APPLICATION**to Amend the Official Zoning Map of DeKalb County, Georgia**Subject Property Address: 4733, 4773, and 4785 Memorial Dr.City: Decatur State: GA Zip: 30032Parcel ID Number(s): 18 012 13 033,Acreage: 5.243 Commission District(s): 4 Super District: 6Existing Zoning District(s): C-1 Proposed Zoning District(s): C-1Existing Land Use Designation(s): commerical Proposed Land Use Designation(s): commercial (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
Signature3/5/26
Date**SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:****\$400.00****DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.****Parcel owned by QuikTrip**



Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department Current Planning / Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

APPLICANT PERSONAL CONTACT INFORMATION PAGE

Applicant Name: QuikTrip Corporation C/O Eric Bikas

Address: 952 Old PeachTree Rd NW **City:** Lawrenceville **State:** GA **Zip:** 30032

Additional Applicant: _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Owner Name: QuikTrip Corporation / Eric Bikas (authorized signatory for QuikTrip)

Address: 952 Old PeachTree Rd NW **City:** Lawrenceville **State:** GA **Zip:** 30043

Subject Property Address: 4733 Memorial Drive

City: Decatur **State:** GA **Zip:** 30043

I hereby authorize the staff of the Planning and Sustainability Department, Current Planning/Zoning Division, to inspect the property that is the subject of this application.

☒ Owner ☒ Agent

Signature of Applicant: _____

Date: 2/15/2026

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.**



Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department Current Planning / Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

APPLICANT PERSONAL CONTACT INFORMATION PAGE

Applicant Name: QuikTrip Corporation C/O Eric Bikas

Address: 952 Old PeachTree Rd NW **City:** Lawrenceville **State:** GA **Zip:** 30032

Additional Applicant: _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Owner Name: G&K Property Holding, LLC

Address: 4775 Memorial Drive **City:** Decatur **State:** GA **Zip:** 30032

Subject Property Address: 4773 Memorial Drive

City: Decatur **State:** GA **Zip:** 30043

I hereby authorize the staff of the Planning and Sustainability Department, Current Planning/Zoning Division, to inspect the property that is the subject of this application.

☐ Owner ☒ Agent

Signature of Applicant: _____

Date: 3/5/26

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:

\$400.00

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DeKalb County

Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department Current Planning / Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

APPLICANT PERSONAL CONTACT INFORMATION PAGE

Applicant Name: QuikTrip Corporation C/O Eric Bikas

Address: 952 Old PeachTree Rd NW **City:** Lawrenceville **State:** GA **Zip:** 30032

Additional Applicant: _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Owner Name: G&K Property Holding, LLC

Address: 4773 Memorial Drive **City:** Decatur **State:** GA **Zip:** 30032

Subject Property Address: 4773 Memorial Drive

City: Decatur **State:** GA **Zip:** 30043

I hereby authorize the staff of the Planning and Sustainability Department, Current Planning/Zoning Division, to inspect the property that is the subject of this application.

☐ Owner ☒ Agent

Signature of Applicant:  **Date:** 3/5/26

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.**

940087X1213X1170XMAN
Eric Bikas
Bubble Bath Car Wash
952 Old Ptree Rd NW
Lawrenceville, GA 30043-3306

6*****SNGLP 030

Stan Tullos
994 Flamecrest Drive
Decatur, GA 30030



Community Meeting Notice

January 6, 2025

Dear Property Owner:

Please note: the December 31st Meeting was canceled, below are the details for the replacement meeting.

We would like to invite you to a virtual community meeting on January 28th, 2026 to discuss a Major Modification for the property located at 4773 Memorial Drive, Decatur, GA 30032.

The applicant, Bubble Bath Car Wash, a QuikTrip Corporation subsidiary, is seeking to change the conditions for the property to allow for the development of a modern tunnel car wash. This request includes a Major Modification, along with a concurrent Special Land Use Permit.

This meeting is an opportunity to learn more about the request, ask questions, and share feedback regarding the proposed improvements to the site.

You are invited to a Microsoft Teams meeting

When: January 28th, 2025 at 5:30 PM Eastern Time

To join the meeting, please visit:

<https://www.microsoft.com/microsoft-teams/join-a-meeting>

When prompted, enter the following:

Meeting ID: 291 264 837 508 53

Passcode: YD2BX7yw

You may join from a computer, tablet, or mobile phone. You do not need to download the Teams app or create an account. After entering the Meeting ID and Passcode, select **“Join on the web”** or **“Continue as a guest”** and enter your name.

If you have any questions prior or if you would like the meeting link emailed directly to you, you may request it from Eric at ebikas@quiktrip.com or **770-325-6722** and it will be sent to you promptly.

Sincerely,

Bubble Bath Car Wash

Community Meeting Summary

Project: Bubble Bath Car Wash (QuikTrip accessory use)

Site: 4733 Memorial Drive (adjacent to existing QuikTrip)

Date/Time: January 28, 2026, meeting began about 5:31 PM (per transcript)

Format: Virtual meeting

Attendees Noted in Transcript

- **Eric Bikas** (project representative)
- **Victoria Webb** (Vice Chair, District 4 Community Council)
- **Amahl Lipkins** (area resident, not directly behind site)
- **Will Shepherd** (area resident / HOA contact, had technical issues joining and speaking)
- **Ibrahim Hassan** (property owner)

Project Description Presented

- Applicant proposes a **Bubble Bath Car Wash** owned by QuikTrip
- **Operating hours:** Stated incorrectly in the meeting **9:00 AM to 9:00 PM, seven days per week** (not 24 hours). **9am to 6pm are the actual hours of operation as of 1/29/2026.**
- **Capacity:** Designed for up to **about 100 cars per hour** (max throughput) to prevent stacking into right-of-way or QuikTrip parking.
- **Parking:** **22 customer spaces plus 3 employee spaces**, staffing typically **2 or more employees** at a time.
- **Access:** Uses **existing curb cuts** and existing deceleration lane installed with QuikTrip project. No new curb cuts proposed.

