

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: Austin Brannen
Mailing Address: 5565 Glenridge Connector Suite 325
City/State/Zip Code: Atlanta, GA 30342
Email: austin@euphoricdevelopment.com
Telephone Home: 678-612-6111 Business: Real Estate

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Project Cross LLC
Address (Mailing): 5565 Glenridge Connector Suite 325 Atlanta, GA 30342
Email: austin@euphoricdevelopment.com Telephone Home: 678-612-6111 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 8637 Covington Highway City: Lithonia State: GA Zip: 30012
District(s): _____ Land Lot(s): _____ Block: _____ Parcel: 1620202005
Zoning Classification: M1 Commission District & Super District: Dist. 5, Super Dist. 7

CHECK TYPE OF HEARING REQUESTED:

- ☒ X VARIANCE (From Development Standards causing undue hardship upon owners of property.)
☐ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 02/20/2024

Applicant/Agent
Signature:



TO WHOM IT MAY CONCERN:

(I)/ (WE): Austin Brannen/Project Cross LLC
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.





Notary Public



Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 2/22/2024

Applicant Austin Mann
Signature: _____

DATE: _____

Applicant _____
Signature: _____

Letter of Intent

02/21/2024

Subject: 8637 Covington Highway Transitional Buffer Reduction

Dekalb Zoning Board of Appeals,

My name is Hunter Himes and I am with Euphoric Development company. We are an Atlanta based industrial developer with two existing industrial buildings in the county. We are requesting a variance from chapter 27-5.4.5 to reduce the transitional buffer from 75' to 25' at our property located at 8637 Covington Highway. Our property is zoned M and the Meadows Mobile Home Community zoned MHP is to our south. The purpose of this variance is to maximize the amount of stormwater that we can retain on site in our detention pond. The detention pond will be extended into the reduce transitional buffer to increase our pond volume by 22% which will help with erosion issues in the mobile home community. We will be constructing a 200,000 SF warehouse/distribution center similar to our neighboring development that was completed this year.

- **Physical Conditions of the Site:**

- The meadows mobile home community to the south has erosion issues from storm water going on to their property. The existing storm systems cannot accommodate the water that is flowing onto the property. We are proposing to install a larger than required detention pond, in the reduce buffer, to retain a majority of the storm water on our development. We are also proposing to divert any detention pond overflow to our neighboring industrial property. I have included the drawings from our completed buildings located at 8361 Covington Highway to show where will divert he water. We would only be installing the detention pond in the reduced buffer area and the impervious improvement would start roughly 140' from the property line.

- **Minimum Variance Necessary**

- We are requesting to reduce the transitional buffer from 75' to 25' to maximize the stormwater storage in our detention pond and still keep a 25' undisturbed buffer. The detention pond will be the only improvements in the reduced buffer. The mobile home community is the low topography point in this area and they have stormwater erosion issues currently.

- **Public Welfare**

- We are seeking the transitional buffer reduction to reduce the stormwater from going to the mobile home community. Our application includes a signed letter of support from the mobile home community owner who we have been working closely with. We will be helping with the current erosion issues and preventing any erosion issues in the future by diverting all of the water into our detention pond.

- **Ordinance Hardship**

- Our development is possible without the variance but we will not be able to increase our detention pond volume which will cause issues to the mobile home community. If we do not increase our detention pond, then stormwater erosion issues will continue. Our goal is to divert as much stormwater as possible to maintain all of the stormwater on our site.

- **Alignment with the Spirit of the Law**

- There will not be any building or impervious improvements in the reduced buffer area. Our truck court paving will start ~140' from the property line at the closest point. The remaining 25' buffer will remain undisturbed. We want to be a good neighbor and help with the current issues that the mobile home park is having by storing a majority of the water in our detention pond. We could potentially flood their storm system if we send any water to the south. That is why we will also be diverting the detention pond overflow to our neighboring property.

