

Agenda Item

File ID: 2023-0335

Substitute

6/13/2023

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): Commission District 05 Super District 07

Application of Austin Brannen (Euphoric Ventures, LLC and Project Cross, LLC) to remove the properties from the Stonecrest Overlay District to allow for light industrial uses, at 8361 & 8637 Covington Highway.

Petition No.: Z-23-1246378

Proposed Use: Light Industrial uses

Location: 8361 & 8637 Covington Highway, Lithonia, Georgia 30058.

Parcel No.: 16-183-02-003, 16-202-02-005

Information Contact: Brandon White, Current Planning Manager

Phone Number: 404-371-2155

PURPOSE:

Remove the properties from the Stonecrest Overlay District to allow for light industrial uses.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral.

PLANNING COMMISSION: Approval with Conditions.

STAFF RECOMMENDATION: Approval with Conditions.

PLANNING STAFF ANALYSIS: The properties designated as 8361 and 8367 Covington Highway are both zoned M (Light Industrial). This zoning allows for light industrial uses such as warehouse/distribution buildings, truck stops, vehicle storage yards, and light manufacturing. However, in addition to the underlying zoning, the subject properties are located within Tier 1 (High-Rise Mixed-Use Zone) of the Stonecrest Area Overlay District. Per Section 27-3.5.13. of the Zoning Ordinance, the majority of uses that would otherwise be permitted per the underlying M-zoning are prohibited by the Overlay. One exception to this is warehouse/distribution buildings, which are permitted by-right because the uses in the O-D (Office-Distribution) Zoning District are authorized in the Overlay. A Land Disturbance Permit (LDP #1245599) was approved for 8361 Covington Highway on September 13, 2022. The scope of work for the LDP and two associated building permits (#3109764 and #3109767) was to construct two warehouse buildings with a cumulative total of 484,000 square feet of space. The applicant proposes to remove the subject properties from the Stonecrest Area Overlay District to expand the possible uses that can be permitted in the constructed space by the underlying M (Light Industrial) zoning. Light manufacturing, outdoor storage, transportation equipment storage, and vehicle storage are proposed as potential future uses in addition to the already-proposed warehouse/distribution buildings. Such uses would be consistent with the DeKalb County 2050 Comprehensive Land Use Plan; according to the Future Land Use map, the properties are located in a Light Industrial (LIND) character area, which allows up to M-2 (Heavy Industrial) zoning without the presence of the Stonecrest Overlay. Surrounding uses include automobile sales, automobile repair, tire dealers and repair, and outside storage. These uses are located on parcels within Tier 3 (Low-Rise

Mixed-Use Zone) of the Overlay, which, like Tier 1, prohibits industrial uses, likely making these existing uses legal nonconforming. Properties directly across the subject parcels on the other side of Interstate 20 are located in the City of Stonecrest, which has its own Stonecrest Area Overlay District that appears to mirror the County's Overlay in terms of intent and verbiage. These City properties are located in Tier 1 (also referred to as the High-Rise Mixed-Use Zone) of the City's Stonecrest Area Overlay District, which more or less allows and prohibits the same uses in Tier 1 of County's Overlay. The south side of Interstate 20 is comparatively more developed than the (unincorporated) north side, with the core of development being the Mall at Stonecrest. Aside from the shopping mall itself, development is limited in scope to traditional suburban "big-box" retail centers, shopping strips, automobile sales, and fast-food restaurants; residential development is limited to the extreme southern and eastern portions of the City's Overlay. At the current time, there is no development that exceeds more than a few stories in height. Section 3.5.3. (C) of the County's Zoning Ordinance establishes that one of the main purposes of the Overlay is "to implement the policies and objectives of the *DeKalb County Comprehensive Plan 1985-2015* and the policies and objectives of the design guidelines for the Stonecrest Overlay District". Considering the recent adoption of the 2050 Comprehensive Land Use Plan and the plan's designation of the subject properties as being in a Light Industrial (LIND) Character Area, staff acknowledges that the intent of the Overlay may no longer be in accordance with future land use plans, and ultimately, staff anticipates the elimination of the Stonecrest Overlay. The majority of the Overlay was previously annexed, undermining the intent and purpose of the Overlay. Furthermore, the implementation of the Overlay has failed to promote the type of growth that was intended by its adoption. At its meeting held on May 02, 2023, the DeKalb County Planning Commission noted this conflict and voted to recommend approval of the proposal with the condition that said proposal shall conform with Tier 1 of the Stonecrest Area Overlay District, apart from the use restrictions which shall allow for the additional uses of light industrial and (screened) outside storage. Considering existing conditions along the Covington Highway corridor and the conflict of the Overlay's intent with that of the Comprehensive Land Use Plan, it is the recommendation of the Planning & Sustainability Department to approve the proposal with conditions. Staff also recommends that additional landscaping is provided to enhance the Covington Highway corridor and to screen any uses from the adjacent property zoned MHP to the south and east.