Key Community Issues and Comments

1) Noise (primary concern discussed)

- Residents previously expressed concerns about noise, particularly **vacuums** and **dumpster pickup timing** (late night/early morning).
- Project representative stated car wash vacuums are **around 70 dB** and asserted nearby traffic noise can be louder.
- Site plan revision described: **the tunnel building is positioned to act as a sound buffer** between vacuums and nearby residences.
- Additional landscaping area proposed to further reduce noise.

Resident comment: Neighbors generally like the concept but **do not want additional noise**, especially given existing concerns with QuikTrip.

2) Lighting

- Community Council asked how lighting would affect neighbors behind the site.
- Applicant stated lighting will comply with DeKalb ordinances and hours are limited (not late night).
- Community Council requested "dark sky friendly" treatment where feasible, especially toward the rear.

- Applicant committed to obtaining and sharing a **photometric plan** showing foot-candles and spillover impacts.

3) Stream buffer / encroachment and landscaping

- Community Council noted apparent encroachment into **stream buffer** (referenced as 75-foot / 50-foot buffers).
- Applicant stated encroachment is tied to creating space for **additional landscaping** requested through Commissioner Ted Terry's office to improve buffering, especially for sound.
- Existing trees and a retaining wall were noted along the rear.

4) Traffic and circulation (major theme)

- Resident concern: existing traffic and signal operation at subdivision entrance is already problematic, especially morning commute and midday peak.
- Specific request: address **left-turn conditions** from the subdivision area, including mention of a **blinking yellow arrow** behavior and limited effective green time.
- Applicant response: car wash is expected to "capture existing Memorial Drive trips" more than generate new trips, but acknowledged the intersection concerns and committed to exploring **signal timing improvements** with GDOT / DeKalb signal owners.
- Resident offered existing **GDOT case/SRC number** and prior efforts, and noted a "united front" may help.

5) Neighborhood communication and meeting participation

- Resident questioned how notice list is determined and whether invitations were selective.
- Applicant stated notices go to **all residents within the required radius**, and that the team went beyond minimum requirements.
- Numbers referenced in discussion: **750 feet used**, with Community Council noting county requirement is typically **500 feet**.
- Resident emphasized many Brentwood residents are **senior citizens** and may not be comfortable with virtual meeting tools.
- Multiple parties recommended an **in-person community meeting** to improve turnout and feedback.

Requests Made by Community Council / Residents

- Provide and distribute:
 - **Site plan and elevations** to Community Council and residents
 - **Photometric plan** (lighting spillover)
- Hold an **in-person community meeting** (suggested venue: Covington Highway Library, where prior QuikTrip meeting had higher attendance).
- Add additional residents to the email list for updates (including Mr. Lipkins).
- Investigate and support **traffic signal improvements** at subdivision entrance.

Applicant Commitments Noted

- Schedule an **in-person meeting within the next couple of weeks** and ensure residents directly behind the site (Brentwood/Hammond) are specifically invited, including door-to-door outreach if needed.
- Provide **site plan, elevations, and supporting materials** to residents and the Community Council.
- Request and share a **photometric plan**.
- Engage with GDOT/DeKalb on **signal timing/operations**, using resident-provided case information, and coordinate an engineering-driven approach.
- Continue ongoing communication and position QuikTrip/Bubble Bath as long-term neighborhood partners (including willingness to address area needs and concerns over time).

Outcome / Close

- Community Council Vice Chair left early due to another meeting but requested follow-up materials and emphasized desire to hear from neighbors directly impacted.
- Meeting closed with agreement that low attendance was likely due to **internet outage**, and that an **in-person meeting** is the next step to capture broader community input.

Letter of Application / Intent

Special Land Use Permit (SLUP)

Applicant: QuikTrip Corporation

Property Address: 4733, 4773, and 4785 Memorial Drive, Decatur, Georgia 30032

Tax Parcel Numbers: 18 012 13 033, 18 012 13 015, 18 012 13 001

Application Type: Special Land Use Permit (SLUP)

Date: 2/13/2026

Date: February 13, 2026

To:

Planning and Sustainability Department

DeKalb County Government

Dear Planning Staff,

On behalf of the property owner, this letter serves as the Applicant's formal statement of intent and impact analysis pursuant to the DeKalb County Zoning Ordinance in support of a Special Land Use Permit (SLUP), and includes notice of constitutional allegations for purposes of preserving the Applicant's rights.

The Property is zoned C-1, which permits an automobile wash facility subject to approval of a Special Land Use Permit. Accordingly, the Applicant respectfully requests SLUP approval for the proposed Bubble Bath car wash.

Project Overview and Coordinated Reinvestment

The Property is currently developed with an operating QuikTrip convenience store, associated parking and access drives, two additional retail structures, and an existing car wash. This application proposes the construction of a modern 120-foot automated tunnel Bubble Bath car wash facility, owned and operated by QuikTrip Corporation, designed to integrate seamlessly with existing operations while preserving the established commercial character of the site.

The proposed facility will incorporate contemporary equipment engineered to minimize operational noise, efficiently manage water usage, and deliver a high-quality customer experience. Modern reclaim and reuse systems will reduce potable water demand and support responsible environmental performance.

The Bubble Bath car wash will operate during limited daytime and early evening hours, specifically 8:00 a.m. to 6:00 p.m. during the winter season and 8:00 a.m. to 9:00 p.m. during Daylight Saving Time in the summer months. No overnight or late-night operations are proposed. These defined hours reinforce compatibility with adjacent residential properties and further establish the use as a neighborhood-serving amenity within the Town Center corridor.

