

DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030**

(404) 371-2155 / www.dekalbcountyga.gov/planning

**Planning Commission Hearing Date: Tuesday, May 2, 2023
Board of Commissioners Hearing Date: Thursday, May 25, 2023**

STAFF ANALYSIS

Case No.:	Z-23-1246378	Agenda #: 2023-0335
Location/Address:	8361 & 8637 Covington Highway Lithonia, GA 30058	Commission District: 05 Super District: 07
Parcel ID(s):	16-183-02-003, 16-202-02-005	
Request:	Remove the properties from the Stonecrest Overlay District to allow for light industrial uses.	
Property Owner(s):	Euphoric Ventures, LLC & Project Cross, LLC	
Applicant/Agent:	Austin Brannen	
Acreage:	51.01 & 16.38 acres	
Existing Land Use:	Vacant	
Surrounding Properties:	North: M and M-2 (across Covington Highway) East: M and MHP South: MHP, Interstate 20 and City of Stonecrest West: M	
Comprehensive Plan:	Light Industrial (LIND) Consistent <input checked="" type="checkbox"/>	Inconsistent <input type="checkbox"/>

Staff Recommendation: Approval with Conditions.

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 at the subject property 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. To the south and east of the properties is a mobile home park with an underlying zoning of MHP (Mobile Home Park); this property is also located in Tier 1 of the Overlay and the use is also nonconforming.

Section 27-3.5.3. describes the purpose and intent of establishing the Stonecrest Area Overlay District was to allow for the creation of higher-density office, residential, and mixed-use developments. The portions of the Overlay west of Turner Hill Road are located in a Regional Center (RC) Character Area per the Land Use Map, which would support zoning districts as intense as the MU-5 (Mixed-Use Very High Density) Zoning District. At present, lots located here have a mixture of R-75 (Residential Medium Lot-75), C-1, and C-2 zonings and are either undeveloped or have low-intensity residential/commercial uses, which also come into conflict with the Overlay.

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 recommended by Staff. 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.

Z-23-1246378
Staff Recommended Conditions
05/17/2023

Rezoning request to remove the subject properties from the Stonecrest Area Overlay
District

8361 and 8637 Covington Highway
Lithonia, GA 30058

1. The subject parcels shall comply with all requirements of the Land Development and Zoning Code, including those related to parking lots, landscaping and other required improvements.
2. All uses permitted per M (Light Industrial) are allowed on the subject parcels, with the exception of the following uses which shall be prohibited:
 - a. Vehicle storage
 - b. Storage yards
 - c. Outdoor storage
 - d. Salvage yard (Junkyard)
 - e. Storage yard of damaged or confiscated vehicles
 - f. Automobile sales
 - g. Major automobile repair
 - h. Tire retreading or recapping
 - i. Pawn shops or title loans
3. All uses must still comply with any applicable supplemental regulations found in Section 4.2 of the *Zoning Ordinance*.
4. A transitional buffer of not less than seventy-five (75) feet shall be provided along the eastern boundary lines adjacent to the MHP Zoning District.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
RACHEL BRAGG RLBRAGG@DEKALBCOUNTYGA.GOV OR
JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-23-1246378

Parcel I.D. #: 16-183-02-003, 16-202-02-005

Address: 8361 & 8637 COVINGTON HIGHWAY

LITHONIA, GA 30058

WATER:

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

Distance from property to nearest main: adjacent

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Honey Creek

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

Water Treatment Facility: Polebridge () adequate () inadequate

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

COMMENTS:

Sewer capacity is required.

Signature: Yola Lewis

Board of Health

4/14/2023

To: Mr. John Reid, Senior Planner

From: Ryan Cira, Environmental Health Manager

Cc: Alan Gaines, Environmental Health Deputy Director

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.


Board of Health

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.

N1 2023-0334**SLUP 23-1246378**

16-183-02-003, 16-202-02-005

4449 Rockbridge Road, Stone Mountain, GA 30083

- Please review general comments.
- Note: There are several properties of septic in this area.

N2 2020-0335**Z-23-1246378**

16-183-02-003, 16-202-02-005

8361 & 8637 Covington Highway, Lithonia, GA 30058

- Please review general comments.

N3 2023-0335**SLUP 23-1246382**

18-053-02-036

1500 North Decatur Road, Atlanta, GA 30306

- Please review general comments.

N4 2023-0337**CZ 23-1246383**

18-103-03-017, 18-103-03-018

1799 & 1805 Clairmont Road, Decatur, GA 30033

- Please review general comments.
- Our record indicates a septic system installed on surrounding property at 1788 Clairmont. No record in our office for 1799 or 1805 Clairmont Road. This property may have a septic system.

Zoning Comments – April 2023

N1. 4449 Rockbridge Road - Rockbridge Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Only one access point allowed on Rockbridge Rd. Watch required driveway spacing in Code Section 14-200(6).

N2. 8361 Covington Hwy/8367 Covington Hwy - Stonecrest Overlay District Tier 1. Covington Hwy is classified as a major arterial. (This section is not a state route.) Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Only one access point allowed on Rockbridge Rd. Please provide sheet C-112 (as referenced) for the ROW improvements.