Thank you for your time and consideration of our variance. We look forward to our continued investment in Dekalb county with another class A industrial building. Please reach out if you have any questions or concerns before our meeting on 4/10/2024

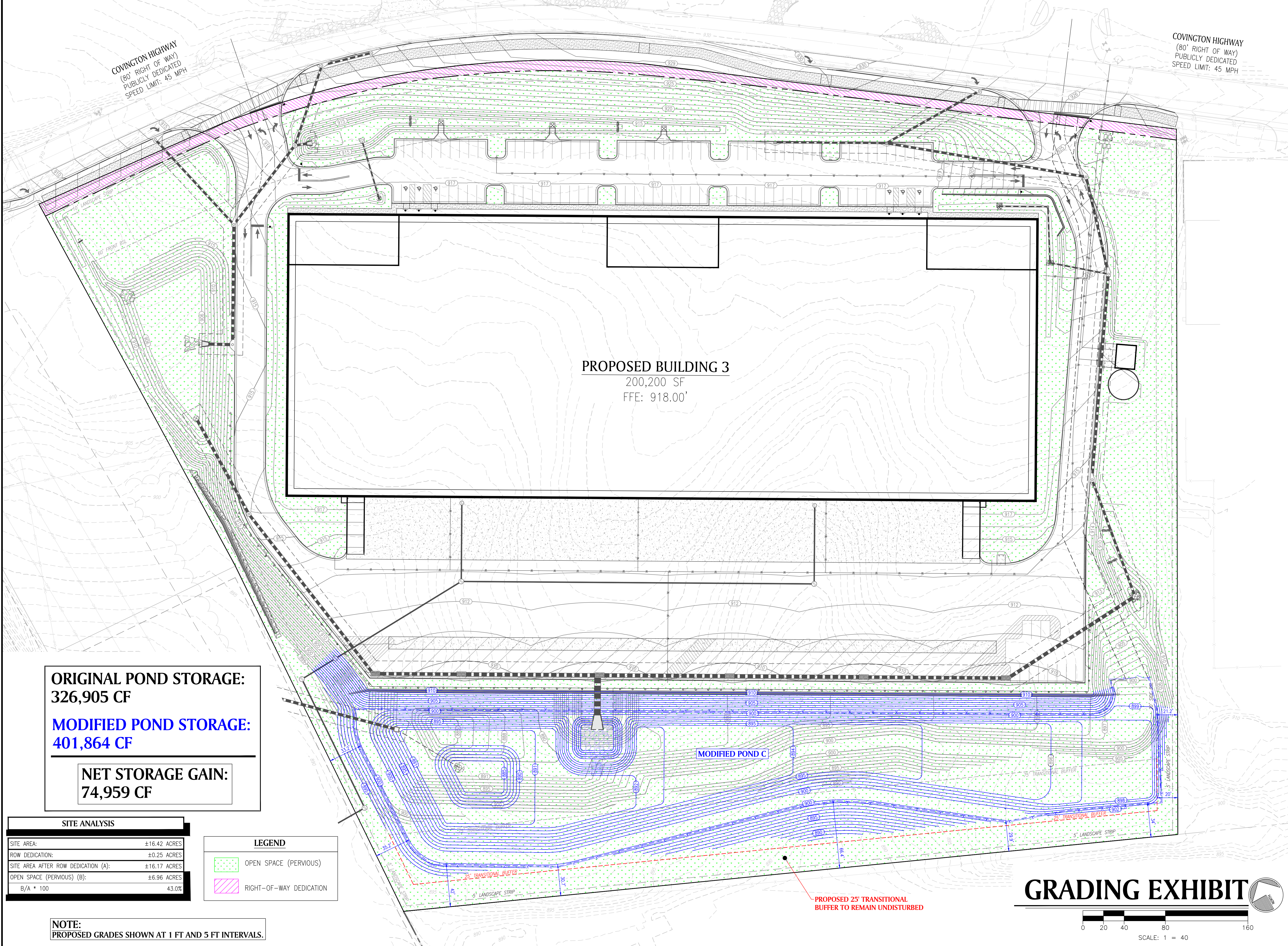
Thank you,

A handwritten signature in blue ink, appearing to read 'Hunter Himes', with a stylized, cursive script.

