
[Belvedere Civic Club](#)

3039 Santa Monica Rd
Decatur, GA 30032

Chico Market Hearing

We're so glad to have the opportunity to discuss the perpetual issues at 3335 Memorial Dr, Decatur, GA 30032, Chico's Food Mart. This guide is meant to provide specific information to help you get a complete look at the negative impacts on our community, directly relating to Chico's Market, before the upcoming March 1st hearing.

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WHO WE ARE

Our Mission + Current Efforts

[Belvedere Civic Club](#) is a legacy neighborhood organization that has been continuously serving the community since 1956. We are leading an effort that has been joined by multiple other neighborhood organizations: [Midway Woods](#), [White Oak Hills](#), and [Belvedere Park](#) Neighborhood Associations to combat the lack of resolutions at this location. BCC, WOH, & BPNA have had to organize a community security patrol, with a private officer to patrol this area, funded by our neighbors. We collectively started reaching out to Citgo for help in 2020, and they removed their branding/the business owner lost his Citgo franchise. The BPNA gathers the community for clean-ups at this location, twice a month, for the past few years with no help or changes from the property owner or business managers. We all then attempted a letter writing campaign to plead

to the property owner to clean up this area. We continue to work with Dekalb PD and Code Enforcement to address code violations and illegal activity, and called DKPD countless times to report illegal activity such as sex acts being performed in public, burn barrels and other illegal fires, and violence including late-night shootouts.

Most recently, BCC organized a community clean-up to specifically address the dumping site at Chico's (photos included). We also met with our commissioner, Lorraine Cochran-Johnson, who agreed that due to all the issues that haven't been addressed by Chico's for decades, that this business should have its business license pulled. Ultimately, we are grateful for any help you can provide in amplifying our efforts and hopefully continuing to work towards a safer, cleaner neighborhood for all our neighbors.

PUBLIC HEALTH & SAFETY ISSUES

Assaults/Homicides

This location is a frequent spot where assault and battery citations are issued by DeKalb PD and our neighborhood Security Patrol Officer. It has even been the site of multiple homicides. Neighbors are frequently awakened by loud gun fire and even semi-automatic gun fire originating from or near this property. Many neighbors report not feeling safe walking or driving by this location at certain parts of the day.

The Belvedere Civic Club has held National Night Out and Roll Call events with DKPD at this location. It was done with an effort to help alleviate the criminal activity operating in Chico's lot.

<https://www.11alive.com/article/news/crime/memorial-drive-shooting-chico-food-mart/85-475ee4f6-f5da-46fc-850e-cd3c12a40257>

Public Sex Work

We have seen this survival crime centered and concentrated here for decades. These women are subjected to unsafe conditions that can result in them losing their lives. Many of these women attempt to live behind Chico's by publicly defecating and urinating near the dumpster and making make-shift showers out of buckets.

Multiple neighbors have witnessed public sex acts, in the middle of the day, to the point of not driving by Chico's when their children are in the car. The community also consistently finds used condoms and wrappers around the area. We have even had reports on neighbors finding cars parked in their driveways, on streets, in vacant lots, and in parking lots to perform sex during daylight hours. In 2019 a group of neighbors was featured on the news due to public outcry demanding action:

<https://www.wsbtv.com/news/2-investigates/2-deaths-dozens-of-prostitutes-and-neighbors-living-in-fear-when-will-it-end-/947280323/>

Gambling/Illegal Operations

We are aware that this business has not been profiting off of legal business means and know that they were mainly hosting gaming/gambling machines. This can be seen written on the google reviews about how their machines don't pay off and steal money. Neighbors who mistakenly attempt to enter this location for gas or other convenience items have been intimidated out of the facility. Our Security Patrol Officer and DKPD did get rid of the gaming/gambling machines but the outdoor activity still persists.

Dumping & Littering

One of our fellow community organizations: The Belvedere Neighborhood Association, has organized bi-weekly clean-ups for years now. They always meet at the Rupert Rd & Memorial Drive intersection to clean all the debris that litter the community, all coming from the lack of cleanliness produced by Chico's through all of the reasons listed in this letter. They gather multiple garbage bags full of trash without any assistance from Chico's. The most recent dumping event came from Chico itself. An apparent water leak and other renovations caused them to throw out over a dozen contractor bags packed full of rebar, dry wall, 2x4s and other building debris. Each of these bags easily weighed over 300 pounds and took three to four people to move so they could be properly disposed of. (By the community, NOT the business owner.) Also dumped on the property recently: mattresses, boxspring, multiple couches, chairs, shopping carts, shoes, clothes, and general waste.