N3. 1526 North Decatur Road - Within the Druid Hills Historic District. North Decatur Road is a minor arterial. 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 5-foot landscape strip from back of curb with a 10-foot multiuse path (dependent on Historic District Review). No poles may remain within the limits of the path. Requires pedestrian scale streetlights of the historic district street lighting standard. (hefowler@dekalbcountyga.gov)

N4. 1799/1805 Clairmont Road - Clairmont Road is SR 155. DeKalb County standards apply unless more restrictive standards are required by GDOT. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov) GDOT Right of way AND Signal upgrade permits required. Upgrade pedestrian signal head/crosswalks at the signalized intersection. Clairmont Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

N5. 2001 River Road - Project within the Bouldercrest Overlay District Tier Corr 1. Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) River Road is classified as a minor arterial. 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 5-foot landscape strip from back of curb with a 10-foot multiuse path. Old Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Old River Road is classified as a local residential road. 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 from back of curb with a 5-foot sidewalk. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

N6. 3507 Memorial Drive - Memorial Drive a state route. DeKalb County standards apply unless more restrictive standards are required by GDOT. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Connect sidewalks in front of outparcels, as right of way allows. Coordinate with the Transportation Division.

N7. & N8. 3345 Bouldercrest Rd/2098 Cedar Grove Road - Bouldercrest overlay Dist. Tier 3. Soapstone Hist District (2098). Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Cedar Grove Road is classified as a Minor Arterial. 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 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Extend sidewalks to Clark Street, as right of way allows. Coordinate with the Transportation Division. Relocate guest parking away from Bouldercrest Road to reduce conflicts with entering/exiting space, driveway, and Bouldercrest Rd.

N9. 1439 Conway Drive - Conway Drive is classified as a local road. Extend road along property frontages. 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 from back of curb with a 5-foot sidewalk. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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:

- **Storm Water Management**

- (1) Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(those sections have been amended recently, and available in Municode)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the state waters and special flood hazard areas.
- (2) The county codes require the hydrology study to model the existing conditions as wooded
- (3) Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

M-2-2023-033

Case No.: 2-23-1246378

Parcel I.D. #: 16-183-02, 003, 16-202-02-005

Address: 8361 & 8637

Covington Hwy

Lithonia, GA 30058

Adjacent Roadway (s):

(classification)	(classification)

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic 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:

<i>Did not see any traffic Engineering concerns at this time.</i>

Signature: *Jeary White*

REZONING APPLICATION CHECKLIST

Email one (1) copy of your application as one (1) file to planner. Submit application through our online portal epermits.dekalbcountyga.gov
You MUST email us that you've submitted the application online. Any questions? Plansustain@dekalbcountyga.gov

_____ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

_____ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.

_____ 3. Submit **Application** (Email to planner and submit onlineepermits.dekalbcountyga.gov Please assemble materials in the following order.)

_____ **A. Application form** with name and address of applicant and owner, and address of subject property;

_____ **B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;

_____ **C. Letter of application and impact analysis**

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

_____ **D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

_____ **E. Campaign disclosure statement** (required by State law).

_____ **F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*

_____ **G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:

_____ a. complete boundaries of subject property;

_____ b. dimensioned access points and vehicular circulation drives;

_____ c. location of all existing and proposed buildings, structures, setbacks and parking;

_____ d. location of 100 year floodplain and any streams;

_____ e. notation of the total acreage or square footage of the subject property;

_____ f. landscaping, tree removal and replacement, buffer(s); and

_____ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

_____ **H. Reduced Site Plan**, reduced to 8.5" x 11".

_____ **I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

_____ **J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

_____ **K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: _____ Application No: _____

Applicant Name: Austin Brannen

Applicant E-Mail Address: austin@euphoricdevelopment.com

Applicant Mailing Address: 5565 Glenridge Connector Suite 325 Atlanta, GA 30342

Applicant Daytime Phone: 678-612-6111 Fax: _____

Owner Name: Euphoric Ventures LLC, Project Cross LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 5565 Glenridge Connector Suite 325 Atlanta, GA 30342

Owner Daytime Phone: 678-612-6111

Address of Subject Property: 8361 Covington Highway Lithonia, GA 30058,

8637 Covington Highway Lithonia, GA 30058

Parcel ID#: 1618302003, 1620202005

Acreage: 51,16 Commission District: 5, Super 7

Present Zoning District(s): M, Stonecrest Overlay District 1

Proposed Zoning District: M

Present Land Use Designation: M

Proposed Land Use Designation (if applicable): _____



EUPHORIC

DEVELOPMENT

February 9, 2023

Notice of Removal from Stonecrest Overlay District One Application Community Meeting

Dear Property Owner,

Euphoric Ventures LLC and Project Cross LLC are planning to apply for removal from Stonecrest Overlay District One through Dekalb County. The attached Exhibit A shows the location of the property. To find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: 02/28/2023

Time: 5:00 pm

Location: Microsoft Teams

Meeting ID: 249 911 883 212

Passcode: 2KXPzo

If you have any questions about the meeting, please email hunter@euphoricdevelopment.com.