Hunter Himes

Euphoric Development- VP Development

13/02/2024 09:00:00 AM - no print settings, ARCHITECT: J. D. HARRIS, ENGINEER: J. D. HARRIS, SURVEYOR: J. D. HARRIS, DATE: 10/10/2024, SCALE: 1" = 40', SHEET: 1 OF 1, PROJECT: 16TH DISTRICT, 8637 COVINGTON HIGHWAY, UNINCORPORATED DEKALB COUNTY, GA 30058



ORIGINAL POND STORAGE:
326,905 CF

MODIFIED POND STORAGE:
401,864 CF

NET STORAGE GAIN:
74,959 CF

SITE ANALYSIS

SITE AREA:	±16.42 ACRES
ROW DEDICATION:	±0.25 ACRES
SITE AREA AFTER ROW DEDICATION (A):	±16.17 ACRES
OPEN SPACE (PERVIOUS) (B):	±6.96 ACRES
B/A * 100	43.0%

LEGEND

- OPEN SPACE (PERVIOUS)
- RIGHT-OF-WAY DEDICATION

NOTE:
PROPOSED GRADES SHOWN AT 1 FT AND 5 FT INTERVALS.

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85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:

PROJECT CROSS

LAND LOT 202
16TH DISTRICT
LITHONIA, GA 30058
8637 COVINGTON HIGHWAY
UNINCORPORATED DEKALB COUNTY

FOR:

PROJECT CROSS
LLC

5565 GLENRIDGE CONNECTOR
SUITE 1100
ATLANTA, GA 30342

COA-PEF001716 • EXP. - 6/30/2024

REVISIONS

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

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

01.19.24

GRADING EXHIBIT

0 20 40 80 160
SCALE: 1" = 40'

GRADING EXHIBIT

SHEET

EX-1

13/2021/20210710/01.dwg, 2021/07/10 10:49 AM, 178 Sams Street, Decatur, GA 30030, 404.371.2155 (P), 404.371.4556 (F), 404.371.4556 (T), 178 Sams Street, Decatur, GA 30030, 404.371.2155 (P), 404.371.4556 (F), 404.371.4556 (T)

SEE SHEET C-212 FOR
MORE DETAILS ON WORK
DONE IN RIGHT OF WAY

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

N/F
FB PROPERTIES, LLC
DEED BOOK 26846, PG 77
ZONED M (INDUSTRIAL DISTRICT)
STONECREST OVERLAY DISTRICT
PARCEL ID: 16 183 02 005

N/F
FB PROPERTIES, LLC
DEED BOOK 26846, PG 83
ZONED M (INDUSTRIAL DISTRICT)
STONECREST OVERLAY DISTRICT
PARCEL ID: 16 183 02 012

N/F
DAREN AND ELPEDIA GENTLES
DEED BOOK 26942, PG 752
ZONED M (INDUSTRIAL DISTRICT)
STONECREST OVERLAY DISTRICT
PARCEL ID: 16 183 02 001

PROPOSED BUILDING
±300,240 S.F.
FFE ±874.00'

N/F
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

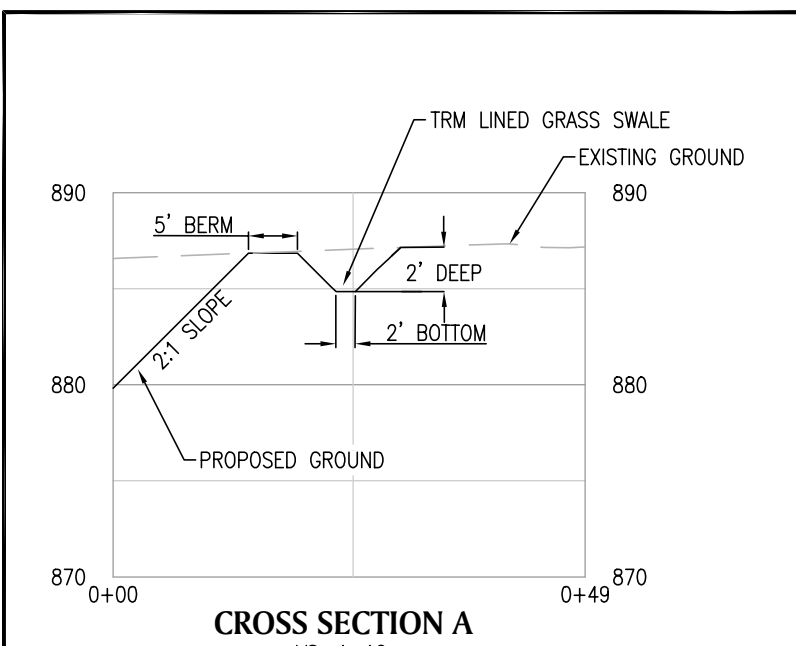
75' UNDISTURBED
COUNTY BUFFER
50' UNDISTURBED BUFFER
25' STATE BUFFER