PLANNING COMMISSION VOTE: Approval with Conditions 7-0-0. Jon West moved, Jan Costello seconded for approval with the condition that the proposal shall conform with all provisions of the Tier 1 Stonecrest Overlay District, with the exception of the use restrictions which shall allow for the additional use of light industrial and screened outdoor storage. Vivian Moore was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 9-0-0. Deferred, due to date error on sign posting.

SUBSTITUTE
Z-23-1246378
2023-0335
Recommended Conditions
05/31/2023

1. The Subject Property shall conform to the Tier I Stonecrest Area Overlay District Regulations (the “Overlay District”) and design standards unless and until DeKalb County discontinues the Overlay District.
2. The use of the Subject Property shall be limited to the following:
 - a. Warehousing or Storage
 - b. Industrial, Light
 - c. Transportation Equipment and Storage or Maintenance (vehicle)—
for fleet vehicles only
 - If 8637 Covington Highway (PID# 16 202 02 005) is developed for transportation equipment storage only, then the developer shall install a ten (10) foot landscape buffer along Covington Highway (subject to approval by the County Arborist) and opaque perimeter fencing. The site shall be paved.
3. The use term “Industrial, Light” shall mean the following, as defined in the *DeKalb County Zoning Ordinance*, “the following or similar operations: processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise, or equipment, other than light malt beverages, including the wholesale or distribution of said goods, merchandise, or equipment, when conducted wholly within a building or other enclosed structure, and when such operations generate no measurable dust, vibrations, odor, glare or emissions beyond the property on which said building or structure is located.”
4. If needed, any accessory “outdoor storage,” as defined in Article 9 of the *Zoning Ordinance*, must be located in designated areas (marked in yellow) per Exhibit A, entitled “Z-23-1246378-Outdoor Storage-Exhibit A.”

03/20/2025 10:00 AM (10:00 AM) ARII FULL NEED 0 (04/01 X 3000 INCHES), SCHEMATIC, SHEET: 100 TO PROJECT: MOBILE HOME PARK, September 4, 2022, 14:07:17 PM

SEE SHEET C-112 FOR MORE DETAILS ON WORK DONE IN RIGHT OF WAY

COVINGTON HIGHWAY
 (80' RIGHT OF WAY)
 PUBLICLY DEDICATED
 SPEED LIMIT: 45 MPH

DeKalb County
 GEORGIA
 DEVELOPMENT SERVICES

APPROVED
 NOTE: SEE SHEET C-004 FOR GEORGIA TRANSMISSION COMPANY ENCROACHMENT AGREEMENT
 AP 1245599

PONDS DATA	
BUILDING 1 FFE:	
POND A:	
100-YR PONDING ELEVATION	858.00'
TOP OF DAM	858.00'
FFE/100-YR ELEV. DIFFERENCE	0.00'
BUILDING 2 FFE:	
POND B:	
100-YR PONDING ELEVATION	854.39'
TOP OF DAM	858.00'
FFE/100-YR ELEV. DIFFERENCE	15.61'