<https://www.fox5atlanta.com/video/1034189>

Substance Abuse / Mental Health / Unhoused Neighbors

There are major underlying issues that push our most vulnerable community members to this area and then get stuck in the perpetual loop of poverty produced by our failed systems. As stated above, people loiter and live behind this building; using the dumpster as a bathroom and making showers out of whatever they can find. It is a true public safety issue for these citizens.

HOPEFUL RESOLUTION

We would like to find a resolution that would result in new operations that don't rely on cheap profits from our vulnerable community members and the illegal activities listed above. We hope this can be achieved by the removal of business license with a requirement of building occupancy in one year and/or change of business license/operations where neighbors would be welcome to patron, with a three year probationary period enforced by random DeKalb spot checks. At a minimum we would like to see all the above Issues resolved in less than 3 months with a three year probationary period enforced by random DeKalb spot checks. I also believe that the Belvedere Civic Club should be reimbursed for their expenses to fund a dumpster (\$120) and the cost of labor for 12 neighbors to spend three hours clearing and cleaning the site. If you have any questions or need any further information please do not hesitate to reach out. Thank you for your support and efforts to positively impact our community.









Tyler Couey

Belvedere Park • 6 Jan



In case anyone else was wondering what's going on with the Citgo gas station at the intersection of memorial and Rupert.

I emailed yesterday about all the trash, furniture etc surrounding the trash can and building and was told that the owner was issued a court summons back in September.

Not sure what came of it but at least the city is aware of it all.

Posted in **General** to **26 neighborhoods**



23



Like



14 Comments



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Leigh Bonner • White Oak Hills



Could you share who you emailed? I'm assuming you mean DeKalb County government? We're not in a city.

6 Jan

Like

Reply

Share



1



Tyler Couey • Belvedere Park **Author**



codeenforce@dekalbcountyga.gov

7 Jan

Like

Reply

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1

[↩ See 5 more replies](#)



Emily Cox • Belvedere Park



According to DKPD: it appears to be temporarily closed for remodeling. In addition, they have satisfied all requirements as it relates to Code Enforcement. Please know that if yo... [See more](#)

2 Feb

Like

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Tyler Couey • Belvedere Park **Author**



Yeah, idk where that info came from. If "satisfying all requirements" means they're ok to have a massive trash/furniture pile outside, then I think we all need to be calling code e... [See more](#)

2 Feb

Like

Reply

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1



Danielle A.

Belvedere Park • 7 Sep 20



Citgo Update? Has there been any update from Citgo HQ after they heard all the recent complaints? I drove by today and it looked like all the Citgo signing had been removed from the building and gas pumps.

Posted in **General** to **36 neighborhoods**



12



Like



19 Comments



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Maria Rossoto • Belvedere Park



Yes! I was going to update so good timing... Citgo said they are removing all branding from the store, so that business will no longer be affiliated with Citgo. They dont believe t... See more

1y

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14



Jessica Woodside • Belvedere Park



Well, at the very least, I'd imagine the cigto negotiated pricing for convenience store items goes with the loss of the franchise agreement. That's something!

7 Sep 20

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Reply

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1



Rafael Solorzano • Belvedere Park



Hopefully this is great start. I still see lots of activity but I'm being optimistic.

7 Sep 20

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3



Add a reply...



Maria Rossoto • Belvedere Park



And before the naysayers come on and naysay...this. is. just. the. beginning.

7 Sep 20

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15



Patrick Murphy • East Lake



It appears that the property continues to be "active." Thanks for the post.

In another recent report he stated : "While patrolling, it has been quite eventful, but slower than usual. Citgo has gotten rid of their game machines. So that is the reason that it has been slower. There was still activity behind it though. I had to put out a fire today. Contact was made with individuals behind the Citgo. I made contact with one car at the park, and they were cited and released at the scene. I checked the vacation request home and everything was secure. I kept highly visible around the Glenwood area also all side streets to minimize gunshots. I will be patrolling ... as well. Please advise if anything happens tonight."

Notes - the following information elaborates on the above report :

The DeKalb County Police Department has been working with the old Citgo on Memorial Drive encouraging them to take positive action to eliminate criminal activity on their property. According to our Neighborhood Security Patrol Officer the incidences of illegal loitering have decreased at this location. He attributes this change to the removal of the gaming machines. I believe that it is safe to assume that the removal of these machines has caused a reduction in the revenue for this business. Possibly, this was an action by the owners of the Chico Market (previously known as Citgo) to demonstrate to the police authorities that they are taking action to reduce criminal activity. Or, possibly, this action may have been forced upon them as a result of government actions.