Sincerely,

Austin Brannen

Meeting Summary

Total Number of Participants 2

Meeting Title

Meeting Start Time 2/28/2023, 4:59:59 PM

Meeting End Time 2/28/2023, 5:15:08 PM

Meeting Id 8537b78c-2d78-4891-aed9-d45853c58e2c

Full Name	Join Time	Leave Time	Duration	Email	Role	Participant ID (UPN)
Hunter Himes	2/28/2023, 4:59:59 PM	2/28/2023, 5:15:08 PM	15m 9s	hunter@euphoricdevelopment.com	Organizer	hunter@euphoricdevelopment.com
Austin Brannen	2/28/2023, 5:00:30 PM	2/28/2023, 5:15:06 PM	14m 36s	ABrannen@naibg.com	Presenter	abrannen@naibg.com

Letter of Application

1. Project Address: 8361 Covington Highway Lithonia, GA 30058 & 8637 Covington Highway Lithonia, GA 30058
2. Owner: Euphoric Ventures LLC & Project Cross LLC
3. Parcel ID's: 1618302003 (51 Acres), 1620202005 (16 Acres)
4. Zoning/Overlay Information
 - a. Current Zoning Classification: M
 - b. Proposed Zoning Classification: M
 - c. Current Overlay District: Stonecrest Overlay District One
 - d. Proposed Overlay District: Removal from Stonecrest Overlay District One
5. Reason for Request
 - a. We are requesting removal from the Stonecrest overlay for parcels #1618302003 and #1620202005. We are not requesting a change in zoning, just removal from the overlay district. The Dekalb County 2050 Comprehensive Land Use plan has these two parcels included as light industrial and that is what we would like to provide. The overlay district does not align with the 2050 comprehensive plans for these two parcels. The current overlay restrict all M uses so light industrial users are not permitted to occupy the new Class A buildings. Currently only distribution users are allowed to occupy the buildings due to the overlay district. Distribution users do not create as many jobs as light industrial and also creates more truck traffic. A light industrial user will create more and better paying jobs for the area. Removal from the overlay will not affect and of the surrounding properties or their current uses.
6. Building Information
 - a. Three light industrial buildings totaling roughly 700,000 SF. The two-buildings associated with parcel #1618302003 are currently under construction and will be completed in late summer 2023. The newly constructed Class A light industrial buildings will provide much needed space for an end user. We have included a 10' paved utility path in the ROW, enhanced street lighting, and decorative landscaping along Covington Highway. Our permit numbers are listed below for reference and we have included site plans and building renderings with the application. We are proposing a 220,000 square foot light industrial building on parcel #1620202005 to be completed at a future date.
 - i. Land Disturbance Permit AP #1245599
 - ii. Building Permit #3109764
 - iii. Building Permit #3109767
 - b. The number of employees will be determined by the end user of the facilities. A light industrial user will create more salaried/hourly employees to run the operation.
 - c. We have included building renderings and the approved site plan with our application
 - d. The hours of operation will be determined by the end user
7. Neighborhood and Community Input
 - a. We held our pre-submittal meeting on 02/28 and we did not receive any opposition or comments from the community.
 - b. Several neighbors have voiced support for our request. We can provide contacts if needed.

IMPACT ANALYSIS

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
 - a. Yes we are in conformity with the policy and intent of the Comprehensive Plan. The Stonecrest area overlay district purpose and intent states implementing the policies and objectives of the DeKalb County Comprehensive Plan and enhancing the long-term economic viability of this portion of DeKalb County by encouraging new commercial and residential developments that increase the tax base and provide jobs to the citizens of DeKalb County. The 2050 Comprehensive Land Use plan has the parcels included as light industrial. The property is zoned M but the overlay does not allow for any M uses. Our facility is attractive to light industrial users due to the proximity to Interstate 20 (0.5 miles), distance to 285, and available work force. Removal from the overlay will attract users with higher paying and more jobs for these facilities. Currently only distribution users are allowed to occupy the buildings due to the overlay district. Distribution users do not create as many jobs as light industrial and also creates more truck traffic.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
 - a. The surrounding properties current uses are heavy industrial, light industrial, commercial, and a mobile home park. Directly across Covington Highway are car junk yards, railroad tracks, and a rock quarry. Our development will not impact the future development of any of the surrounding parcels. The warehouse buildings will be Class A space with storefront sections and an architectural paint scheme. The property also includes a 10' wide utility path in the right of way, deceleration lanes, decorative street lighting, and enhanced landscape features.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
 - a. The overlay greatly restricts the users who can occupy the buildings which has a negative economic impact. Removal from the overlay district will increase the economic impact of the development due to the available users. As mentioned above, light industrial users create more and better paying jobs than distribution. Large users are attracted to DeKalb due to the proximity to Atlanta and the workforce so removal from the overlay helps us attract these users.
- D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.
 - a. Our development will not impact the existing use of the surrounding properties. As mentioned above, we are surrounded by auto salvage yards, truck parking, mobile home park, and a rock quarry. Once completed, the development will include the latest technology in light industrial buildings and will be appealing from Covington highway. Please see our building renderings for reference.

- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
 - a. No known existing or changing conditions affecting the use and development of the property. The property is currently being developed with two Class A industrial buildings totaling 484,000 square feet.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
 - a. No historic building, sites, districts, or archaeological resources are present in the surrounding areas.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
 - a. The removal from the overlay will decrease the impact of the existing streets. Light industrial users will create less truck traffic than strictly distribution users.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.
 - a. The development has been designed to all of the latest civil and water quality codes and has been approved by Dekalb County (LDP AP #1245599).

**NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF
CONTITUTIONAL RIGHTS**

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

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

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

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

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

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

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 2/23/23

TO WHOM IT MAY CONCERN:

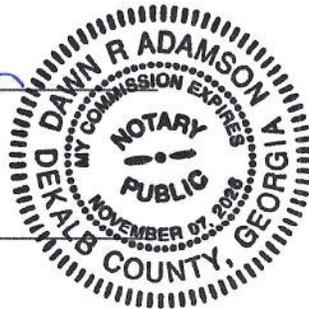
(I) (WE) Euphoric Ventures LLC Project Cross LLC
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Austin Brannen
Name of Agent or Representative

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

Dawn R. Adamson
Notary Public



Austin Brannen
Owner

Dawn R. Adamson
Notary Public

Austin Brannen
Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

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 contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Austin Prance 2/23/23
Signature of Applicant /Date

Check one: Owner X Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

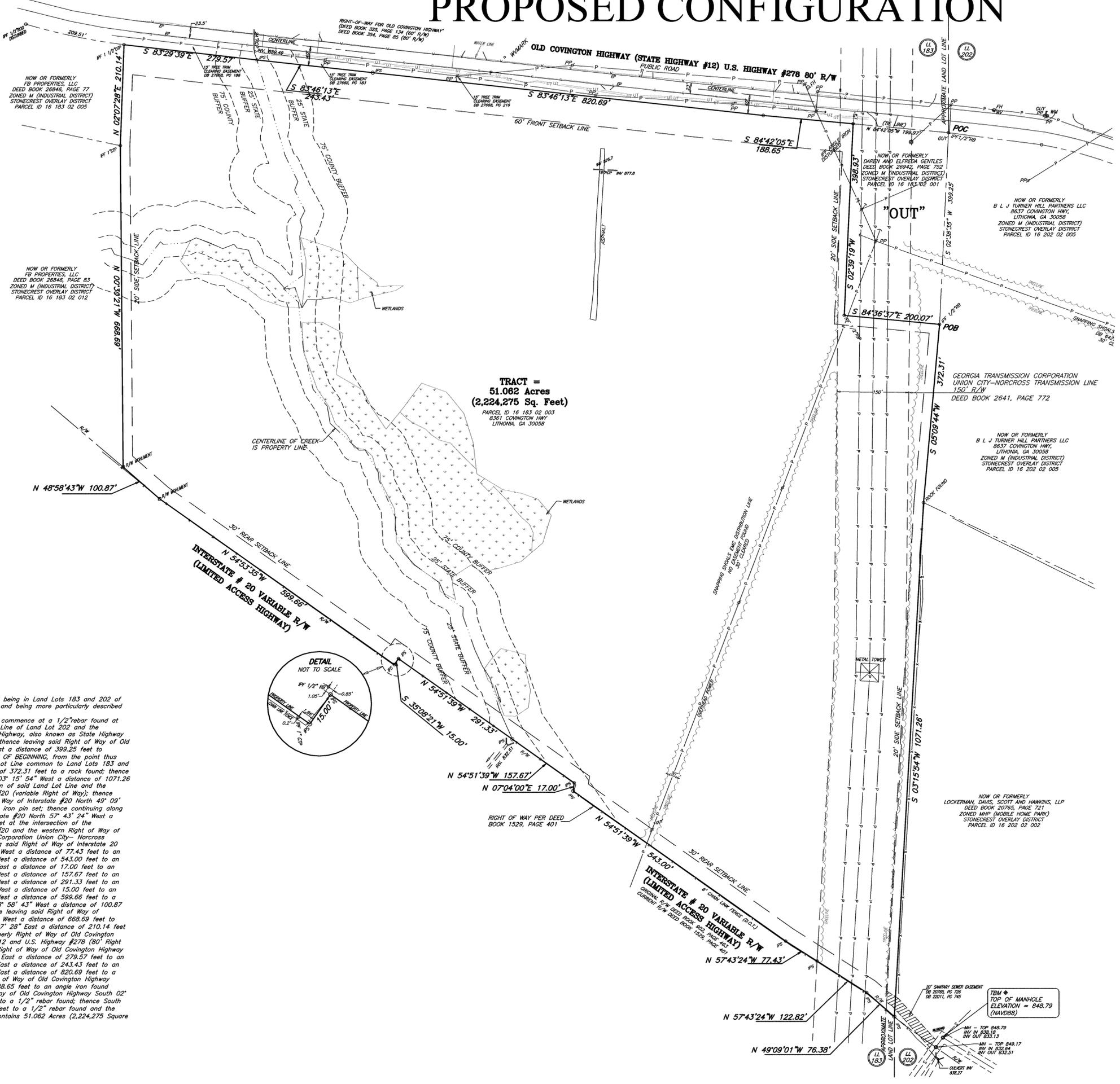
PROPOSED CONFIGURATION

100 0 100 200 300
 DeKalb County
 DEVELOPMENT SERVICES
 GRAPHIC SCALE - FEET

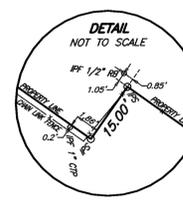
TSS
 TECHNICAL SURVEY SERVICES
 Land Surveyors
 1641 Autumn Blvd, SW
 Conyers, Georgia 30012
 (770) 922-6391 Office
 www.tss-atl.com

APPROVED
 AP 1245299
 DATE 03/11/22

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.
 The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits are issued on the basis of the information provided by the applicant and the applicant is responsible for the accuracy of the information provided. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.
 Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.
 A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.