This project represents a coordinated reinvestment across multiple parcels. To enable comprehensive redevelopment, the applicant is acquiring the adjoining property on which the two existing retail structures are located. These buildings are more than 35 years old with undocumented original construction dates. Bringing the parcels under unified ownership allows for cohesive site planning, improved circulation, architectural

modernization, and consolidated access management that would not be feasible through incremental redevelopment.

The proposal replaces outdated improvements with a modernized, integrated operation, representing functional reinvestment rather than an expansion of commercial intensity. Building facades will be upgraded, internal circulation refined, and overall site functionality improved while maintaining the established commercial use of the Memorial Drive corridor.

The project will also create new employment opportunities, with positions structured to share operational responsibilities between the car wash and the adjacent QuikTrip store. This cross-functional staffing model strengthens on-site management and supports stable local employment.

Access, Circulation, Traffic Coordination, and Compatibility Measures

Cross-access to the signalized intersection at Memorial Drive and Collingwood Drive will be limited to QuikTrip and Bubble Bath operations *only*. Consolidating circulation reduces redundant turning movements, improves internal traffic organization, promotes walkability within the development and is expected to reduce potential queuing at the signal.

Existing multi-use path connections and streetscape lighting will be maintained, preserving pedestrian continuity along Memorial Drive.

To ensure safe and efficient traffic operations, the applicant has engaged a licensed traffic engineer to evaluate site circulation and signal performance at Memorial Drive and Collingwood Drive in coordination with the Georgia Department of Transportation. The applicant is committed to diligently pursuing any reasonable improvements or mitigation measures identified through the traffic analysis, subject to GDOT approval.

The site and landscape plans have been intentionally developed with compatibility as a primary consideration. The placement of the 120-foot tunnel and enhanced landscaping, creates a layered buffering system that mitigates both Memorial Drive traffic noise and operational sound from the car wash. These elements collectively function as a natural sound barrier between the site and the residential properties 150' to the east.

Site lighting will be designed to provide safe visibility for customers and employees while minimizing light spillover to adjacent residential properties through careful fixture selection and strategic fixture location. A full photometric lighting plan will be completed and submitted as part of this application, and a copy will be provided to neighboring property owners during the proposed community engagement meetings to ensure transparency and proactively address any lighting-related concerns prior to development. This approach supports Town Center design objectives by balancing commercial functionality with sensitivity to adjacent residential uses.

Compliance with Zoning Ordinance Section 4.2.13 – Automobile Wash Service

The proposed Bubble Bath car wash has been designed to comply with all applicable requirements of Section 4.2.13 of the Zoning Ordinance, as outlined below:

A. Vehicle Queuing Capacity

The site plan provides paved internal stacking sufficient to accommodate a minimum of five (5) vehicles waiting for the automated tunnel. Internal circulation is designed to fully contain queuing on-site and prevent vehicle backup onto Memorial Drive or within any internal drives.

B. Wastewater Pretreatment

All wastewater generated by the car wash will be pretreated in accordance with applicable watershed management standards prior to discharge into the public sanitary sewer system, subject to review and approval by the DeKalb County Watershed Management Department. Modern reclaim and reuse systems further reduce potable water demand and discharge volumes.

C. Prohibition of Vehicle Storage or Repair

No vehicle storage or repair activities are proposed or permitted on the Property. The facility is strictly limited to washing services for customer vehicles.

Consistency with Town Center Character Area and Adopted Plans

The Property lies within a designated Town Center Character Area along Memorial Drive, identified as part of a Commercial Redevelopment Corridor intended to support reinvestment, employment generation, and concentrated commercial activity along arterial corridors.

DeKalb Plan 2035 establishes Town Centers as Activity Centers located on major arterials where infrastructure capacity supports redevelopment, job creation, and neighborhood-serving commercial services. Memorial Drive is classified as a Major Arterial appropriate for Town Center development, reinforcing this site's suitability for coordinated commercial reinvestment.

The proposal is also consistent with the DeKalb 2050 Comprehensive Land Use Plan, which directs redevelopment and more intensive commercial activity to designated Activity Centers and corridors while encouraging reinvestment in aging retail properties and protection of adjacent residential neighborhoods through appropriate transitions and buffering.

The proposed project advances these objectives by:

- Reinvesting in aging commercial properties through unified redevelopment
- Strengthening an established activity node rather than expanding development into residential areas
- Supporting employment within a designated Town Center
- Improving access management and circulation along a major arterial
- Maintaining pedestrian infrastructure and streetscape elements
- Providing architectural and landscape buffering to protect adjacent residential uses

Collectively, these elements reflect the type of targeted corridor reinvestment envisioned by the County's adopted land use framework.

Impact Analysis Responses

Section 27-7.4.6 – Special Land Use Permit Criteria

Applicant: QuikTrip Corporation

Property Address: 4733, 4773, and 4785 Memorial Drive, Decatur, Georgia 30032

Tax Parcel Numbers: 18 012 13 033, 18 012 13 015, 18 012 13 001

Application Type: Special Land Use Permit (SLUP)

Date: 2/13/2026

The Dekalb County Zoning Ordinance contemplates the following factors for a special land use permit:

A. Adequacy of Site Size

The subject property, inclusive of the assembled parcels, provides sufficient land area to accommodate the proposed use, including, internal stacking, off-street parking, circulation, walkability and transitional buffering. Due to the presence of a regulated stream buffer along the rear property line, a variance will be requested to allow alternative placement of the car wash tunnel. A second variance will also be requested to allow for a 12.5' encroachment into the 75' stream buffer. This adjustment enables installation of enhanced sound-attenuation landscaping along the eastern façade of the tunnel and allows the building itself to function as a physical and acoustic buffer between the commercial activity and adjacent residential uses. The coordinated site plan ensures adequate land area for the proposed use while balancing environmental constraints, pedestrian connectivity, and neighborhood compatibility.