Our officer is implementing pro-active community policing techniques while he is patrolling for us. For example, he told us that he would be providing information to loiterers for various public services. Some of these services include information to assist homeless individuals, information concerning drug and alcohol rehabilitation, and other services to assist people in need. However, he will take action to cease and discourage illegal activity. For example, he extinguished the fire that the loiterers behind the Chico Market had started. These actions were taken when he made contact with the loiterers behind Chico Market.



Lisa Harwell

Belvedere Park • 23 Jun



Gunshots just now? I heard five as I stepped outside off Belvedere lane towards Chico mart

Posted in **Safety** to 18 neighborhoods



5



Like



5 Comments



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Emma S. • East Lake Terrace



👁️💡🗣️ I am

So

Tired of this BS we can't even be comfortable in our neighborhood it's so Disrespectful 😡

23 Jun

Like

Reply

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3



Jan B. • Glendale Courts



Just beyond sad, and usually the ones doing this don't have a investment in the neighborhood. Because if they owned or were buying their homes, they would actually care about the ... See more

24 Jun

Like

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1



Jimmie Walker • Belvedere Park



The only way this will change is you change address out of dekalb.I have lived here 30+years.

24 Jun

Like

Reply

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2



James Vesterfelt • Belvedere Park



There were a lot of cops at chico at 1PM.

27 Jun

Like

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1

↳ 1 Reply

CITGO

3335 Memorial Dr, Decatur, GA

Write a review

3.0 6 reviews

Sort by

Most relevant

Newest

Highest

Lowest



T J W

48 reviews · 46 photos



3 years ago

This is the hood lots of ho's and drug addicts hanging around



2



skylar sky

Local Guide · 22 reviews · 1 photo



3 years ago

Thieves...if I win they steal your money.



1



Jason Howser

Belvedere Park • 16 Aug 20



Prostitution at Kwik Stop. Hi all, just drove down Carter and witnessed a woman giving oral sex in broad daylight at Kwik Stop on Carter and Memorial. The prostitution up there has gotten out of control over last few months. Thinking of discussing the issue at the local Dekalb police dept but I just called this into the non-emergency line. Anyone noticed this lately?

Person 1

Hair: Purple

Top: Shirt

Bottom: Shorts

Sex: Woman

Race: White

Posted in **Safety** to **36 neighborhoods**



45



Like



292 Comments



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[See 10 previous comments](#)



Angie E. • Avondale Estates



Yes, I see it almost everytime i pass by that gas station....with kids in my car. If they do not sell gas there why hasn't the station been condemned and torn down.

16 Aug 20

[Like](#)

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7



Debra Cuesta • Glendale Courts



This just explain all the condom wrappers and used condona I see when walking my neighborhood 🤢

16 Aug 20

[Like](#)

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3



Patrick Murphy • East Lake



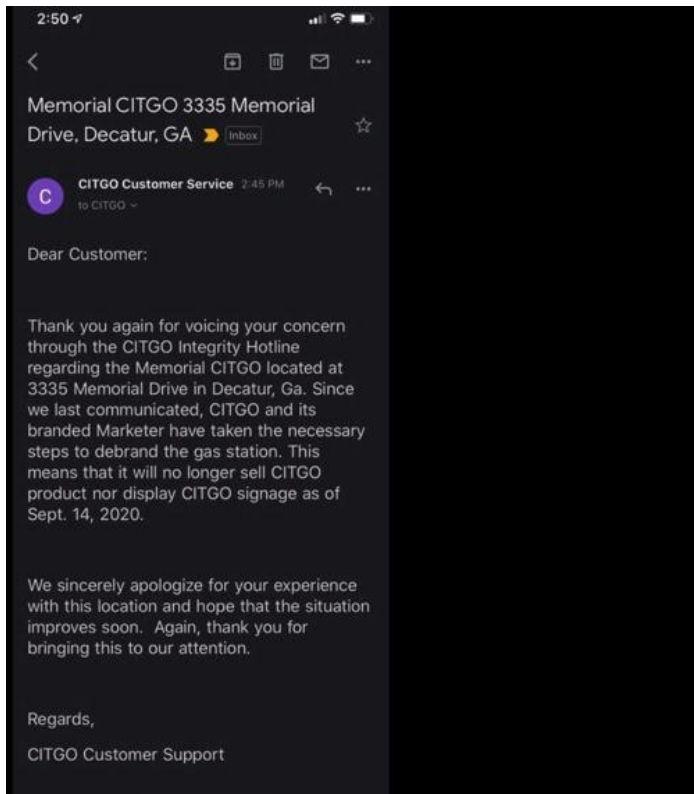
Makes finding volunteers for a community cleanup a little more difficult.....