LEGAL DESCRIPTIONS
 Overall Tract
 All that tract or parcel of land lying and being in Land Lots 183 and 202 of the 16th District, DeKalb County, Georgia and being more particularly described as follows:
 To Reach THE TRUE POINT OF BEGINNING commence at a 1/2" rebar found at the intersection of the western Land Lot Line of Land Lot 202 and the southerly Right of Way of Old Covington Highway, also known as State Highway #12 and U.S. Highway #278 (80' R/W); thence leaving said Right of Way of Old Covington Highway South 02° 38' 35" West a distance of 393.25 feet to an iron pin set; thence North 02° 07' 28" East a distance of 210.14 feet to a 1" crimp top pipe; thence North 02° 07' 28" East a distance of 210.14 feet to a 1 1/2" open top pipe on the southerly Right of Way of Old Covington Highway, also known as State Highway #12 and U.S. Highway #278 (80' Right of Way); thence running along the said Right of Way of Old Covington Highway the following courses: South 83° 29' 39" East a distance of 279.57 feet to an iron pin set; thence South 83° 46' 13" East a distance of 243.43 feet to an iron pin set; thence South 83° 46' 13" East a distance of 820.69 feet to a point; thence continuing along said Right of Way of Old Covington Highway South 84° 42' 05" East a distance of 188.65 feet to an angle iron found disturbed; thence leaving said Right of Way of Old Covington Highway South 02° 39' 13" West a distance of 398.93 feet to a 1/2" rebar found; thence South 84° 36' 37" East a distance of 200.07 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 51.082 Acres (2,224,275 Square Feet).



NOTE:
 1. THERE ARE NO BURY PITS ON THIS SITE
 2. A 75 FT TRIBUTARY WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.
 3. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REGARDING WETLANDS.

LOT COMBINATION FOR
EUPHORIC VENTURES LLC
 LAND LOT 183 16th DISTRICT
 DEKALB COUNTY, GEORGIA

GEORGIA
 SURVEYORS
 No. 5138
 AUBREY J. A. K.N.
 3
 SHEET 3 OF 3
 JOB #: 2020-726
 CRD: YORK
 DWG: 2020-726 YORK
 LSV:

03/20/2024 10:00 AM (10:00 AM) ARII FULL REED 0 (04/01 X 3000 INCHES), SCHEMATIC, SHEET: 100 TO PROJECT: MOBILE HOME PARK, September 6, 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
 AP 1245599
 NOTE: SEE SHEET C-004 FOR GEORGIA TRANSMISSION COMPANY ENCROACHMENT AGREEMENT

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		LAND LOT LINE
	LANDSCAPE STRIP		SITE BOUNDARY LINE
	BUILDING SETBACK/ TRANSITIONAL BUFFER		ADJACENT PROPERTY LINE
	PAINTED TRAFFIC ARROW		EXISTING SS EASEMENT
	STREET SIGN		EXISTING POWER EASEMENT
	TRANSFORMER		EXISTING TREELINE
	BOLLARD		STREAM TOP OF BANK
			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)

PROPOSED BUILDING #1
 ±300,502 S.F.
 FFE ±874.00'
 (199) AUTO SPACES
 (48) TRAILER SPACES
 EUPHORIC VENTURES LLC
 PLAT BOOK 300, PG-78
 ZONED M (INDUSTRIAL DISTRICT)
 STONECREST OVERLAY DISTRICT
 PARCEL ID: 16 183 02 003
 51.062 ACRES
 2,224,275 SQ. FEET

PROPOSED BUILDING #2
 ±183,404 S.F.
 FFE ±870.00'
 (36) AUTO SPACES
 (35) TRAILER SPACES

Storm Water Management provided in accordance with LDP AP #1245599

LAND PLANNERS
 ENGINEERS • SURVEYORS
 TRANSPORTATION
 LANDSCAPE ARCHITECTS
PAULSON MITCHELL
 INCORPORATED
 85-A MILL STREET
 SUITE 200
 ROSWELL, GEORGIA 30075
 VOICE 770.650.7685
 FAX 770.650.7684
 www.paulsonmitchell.com