B. Compatibility with Adjacent Properties

The proposed car wash is integrated with an existing convenience store use within a designated Town Center corridor. The site plan incorporates architectural compatibility, landscape buffering, controlled operating hours, contained queuing, and sound attenuation measures to minimize impacts to adjacent residential properties to the east. No adverse impacts related to traffic, noise, odor, dust, or vibration are anticipated beyond typical corridor commercial activity.

C. Adequacy of Public Services and Utilities

The site is served by existing public water, sanitary sewer, stormwater infrastructure, and emergency services. Wastewater generated by the facility will be pretreated in accordance with County watershed requirements prior to discharge into the public sanitary system. No deficiencies in public service capacity are anticipated.

D. Adequacy of Public Streets and Traffic Capacity

The property fronts Memorial Drive, a major arterial roadway designed to accommodate commercial traffic volumes. No new curb cuts are proposed. A licensed traffic engineer has been engaged to evaluate signal operations at Memorial Drive and Collingwood Drive.

E. Adequacy of Ingress and Egress

Ingress and egress are provided through existing controlled access points. Internal circulation has been designed to promote safe vehicular movement, pedestrian walkability between uses, and emergency access. Queuing is fully accommodated on-site, preventing spillback into the public right-of-way.

F. Operational Impacts

Operating hours are limited to 8:00 a.m. to 7:00 p.m. during the winter season and 8:00 a.m. to 9:00 p.m. during Daylight Saving Time. No nighttime operations are proposed. These defined hours, combined with the enclosed tunnel design and closed-door policy during non-operating periods, substantially reduce potential impacts to adjacent properties.

The site layout has been intentionally designed to mitigate both operational and traffic-related noise. The placement of the car wash tunnel, architectural massing, and enhanced landscaping along the eastern façade function together as a physical and acoustic buffer between the commercial activity and neighboring residential uses. Modern car wash equipment engineered for reduced operational noise will be utilized, and vacuum stations are strategically located away from residential property lines to further minimize sound impacts.

In addition, site lighting will be designed to balance safety and neighborhood compatibility. A full photometric lighting plan will be provided as part of the application to demonstrate that light levels are appropriately contained on-site. Fixture selection and strategic fixture placement will minimize light spillover to adjacent residential properties, and the photometric plan will be shared during community engagement meetings to proactively address lighting concerns.

Collectively, these operational controls, building placement strategies, sound attenuation measures, modern equipment selection, lighting design, and limited hours ensure that the proposed use will not create adverse impacts on adjoining properties and will operate in a manner compatible with surrounding development.

G. Consistency with Zoning District Requirements

The proposed use is permitted through the Special Land Use Permit process within the C-1 zoning district and complies with the supplemental standards outlined in Section 4.2.13. All applicable site development standards are satisfied or are the subject of a separately requested variance necessitated by environmental constraints.

H. Consistency with the Comprehensive Plan

The property is located within a designated Town Center Character Area along Memorial Drive, identified as a Commercial Redevelopment Corridor. The proposal advances adopted policy objectives by reinvesting in aging commercial properties, strengthening an established activity node, supporting employment, and protecting adjacent residential areas through buffering and design controls.

I. Refuse and Service Areas

The location of refuse service along the Memorial Drive frontage is driven primarily by the need to resolve existing neighborhood impacts associated with the current rear dumpster locations and service schedule. Residents of Dunaire previously expressed concerns regarding early-morning pickup noise occurring adjacent to residential properties. As part of this redevelopment, the refuse area has been relocated away from the rear of the property and positioned as far as practicable from the impacted residential uses. This change directly addresses those concerns by removing service activity from the residential edge and shifting it toward the commercial frontage, where ambient roadway noise already exists.

A secondary constraint influencing refuse placement is the presence of a regulated stream buffer along the rear property line, combined with building placement requirements and the need to preserve internal circulation and pedestrian connectivity. While frontage placement is not ideal, there is no feasible alternative location on-site that achieves both neighborhood compatibility and operational functionality.

The refuse area will be fully screened with an architectural enclosure and landscaping to minimize visibility from the public right-of-way and adjacent properties. Service access is designed to avoid interference with customer circulation and pedestrian areas, ensuring operational efficiency while improving neighborhood compatibility compared to existing conditions.

J. Duration of SLUP

The applicant respectfully requests that the Special Land Use Permit be granted for an initial period of three (3) years. This duration provides adequate time for the applicant to diligently pursue all required permits, approvals, and variances, and to complete construction, while also ensuring the Property is protected should the current applicant discontinue or abandon the project.

K. Size, Scale, and Massing

The proposed structure is proportional to the size of the assembled property and compatible in scale with the existing convenience store building and surrounding commercial development. Building height and massing are designed to avoid adverse shadow impacts on adjoining properties.

L. Historic or Archaeological Resources

The proposed redevelopment does not adversely affect any known historic buildings, sites, districts, or archaeological resources.

M. Supplemental Regulations

The proposal complies with the supplemental standards applicable to automobile wash services under Section 4.2.13, including queuing capacity, wastewater pretreatment, operational limitations, and enclosed facility requirements.

N. Consistency with Community Needs

The project represents reinvestment within an established commercial corridor and provides a neighborhood-serving amenity, supporting access to everyday services and local employment opportunities within a designated Town Center.

Request for Approval

For the reasons outlined above, the applicant respectfully requests approval of the Special Land Use Permit. The proposal is compatible with surrounding development, consistent with the County's adopted plans, and designed to enhance site functionality while supporting long-term corridor revitalization and economic stability.

The applicant remains committed to working collaboratively with County staff and community stakeholders to ensure the project is implemented responsibly and in alignment with County standards.