* SEE SHEETS C-210 & C-211 FOR ADDITIONAL POND INFORMATION

- **DUMPSTER PAD REQUIREMENTS:**
1. MINIMUM SIZE OF 8'X8'
 2. CONSTRUCTED OF CONCRETE WITH A MINIMUM THICKNESS OF 6 INCHES AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI
 3. TO BE REINFORCED WITH #5 REBAR SPACES 12 INCHES ON CENTER BOTH DIRECTIONS
 4. CONCRETE PAD TO BE CONSTRUCTED ON MINIMUM OF 4 INCHES OF GRADED AGGREGATE BASE (GAB)
 5. TWO 6 INCH DIAMETER CONCRETE FILLED STEEL BOLLARDS, A MINIMUM OF 3 FT TALL SHOULD BE SPACED 4 FT APART AND CENTERED AT THE BACK OF THE PAD
 6. BOLLARDS TO BE EMBEDDED IN AN 18 INCH DIAMETER CONCRETE FOOTER TO A MINIMUM DEPTH OF 3 FT

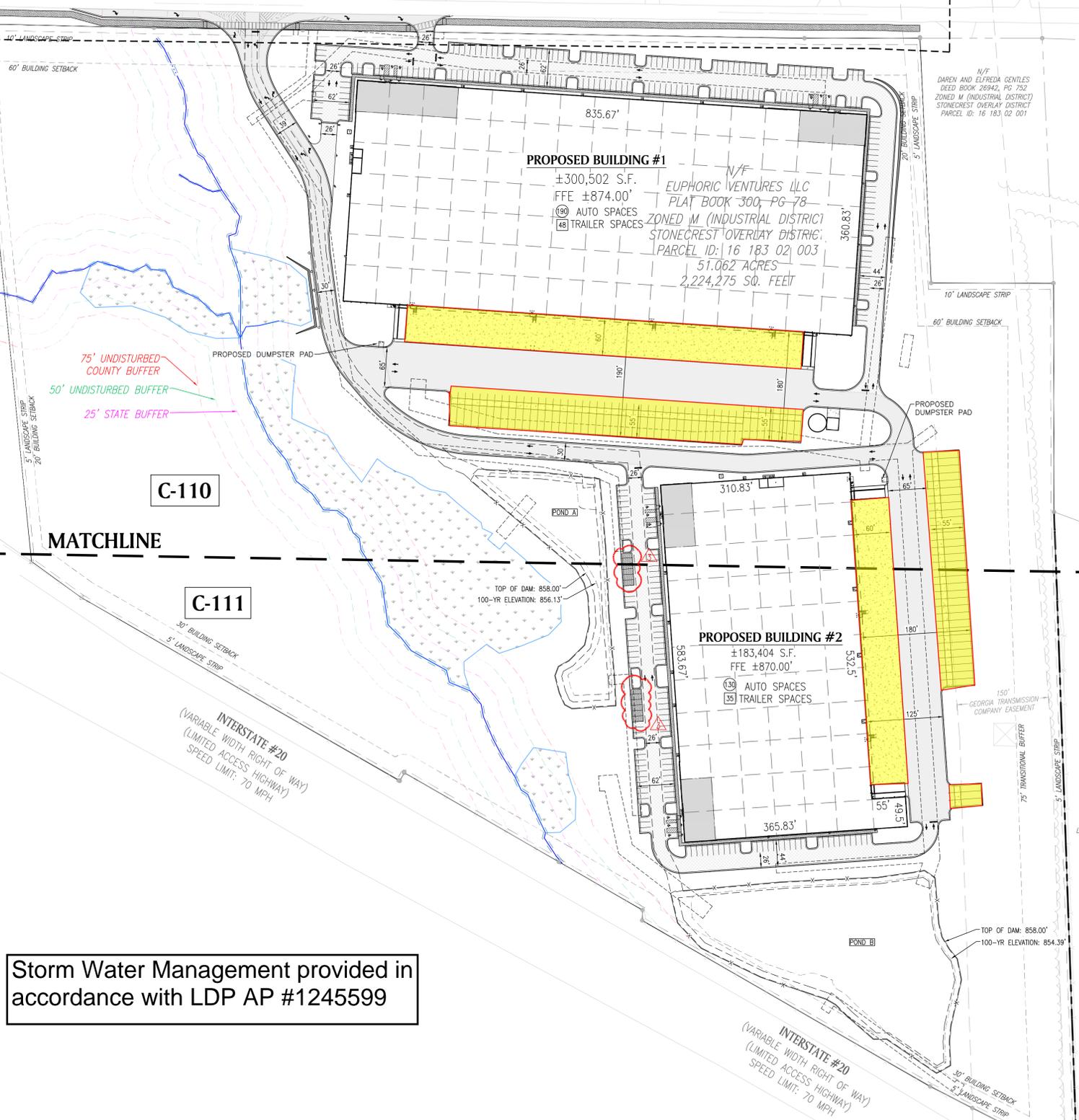
SITE ADDRESSING:
 BUILDING #1: 8361 COVINGTON HIGHWAY BUILDING 100
 BUILDING #2: 8361 COVINGTON HIGHWAY BUILDING 200
 POND A: 8363 COVINGTON HIGHWAY
 POND B: 8373 COVINGTON HIGHWAY