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

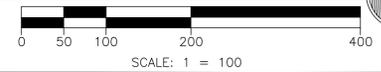


24 HR EMERGENCY CONTACT
 MR. AUSTIN BRANNEN
 678-612-6111

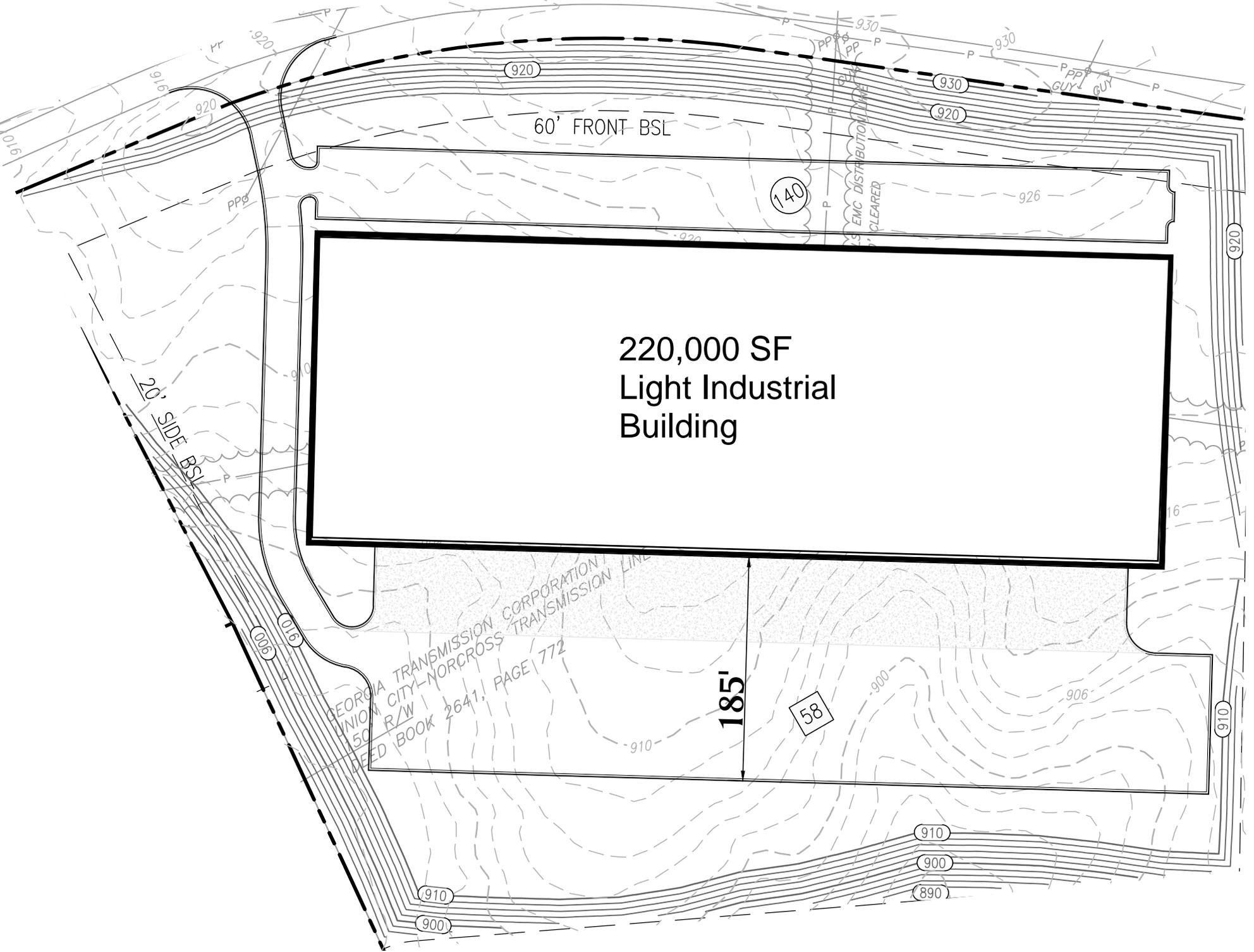
2021107s.dwg 03.08.22

OVERALL SITE PLAN

OVERALL SITE PLAN



Parcel ID: 1620202005 (16 Acres)



Legal Description

Overall Tract

All that tract or parcel of land lying and being in Land Lots 183 and 202 of the 16th District, DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of the western Land Lot Line of Land Lot 202 and the southerly Right of Way of Old Covington Highway, also known as State Highway #12 and U.S. Highway #278 (80' R/W); thence running along the southerly Right of Way of Old Covington Highway the following courses: South 82° 37' 38" East a distance of 196.35 feet to a point; thence running along a curve to the right an arc length of 414.48 feet, (said curve having a radius of 907.60 feet, with a chord bearing of South 66° 49' 28" East, and a chord length of 410.88 feet) to a point; thence South 51° 52' 19" East a distance of 519.93 feet to a 1/2" rebar found; thence leaving said Right of Way of Old Covington Highway; thence South 31° 01' 05" West a distance of 683.74 feet to a 3/4" crimp top pipe found; thence North 64° 32' 22" West a distance of 754.28 feet to a rock found on the western Land Lot line of Land Lot 202; thence running along said Land Lot Line South 03° 15' 54" West a distance of 1071.26 feet to an iron pin set at the intersection of said Land Lot Line and the northeasterly Right of Way of Interstate #20 (variable Right of Way); thence running along said northeasterly Right of Way of Interstate #20 North 49° 09' 01" West a distance of 76.38 feet to an iron pin set; thence continuing along said northeasterly Right of Way of Interstate #20 North 57° 43' 24" West a distance of 122.82 feet to an iron pin set at the intersection of the northeasterly Right of Way of Interstate #20 and the western Right of Way of the 150 foot wide Georgia Transmission Corporation Union City- Norcross Transmission Line; thence continuing along said Right of Way of Interstate 20 the following courses: North 57° 43' 24" West a distance of 77.43 feet to an iron pin set; thence North 54° 51' 39" West a distance of 543.00 feet to an iron pin set; thence North 07° 04' 00" East a distance of 17.00 feet to an iron pin set; thence North 54° 51' 39" West a distance of 157.67 feet to an iron pin set; thence North 54° 51' 39" West a distance of 291.33 feet to an iron pin set; thence South 35° 08' 21" West a distance of 15.00 feet to an iron pin set; thence North 54° 53' 35" West a distance of 599.66 feet to a Right of Way monument; thence North 48° 58' 43" West a distance of 100.87 feet to a Right of Way monument thence leaving said Right of Way of Interstate #20; thence North 00° 30' 21" West a distance of 668.69 feet to a 1" crimp top pipe; thence North 02° 07' 28" East a distance of 210.14 feet to a 1 1/2" open top pipe on the southerly Right of Way of Old Covington Highway, also known as State Highway #12 and U.S. Highway #278 (80' Right of Way); thence running along the said Right of Way of Old Covington Highway the following courses: South 83° 29' 39" East a distance of 279.57 feet to an iron pin set; thence North 83° 46' 13" West a distance of 243.43 feet to an iron pin set; thence South 83° 46' 13" East a distance of 820.69 feet to a point; thence continuing along said Right of Way of Old Covington Highway South 84° 42' 05" East a distance of 188.65 feet to an angle iron found disturbed; thence leaving said Right of Way of Old Covington Highway South 02° 39' 19" West a distance of 398.93 feet to a 1/2" rebar found; thence South 84° 36' 37" East a distance of 200.07 feet to a 1/2" rebar found; thence North 02° 38' 35" East a distance of 399.25 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 67.485 Acres (2,939,642 Square Feet).