Sincerely,

QuikTrip Corporation C/O Eric Bikas
952 Old Peachtree Road NW Lawrenceville, Ga 30043

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND RESERVATION OF APPLICANT'S RIGHTS

Applicant: QuikTrip Corporation

Property Address: 4733, 4773, and 4785 Memorial Drive, Decatur, Georgia 30032

Tax Parcel Numbers: 18 012 13 033, 18 012 13 015, 18 012 13 001

Application Type: Special Land Use Permit (SLUP)

Date: 2/13/2026

To: Planning and Sustainability Department
DeKalb County Government

To Whom It May Concern:

This Notice of Constitutional Allegations and Reservation of Rights is submitted in connection with the Applicant's pending Special Land Use Permit ("SLUP") application for the above-referenced Property.

The Applicant is proceeding in good faith through the County's administrative review process and intends to cooperate fully with County staff, elected officials, and community stakeholders. Submission of this Notice is not intended to delay or disrupt the review process.

However, pursuant to Georgia law, including *Gwinnett County v. Ehler Enterprises, Inc.*, *Barrett v. Hamby*, and related authority, the Applicant hereby provides formal notice that it reserves all constitutional, statutory, and common law rights, and asserts the following constitutional allegations for purposes of preservation:

1. Any denial of the requested SLUP, or approval conditioned in a manner that deprives the Property of economically viable use or reasonable development potential, may constitute an unconstitutional taking without just and adequate compensation in violation of Article I, Section I, Paragraph I of the Georgia Constitution and the Fifth and Fourteenth Amendments to the United States Constitution.
2. Any denial or imposition of conditions that are arbitrary, capricious, unsupported by substantial evidence, or not reasonably related to legitimate governmental interests may violate the Applicant's rights to substantive and procedural due process under the Georgia Constitution and the United States Constitution.
3. Any conditions imposed that are not reasonably related to the impacts of the proposed development, or that lack rough proportionality to those impacts, may constitute unlawful exactions.
4. Any action that treats the Applicant or the Property differently from similarly situated properties without a rational basis may violate equal protection guarantees under state and federal law.

5. Any action that effectively prohibits reasonable use of the Property consistent with its zoning classification and adopted Comprehensive Plan designations may be unconstitutional.

The Applicant expressly reserves the right to supplement these allegations as additional facts become known.

Nothing contained herein shall be construed as a waiver of any rights or remedies, including but not limited to the right to seek judicial review, declaratory relief, injunctive relief, or just compensation. The Applicant further reserves the right to challenge any final decision that is adverse to the requested approval.

The Applicant continues to pursue approval of the SLUP and associated permits in a cooperative manner and remains committed to addressing reasonable technical and operational concerns identified during the review process.

Respectfully submitted,

QuikTrip Corporation C/O Eric Bikas



DeKalb County

404.371.2155 (o)

DeKalbCountyGa.gov

Government Services Center
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Chief Executive Officer

Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Juliana A. Njoku

Authorization

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

2-16-26

Date

TO WHOM IT MAY CONCERN:

I/We QuikTrip Corporation

Name of Owner(s)

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

Eric Bikas

Name of Agent or Representative(s)

to file an application on my/our behalf.

Notary Public

Owner

Date



2-16-26



DeKalb County
GEORGIA

404.371.2155 (o)

DeKalbCountyGa.gov

Government Services Center
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Chief Executive Officer

Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Juliana A. Njoku

Disclosure of Campaign Contribution

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

☐ Yes ☒ No

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

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

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

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

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

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

Notary

Signature of Applicant

Date

Check one: ☒ Owner ☒ Agent

Expiration Date/ Seal

TRACT 1 Parcel ID 18 012 13 033 4.157 acres

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, 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, 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, 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 42.80 feet, a chord distance of 42.80 feet, a chord bearing of North 34 degrees 15 minutes 59 seconds East, and a radius of 17985.68 feet to a point; thence leaving said right-of-way South 55 degrees 05 minutes 13 seconds East, 303.91 feet to a point lying in the centerline of a creek;

South 40 degrees 41 minutes 24 seconds West, 36.14 feet to a point;
South 24 degrees 03 minutes 34 seconds West, 16.96 feet to a point;
South 34 degrees 47 minutes 58 seconds West, 24.25 feet to a point;
South 48 degrees 33 minutes 33 seconds West, 23.88 feet to a point;
South 68 degrees 38 minutes 10 seconds West, 25.86 feet to a point;
South 07 degrees 03 minutes 00 seconds East, 10.06 feet to a point;
South 29 degrees 38 minutes 13 seconds East, 31.50 feet to a point;
South 01 degrees 33 minutes 58 seconds East, 34.71 feet to a point;
South 10 degrees 08 minutes 21 seconds East, 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, 95.12 feet to a found 3/8 inch rebar; thence run South 31 degrees 04 minutes 06 seconds

West, 180.29 feet to a found 3/8 inch rebar; thence run South 31 degrees 04 minutes 06 seconds West, 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, 5.18 feet to a point;
South 64 degrees 35 minutes 31 seconds West, 47.26 feet to a point;
South 27 degrees 44 minutes 33 seconds West, 21.86 feet to a point;
South 39 degrees 07 minutes 38 seconds West, 30.70 feet to a point;
South 02 degrees 24 minutes 17 seconds West, 35.30 feet to a point;
South 65 degrees 36 minutes 40 seconds West, 32.56 feet to a point;
South 85 degrees 38 minutes 56 seconds West, 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, 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, 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, 17.00 feet to the POINT OF BEGINNING. Said parcel contains 4.157 acres or 181,097 Square Feet.