SITE PLAN LINE LEGEND			
	PROPOSED BUILDING		EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER		EXISTING FENCE
	PROPOSED FENCE		EXISTING GUARDRAIL
	PROPOSED GUARDRAIL		EXISTING RIGHT-OF-WAY
	PROPOSED RETAINING WALL		EXISTING ROAD CENTERLINE
	STORM EASEMENT		EXISTING RETAINING WALL
	ACCESS EASEMENT		SITE BOUNDARY LINE
	LANDSCAPE STRIP		ADJACENT PROPERTY LINE
	BUILDING SETBACK/ TRANSITIONAL BUFFER		EXISTING SS EASEMENT
	PAINTED TRAFFIC ARROW		EXISTING POWER EASEMENT
	STREET SIGN		EXISTING TREELINE
	TRANSFORMER		STREAM TOP OF BANK
	BOLLARD		STREAM CENTERLINE
			WETLAND

PAVING LEGEND	
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	POROUS ASPHALT

SITE ANALYSIS	
SITE AREA:	±51.06 ACRES
BUILDING #1:	±300,502 S.F.
BUILDING HEIGHT	50 FT
MIN. REQUIRED AUTO SPACES	120 SPACES
MAX. REQUIRED AUTO SPACES	600 SPACES
PROVIDED AUTO SPACES	190 SPACES
TRAILER SPACES	48 SPACES
BUILDING #2:	
BUILDING HEIGHT	45 FT
MIN. REQUIRED AUTO SPACES	74 SPACES
MAX. REQUIRED AUTO SPACES	368 SPACES
PROVIDED AUTO SPACES	130 SPACES
TRAILER SPACES	35 SPACES
TOTAL BUILDING AREA:	±483,906 S.F.

* BASED OFF MINIMUM AND MAXIMUM PARKING REQUIREMENTS FOR A WAREHOUSE/DISTRIBUTION FACILITY (DEKALB COUNTY CODE OF ORDINANCE)



Storm Water Management provided in accordance with LDP AP #1245599

LAND PLANNERS
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 VOICE 770.650.7685
 FAX 770.650.7684
 www.paulsonmitchell.com

PAULSON MITCHELL
 INCORPORATED

PROJECT:
COVINGTON HIGHWAY INDUSTRIAL
 LAND LOTS 183 & 202
 16TH DISTRICT
 UNINCORPORATED DEKALB COUNTY, GEORGIA
 8361 COVINGTON HIGHWAY
 LITHONIA, GA 30058

FOR:
EUPHORIC VENTURES LLC
 5555 GLENRIDGE CONNECTOR
 SUITE 1100
 ATLANTA, GA 30342



COA-PE001716 • EXP. - 6/30/2024

REVISIONS	
06.06.22	COUNTY COMMENTS
07.20.22	COUNTY COMMENTS
09.06.22	COUNTY COMMENTS

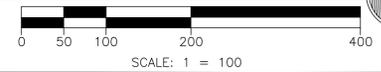


24 HR EMERGENCY CONTACT
 MR. AUSTIN BRANNEN
 678-612-6111

2021107s.dwg 03.08.22

OVERALL SITE PLAN

OVERALL SITE PLAN



Parcel ID: 1620202005 (16 Acres)