C-210

MATCHLINE

C-211

INTERSTATE #20
(VARIABLE WIDTH RIGHT OF WAY)
(LIMITED ACCESS HIGHWAY)
SPEED LIMIT: 70 MPH



GRADING INSERT #1

SEE GRADING
INSERT #1 ON
SHEET C-200 FOR
CROSS SECTION A

PROPOSED BUILDING
±184,030 S.F.
FFE ±870.00'

N/F
LOCKERMAN, DAVIS, SCOTT AND HAWKINS, LL
DEED BOOK 20765, PG 721
ZONED MHP (MOBILE HOME PARK)
STONECREST OVERLAY DISTRICT
PARCEL ID: 16 202 02 002

INTERSTATE #20
(VARIABLE WIDTH RIGHT OF WAY)
(LIMITED ACCESS HIGHWAY)
SPEED LIMIT: 70 MPH



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY



Director
Andrew A. Baker, AICP

APPROVED

DATE
09/13/22

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or construction 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 to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction requirements 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.

ENGINEER'S CERTIFICATE

PROPOSED WATER QUALITY FACILITY

I, Jenni Olivo, a registered professional engineer in the

Georgia, hereby certify with my signature and seal, that the Water Quality facility (facilities) for the

known as

Covington Highway Industrial

Development/Building Permit No. 1245599, lying in Land Lot 183 & 202 of the District,

DeKalb County, has (have) been designed to comply with the approved plans and specifications, and in

accordance with DeKalb County requirements.

This, the 6th day of June, 2022

Signature: Jenni Olivo

Georgia Registration No. 28741



Revised 2/1/17



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

ENGINEER'S CERTIFICATE

STORM WATER RUN-OFF

I, Jenni Olivo, a registered professional engineer in the State of Georgia, hereby certify with my signature and seal, that the

grading and drainage plans for the project known as Covington Highway Industrial

Development/Building Permit# 1245599, lying in Land Lot 183 & 202

of the 16th District, DeKalb County, have been reviewed under my supervision, and state that,

in my opinion, the execution of said plans will comply with the DeKalb County Land Development Ordinance.

This, the 6th day of June, 2022

Signature: Jenni Olivo

Georgia Registration No. 28741



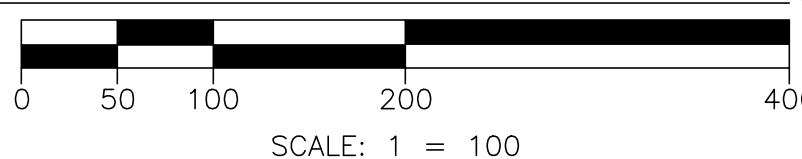
Revised 2/1/17

NOTE:
RETAINING WALLS 4 FT OR HIGHER
REQUIRE A SEPARATE BUILDING
PERMIT. RETAINING WALLS TO BE
PERMITTED BY OTHERS.

NOTE:
SEE SHEETS C-420-C-432 FOR MORE DETAILS ON SWALES.
SEE SHEET C-643 FOR MORE DETAILS ON RIP-RAP SIZING.

NOTE:
CONTRACTOR TO ENSURE THAT ADA PARKING AREAS DO
NOT EXCEED THE MAX OF 2% GRADE.

OVERALL GRADING PLAN



SCALE: 1" = 100'

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ROSWELL, GEORGIA 30075
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



Know what's below.
Call before you dig.

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

2021107g.dwg 03.08.22

OVERALL GRADING PLAN

SHEET

C-200