And

Parcel (s) 18 012 13 015 and a portion of 18 012 13 001

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

Commence at a point at the northwestern end of the mitered corner intersection of the northerly right-of-way Collingwood Drive (variable right-of-way) and the southeasterly right-of-way of State Route 10 A.K.A. Memorial Drive (approximate 152' right-of-way), said point lying on a curve to the right, said curve having a radius of 18,013.54 feet, a central angle of 00 degrees 13 minutes 53 seconds, chord bearing of North 32 degrees 57 minutes 13 seconds East, and a chord length of 72.73 feet, thence leaving said mitered corner intersection run along the arc of said curve and said southeasterly right-of-way of State Route 10 A.K.A. Memorial Drive for a distance of 72.73 feet to a point; said point lying on a curve to the right, said curve having a radius of 18,043.59 feet, a central angle of 00

degrees 07 minutes 38 seconds, chord bearing of North 33 degrees 08 minutes 15 seconds East , and a chord length of 40.05 feet, thence run along the arc of said curve and said right-of-way for a distance of 40.05 feet to a point, said point lying on a curve to the right , said curve having a radius of 18,035.70 feet, a central angle of 00 degrees 12 minutes 14 seconds, chord bearing of North 33 degrees 17 minutes 52 seconds East , and a chord length of 64.21 feet, thence run along the arc of said curve and said right-of-way for a distance of 64.21 feet to a point; thence run North 33 degrees 26 minutes 31 seconds East along said right-of-way for a distance of 18.86 feet to a point, said point lying on a curve to the right , said curve having a radius of 17,983.09 feet, a central angle of 00 degrees 07 minutes 05 seconds, chord bearing of North 33 degrees 30 minutes 45 seconds East , and a chord length of 37.02 feet, thence run along the arc of said curve and said right-of-way for a distance of 37.02 feet to a point; thence run North 33 degrees 37 minutes 46 seconds East along said right-of-way for a distance of 24.02 feet to a point, said point lying on a curve to the right , said curve having a radius of 18,012.95 feet, a central angle of 00 degrees 17 minutes 11 seconds, chord bearing of North 33 degrees 47 minutes 45 seconds East , and a chord length of 90.05 feet, thence run along the arc of said curve and said right-of-way for a distance of 90.05 feet to a point; thence run North 33 degrees 59 minutes 21 seconds East along said right-of-way for a distance of 20.01 feet to a point, said point lying on a curve to the right , said curve having a radius of 18,008.29 feet, a central angle of 00 degrees 11 minutes 27 seconds, chord bearing of North 34 degrees 05 minutes 49 seconds East , and a chord length of 60.02 feet, thence run along the arc of said curve and said right-of-way for a distance of for a distance of 60.02 feet to a point, said point lying on a curve to the right , said curve having a radius of 17,985.68 feet, a central angle of 00 degrees 06 minutes 53 seconds, chord bearing of North 34 degrees 15 minutes 20 seconds East , and a chord length of 36.01 feet, thence run along the arc of said curve and said right-of-way for a distance of 36.01 feet to a point, said point lying on a curve to the right , said curve having a radius of 18,015.06 feet, a central angle of 00 degrees 01 minutes 18 seconds, chord bearing of North 34 degrees 19 minutes 26 seconds East , and a chord length of 6.80 feet, thence run along the arc of said curve and said right-of-way for a distance of 6.80 feet to a set 5/8" capped rebar (L.S.F. #1390), said point being the Point of Beginning of the parcel herein described;

Thence run North 34 degrees 25 minutes 56 seconds East along said right-of-way for a distance of 61.22 feet to a point; thence run North 34 degrees 37 minutes 35 seconds East along said right-of-way for a distance of 60.00 feet to a point; thence run North 34 degrees 48 minutes 26 seconds East along said right-of-way for a distance of 43.78 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 55 degrees 05

minutes 13 seconds East for a distance of 247.90 feet to a point lying at the centerline of a creek; thence run along said centerline of said creek the following courses and distances:

South 07 degrees 23 minutes 25 seconds East for a distance of 7.77 feet to a point;

South 14 degrees 43 minutes 07 seconds West for a distance of 28.33 feet to a point;

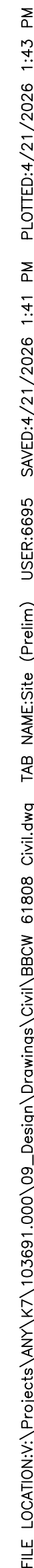
South 04 degrees 33 minutes 18 seconds West for a distance of 41.60 feet to a point;

South 00 degrees 16 minutes 45 seconds East for a distance of 37.57 feet to a point;

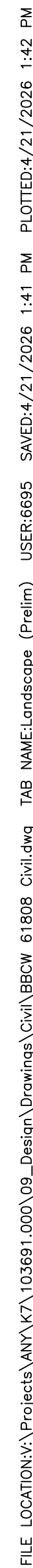
South 35 degrees 40 minutes 01 seconds West for a distance of 57.40 feet to a point;

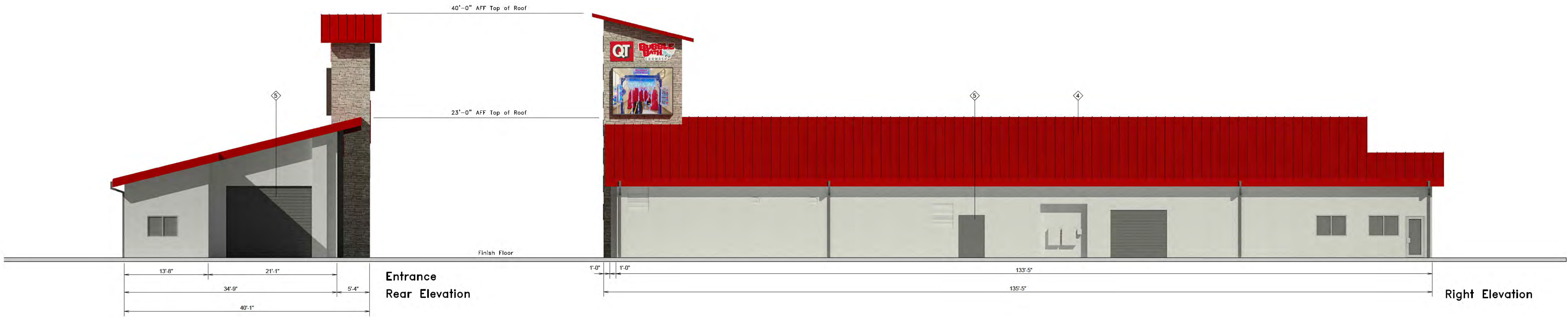
South 40 degrees 09 minutes 19 seconds West for a distance of 8.71 feet to a point; thence leaving said centerline of said creek run North 55 degrees 05 minutes 13 seconds West for a distance of 303.14 feet the Point of Beginning.