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

Applicant Name: _____ **HUNTER HIMES** _____ Phone: 770 815 1104 _ Email: hunter@euphoricdevelopment.com

Property Address: _____ 8637 Covington Hwy_ and others _____

Tax Parcel ID: _____ **16 202 02 005** _ Comm. District(s): _ 5 & 7 _ Acreage: _____ 16.4+ _

Existing Use: _____ Vacant _____ Proposed Use _____ TBD _____

Supplemental Regs: _____ Overlay District: _ Stonecrest Ovd Tier 1 _ DRI: _ NA _____

Rezoning: Yes _ _ No _____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____ Propose to rezone out of the overlay for proposed uses _____

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____

Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____

Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____

Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____

Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____

Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____

Enhanced Open Space: _ Setbacks: front _____ sides _____ side corner _____ rear _____

Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____

Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____

_____ Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____

Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _ _ _____

Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____

Perimeter Landscape Strip: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Possible Variances: _____

Comments: _____

Planner: _____ Rachel Bragg _____ Date _____ 02.09.2023 _____

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

COMMUNITY COUNCIL



DeKalb County
GEORGIA

A change is being proposed for this site.

Case Number: N2. Z-23-1246378



Date: April 2nd, 2023

Time: 6:30 P.M.

Purpose: To rezone to remove the subject property from the Stonecrest Overlay District