Mitch Mcwhorter • Belvedere Park



I've lived at the first house next to kwikstop on carter for 9 years. as in i can see their dumpster from my front porch, and all the things that entails. I can say the problem has always been there, even in daylight. However, I have noticed an uptick over the past 4-6 months in the number of people that hang out between citgo and kwikstop and all the activities that go along with it



- Jessica Woodside** • Belvedere Park • 15 Sep 20
- CITGO Follow Up. Of course we all already basically knew this, but it's nice to see CITGO following up with us on our concerns and the actions they've taken. 😊
- Posted in **General** to **36 neighborhoods**
- 👍👉 14 Like 💬 19 ➦
-
- Maria Rossoto** • Belvedere Park
- ok, then it's official - it is the unCitgo
- 15 Sep 20 Like Reply Share 🍷👉 6
- Aham Prema** • White Oak Hills
- The UnCitgo ?
- 16 Sep 20 Like Reply Share
- Mims Rogers** • East Lake
- CitGone
- 15 Sep 20 Like Reply Share +1 🍷👉 11
- Keith Horbin** • Avondale Estates
- Citno
- 15 Sep 20 Like Reply Share 🍷👉 10

Doris Scott • Belvedere Park • 14 Jul

POLICE/MARSHALL'S PRESENCE. I am so loving seeing the police/Marshall's presence in my neighborhood near the Citco everyday.This morning it was three.Its been along time since I have seen that corner empty.I know when they leave they come out of hiding but even then its not a lot of them hanging around.Eventually the unsavory will move on.What the police are doing may not be much to some people,but for a person like myself who has lived here along time is happy with this progress because at least they are stepping up and doing something and to me something is better than nothing.So thank you Dekalb police and Marshall's for making your presence known 🍷👉🍷👉🍷👉🍷👉🍷👉

Posted in **General** to **Anyone**

👍👉 +1 176 Like 💬 25 Comments ➦ Share



Maria Rossoto 🌱

Belvedere Park • 25 Aug 20



UPDATE : Citgo Complaints. Thanks to EVERYONE who took the time to fill out the complaint form to Citgo. It got their attention!
The General Manager Brand Equity at the Citgo HQ called me on Friday. He said they received "over 60" complaints! He saw the form letters going out to all the complainants and wanted everyone to know that Citgo is taking real action. They are properly horrified and working out some solutions. "They" includes two Vice Presidents, a Marketer (who works directly with the owner), and the attorney.
He is supposed to get back in touch with me this week and lay out the realistic options. He says Citgo is "community oriented". We discussed a lot of things about our Citgo: the fact they don't appear to be selling gas, the longstanding reputation as a prostitute pick-up spot and place to score drugs, everything being so open, the shootings, all-hours activities, gentrification, and more. The WSB video that Wayne and I did last May really caught their attention. It had somehow missed their radar at that time but a complainant must've referred them to it. VP was like "how did we miss this"? Ruh-roh
Next on our agenda is a letter writing campaign. Stay tuned for that and for the update when the GM Brand Equity gets back with me about those options. ☰
One of our neighbors who reached out to a sex trafficking org heard back from their reps and they don't come out – the women have to go to them. If you have any contacts at any of the organizations that help people get out of the sex trade, please pm me. We have two neighbors already working on this, but known contacts always help ☰
Thanks also to you, you know who you are, who have looked up addresses for Citgo and KwikStop, reached out to sex trafficking orgs, and offered to help.

Posted in **Safety** to **37 neighborhoods**



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💬 99 Comments

➦ Share

Date: 5/21/2021

Incident summary:

Last update on the corner yall. I know we are addressing it and proud of everyone tackling it...but I was disgusted again today. We are hosting a baby shower Saturday, so I decided to do my Adopt a Block clean up of Carter today; mainly just south of Memorial. I went to clean up around the dumpster at the Kwik stop and I was disgusted to find 5+ used condoms, literally sitting there spread around the parking lot. I lost count at 5 but I took pictures because I felt it was important to capture the magnitude here (I won't post them here but I have them ready to send to LCJ or a news station, if needed). I cleaned up most of them but got grossed out and just moved south on Carter to continue my clean up.

Positive news: the street is cleaner! 🗑️ Again, sorry yall but I feel we need to keep tracking things like this here







Roz Barnes

Belvedere Park • 4 Jun



Urgent Alert. We need to block this driveway! It is still a Prostitution Stop-Spot! I just saw a man having sex! In this car

Posted in **General** to **Belvedere Park**



5

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24 Comments

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Roz Barnes • Belvedere Park **Author**



It was horrible! I turned around in the church parking lot and blew my horn and yelled STOP DOING THAT!! STOP DOING THAT TO HER!! They wouldn't stop so I yelled IM CALLING THE POLICE!! NASTY!! Then they stopped and drove off. I'm still shaking! 🤔