said parcel contains 47,268 square feet, or 1.085 acres.



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	FOR PERMIT REVIEW NOT FOR CONSTRUCTION
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QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	00000 Bubble Bath 120 Tower Exit			Address:		Address		City, State:		City, State		
Serial #	00000-BB-120TX			Scale:	1/8"=1'-0"		Issue Date:	03.10.25		Drawn By:	JK	
				Rev/Notes:				COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.				

#	FINISH	MANUFACTURER	SPECIFICATION
1	ALMOND TAUPE	QUALITY STONE VENEER	STONE VENEER
2	AFRICAN GRAY	STO	A100G EIFS
3	ICKLE	STO	A100G EIFS
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	GRAY	SHERWIN-WILLIAMS	METAL PAINT
6	QT BUTTON	ALLEN INDUSTRIES	NON-ILLUMINATED SIGNAGE
7	BUBBLE BATH SIGN	AETNA	NON-ILLUMINATED SIGNAGE
8	DIGITAL SIGN		



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: Eric Bikas Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 4 & 6

Property Address: 4773 Memorial Drive, Decatur 30032

Tax Parcel ID: 18 012 13 015 Acreage: 0.52

Existing Use: _____ Proposed Use: Car wash

Supplemental Regs: YES Sec 4.2.13 Overlay District: No

Rezoning: Yes ☐ No ☒ Existing Zoning: C-1 Proposed Zoning: _____

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

Rezoning Request: _____

Land Use Plan Amendment: Yes ☐ No ☒ Existing Land Use: TC

Proposed Land Use: Car Wash Consistent _____ Inconsistent _____

Special Land Use Permit: Yes ☒ No ☐ Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification: Yes ☒ No ☐ Existing Zoning Conditions: SLUP-20-1244237, SLUP-20-1244236

Major Modification Request: Remove condition #9 that restricts the use of a car wash.

Condition(s) to be modified: SLUP-20-1244237, SLUP-20-1244236

PC: 5/5/26 BOC: 5/26/26

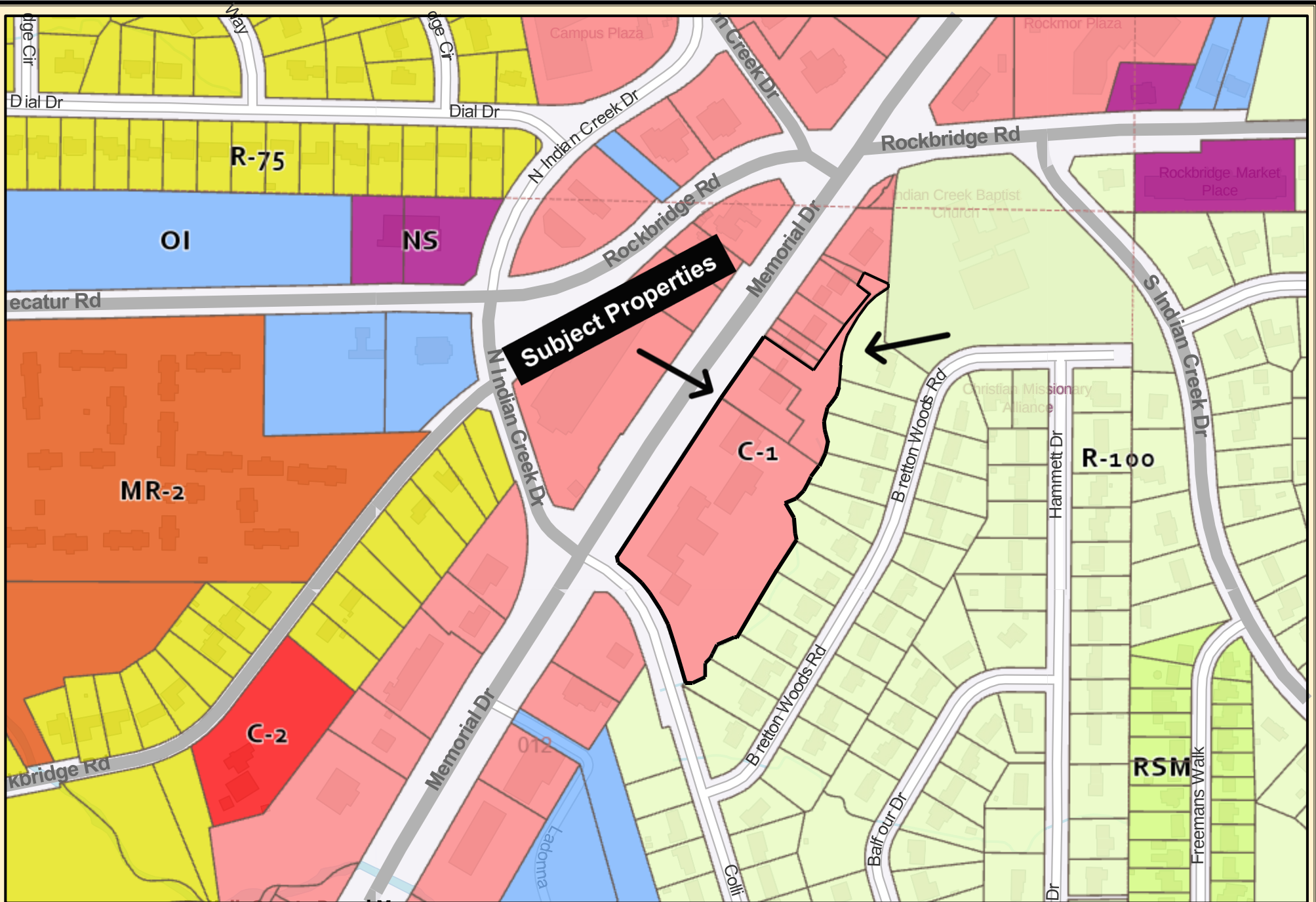
Public Notice, Signs: X Tree Survey, Conservation (if applicable): _____