CONTACT US: (404)371-2155

WEBSITE:
www.dekalbcountyga.gov/planning-and-sustainability/planning

MEETING LOCATION:
All meetings are virtual on Zoom





COMMUNITY COUNCIL

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Zoom





DeKalb County Parcel Map

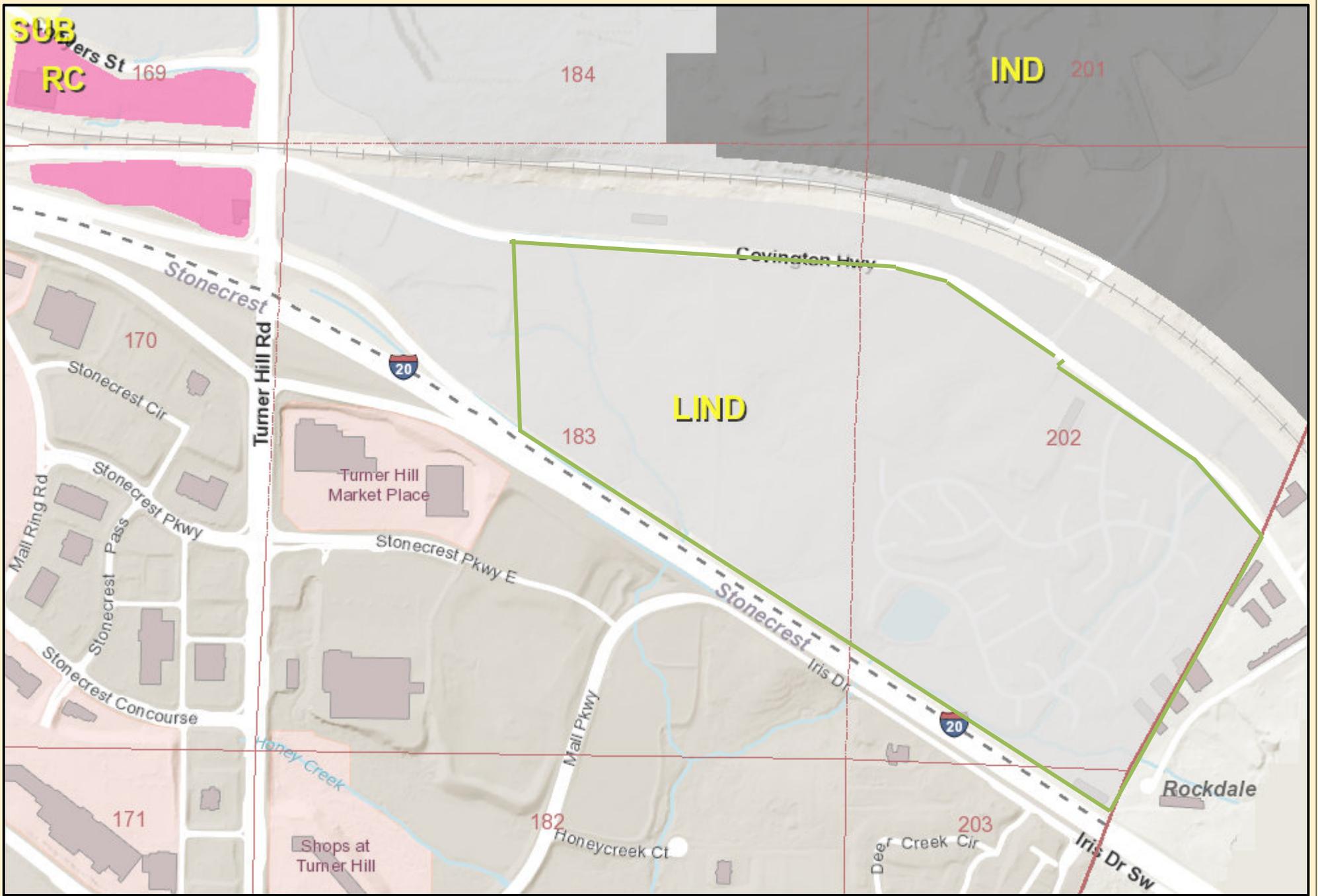


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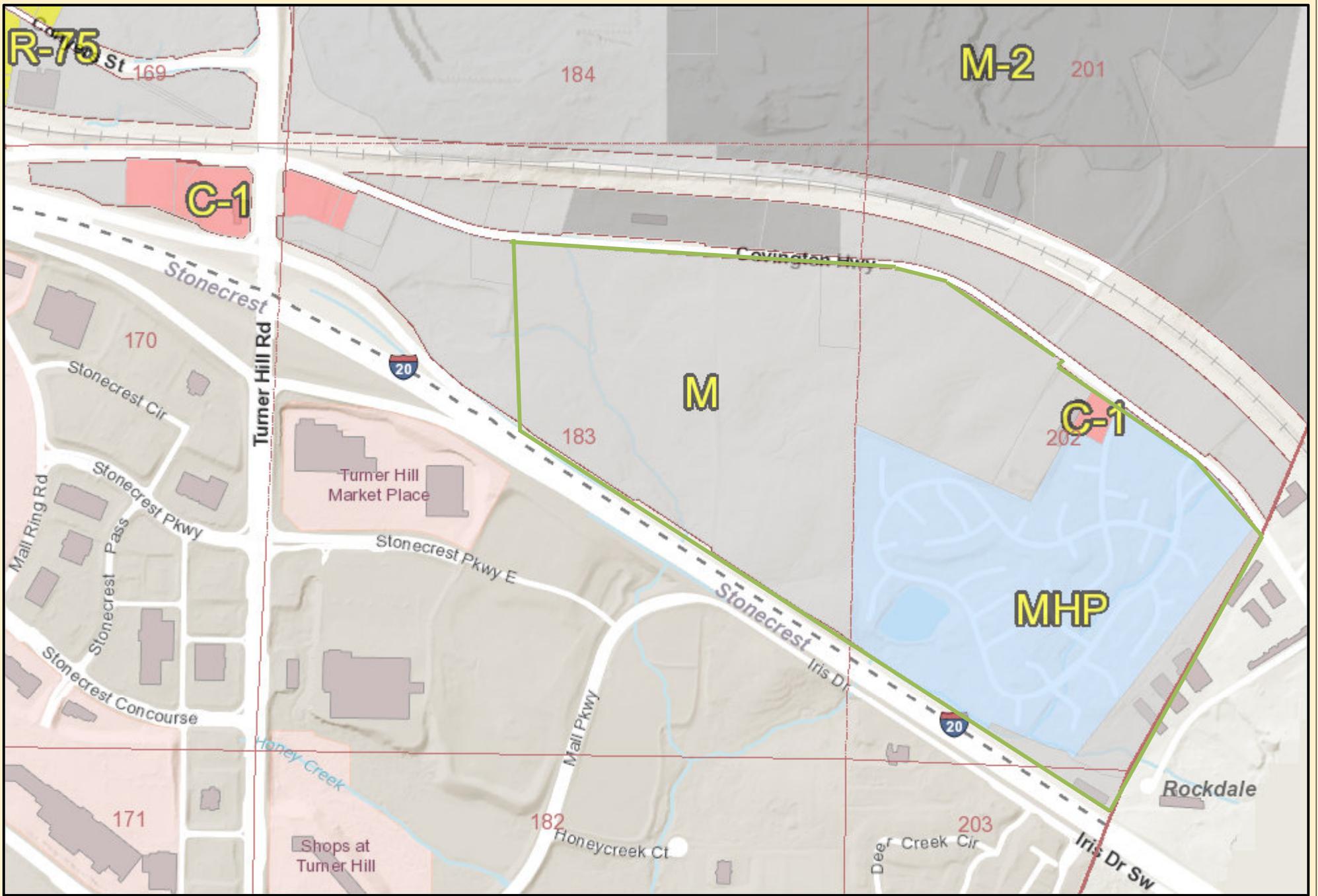
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