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

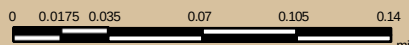
Possible Variances: _____

Comments: Applicant to show how proposed major mod to allow a car wash is consistent with the Town Center Character Area to encourage pedestrian uses as well as Memorial Drive Corridor Small Area Plan (SAP). Applicant to show compliance with C-1 zoning requirements and car wash supplemental regulations of Section 4.2.13. This is only a preliminary review.
A final review will be done upon official submittal of a major mod application

Planner: John Reid, Sr. Planner Date: December 9, 2025



DeKalb County Parcel Map

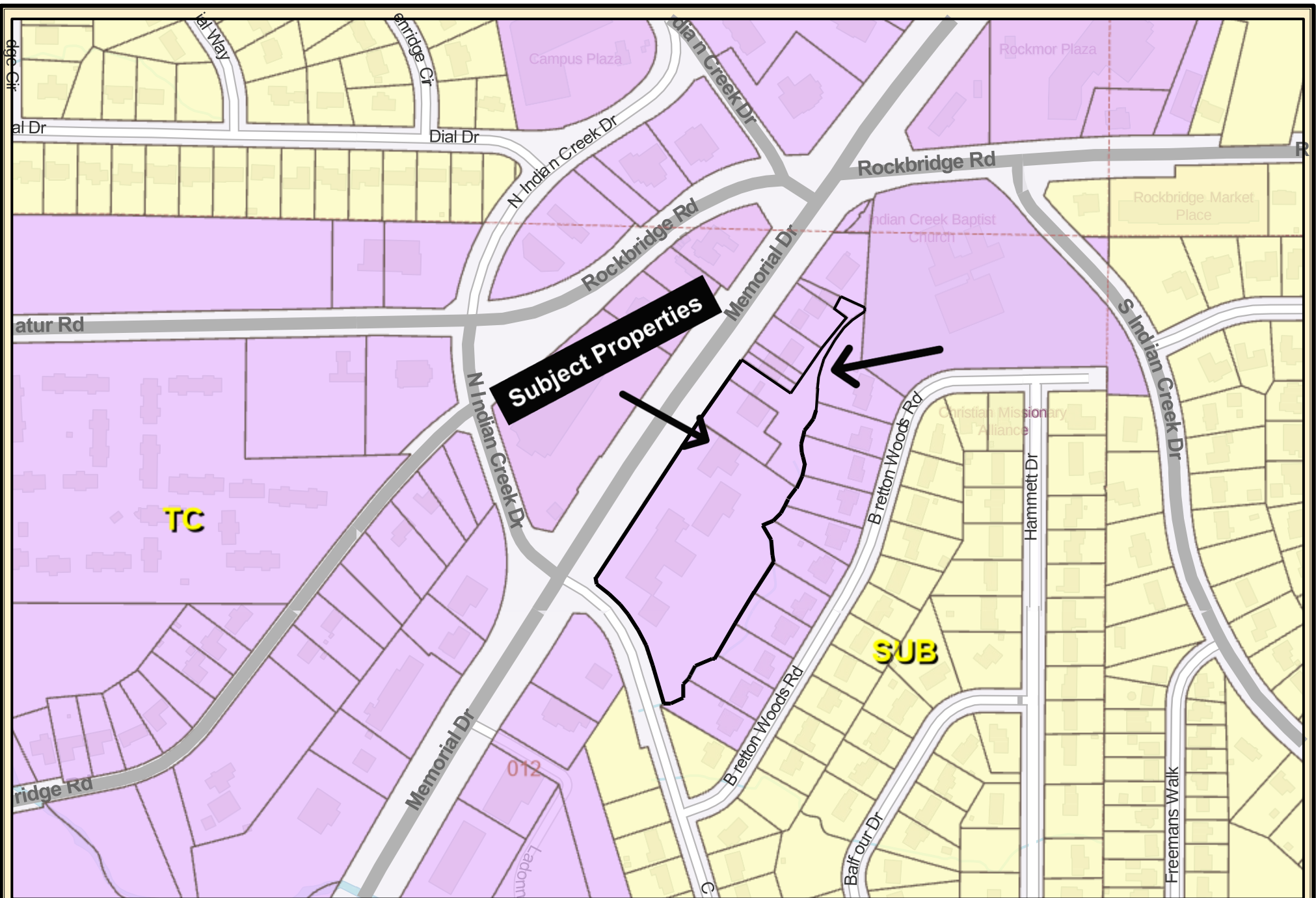


Date Printed: 3/10/2026



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DeKalb County Parcel Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 3/10/2026

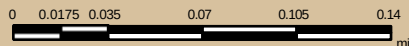


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DeKalb County Parcel Map



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