



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: July 9, 2019, 6:30 P.M
Board of Commissioners Hearing Date: July 23, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: Z-19-1243269 **Agenda #:** N.4

Location/Address: 3112 Panthersville Road **Commission District:** 03 **Super District:** 06

Parcel ID: 15-089-01-009

Request: To rezone property from C-1 (Local Commercial) District to M (Light Industrial) District to construct an industrial facility for distribution, manufacturing or other industrial uses.

Property Owner/Agent: Stone Mountain Industrial Park, Inc.

Applicant/Agent: Strategic Development Partners, LLC

Acreage: 11.05

Existing Land Use: Undeveloped

Surrounding Properties: To the north, south, and east: Light Industrial (M) uses only; to the west across Panthersville Road is Residential Medium (R-100)

Adjacent Zoning: **North:** M **South:** M **East:** M **West:** R-100

Comprehensive Plan: **Light Industrial (LIND)** ☒ **Consistent** ☐ **Inconsistent**

Proposed Density: 1,030 SF/acre	Existing Density: N/A
Proposed Square Ft.: 11,365	Existing Units/Square Feet: N/A
Proposed Lot Coverage: 57.4% impervious	Existing Lot Coverage: N/A

SUBJECT PROPERTY

The 11.5-acre site has frontage on Panthersville Road (a minor arterial) and Clifton Springs Road (a minor arterial). The subject property is currently undeveloped with grass and brush. The street frontage along Panthersville Road has sidewalks however Clifton Springs Road does not. The surrounding properties to the north and east are manufacturing/industrial in nature. Adjacent to the site along Panthersville Road is a storage facility. Adjacent to the site along Clifton Springs Road is an industrial park with manufacturing and office buildings. Along the west side of the property across the street on Panthersville Road is the Georgia Bureau of Investigation headquarters and Georgia State University – Perimeter College. Along the southern side of the property across on Clifton Springs Road are offices and industrial and manufacturing businesses. At the southwest corner of the subject property contains a Chevron gas station with various commercial businesses. That site is zoned M.

ZONING HISTORY

This site is currently zoned C-1 with conditions CZ-04039. In 2004, the site was rezoned from M to C-1 with conditions that limited commercial development to a shopping center with a food store as the major anchor store. Those conditions limited commercial development to a shopping center with a food store as a major anchor store. It excluded uses such as bowling alley, fitness center, disco, non-retail, skating rink and any service which requires extensive parking.

ZONING ANALYSIS

The site is currently zoned C-1 (Local Commercial) District with conditions. The subject application requests an amendment to the Official Zoning Map pursuant to Chapter 27, Article 7.3 of the DeKalb Code of Ordinances to rezone the entire 11.05-acre site to the M (Light Industrial) District to allow for the development of a 125,000 square foot industrial building. Per Article 2.31.1 B, the intent of the M zoning district is to provide an environment for light industrial uses that produces no appreciable impact on adjacent properties. The proposed M zoning district is consistent with adjacent and surrounding M zoned properties along Panthersville Road and Clifton Springs Road. The proposed M zoning district is appropriate for the site given its consistency with the 2035 Comprehensive Land Use Plan which designates this site within the Light Industrial (LIND) Character Area.

PROJECT ANALYSIS

Per the submitted application and site plan, the applicant is requesting to rezone the property from C-1 (Local Commercial) to M (Light Industrial) to allow for the development of a 125,000 square foot industrial building at a density of 11,365 square feet per acre. The submitted site plan depicts a front load facility with employee parking on both sides and 54 trailer spaces located in front of the building. The proposed building height is 42.6 feet. Proposed open space will be 4.70 acres with a detention pond located at the Clifton Springs Road entrance. Since all adjacent properties are zoned M, there are no proposed transitional buffers. One right in/right out access point is depicted from Clifton Springs Road and one right in/right out access point is depicted from Panthersville Road.

IMPACT ANALYSIS

Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The 2035 Comprehensive Plan designates the subject site within the Light Industrial (LIND) Character Area. The intent of the Light Industrial Character Area is identified as areas appropriate for industrial type uses. The proposed rezoning and development is in conformity with the policy and intent of the comprehensive plan.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

The proposed rezoning to the M (Light Industrial) District to allow for the development of a 125,000 square foot building is suitable given the adjacent industrial park and surrounding industrial/commercial uses in the area.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

Given that the site is located within a Light Industrial (LIND) Character Area for industrial type development, the property may not have a reasonable economic use as currently zoned C-1 (Local Commercial) District for commercial development. Since the rezoning from M to C-1 in 2004, the site has been undeveloped. The proposed rezoning to the M District to allow for the development of a 125,000 square foot industrial building should allow options for more viable economic performance.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The rezoning request to the M (Light Industrial) District should not adversely affect the use or usability of adjacent and nearby industrial properties and commercial uses along Panthersville Road and Clifton Springs Road.

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:

The site is surrounded by M zoned properties and industrial/commercial based uses. The proposed rezoning and development for industrial use is consistent with the Light Industrial Character Area policies identified by the 2035 Comprehensive Plan.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

There are no known historic buildings, sites, districts or archeological resources that would be adversely affected by the rezoning request to the M District.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The rezoning request to M and industrial development would have an impact on vehicle and pedestrian traffic in the area. Access points and sidewalk addition and improvements are critical to development. Since this development doesn't involve housing, there will be no impact to local schools. The DeKalb County Public Works Traffic Engineering did not see any concerns.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The request for M zoning on the site should not adversely impact the environment or surrounding natural resources. However, the site plan review and Land Disturbance Permit (LDP) process will ensure that to establish tree preservation standards, storm water management standards and emergency vehicle access requirements have been met.

COMPLIANCE WITH DISTRICT STANDARDS PER TABLE 2.2:

Property zoned for M (Light Industrial) must comply with minimum development standards per Article 2 – Table 2.2 Non-Residential Zoning Districts Dimensional Requirements of the DeKalb County Zoning Ordinance.

STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
LOT WIDTH (M)	MINIMUM OF 100 FEET ON A PUBLIC STREET FRONTAGE	434 FEET FRONTAGE ALONG CLIFTON SPRINGS ROAD; 465 FEET FRONTAGE ALONG PATHERSVILLE ROAD	YES
LOT AREA (M)	30,000 SQUARE FEET	350,000 SQUARE FEET	YES
LOT COVERAGE	Max. 85%	57.4%	YES
FRONT BUILDING SETBACK	60 FEET	10 Feet	YES
SIDE BUILDING SETBACK	INTERIOR 20 FEET CORNER 60 FEET	80 FEET	YES
REAR SETBACK	30 FEET	40 FEET	YES
HEIGHT		42.6 FEET	YES
OPEN SPACE	MINIMUM 20%	4.70 ACRES	YES
PARKING – ARTICLE 6	1 PER 2,500 SF (MIN) 1 PER 500 SF (MAX)	80 SPACES	YES

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The proposed rezoning request from C-1 (Local Commercial) District to M (Light Industrial) District is compatible with the surrounding and adjacent properties. The request to allow for the development of a 125,000 square foot industrial building is consistent with the Light Industrial (LIND) Character Area in the 2035 Comprehensive Land Use Plan and the following policies: to provide an environment for light industrial uses that produces no appreciable impact on adjacent properties, to generate employment opportunities and economic development, and to provide an area within DeKalb County for recycling and green businesses to locate. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning from C-1 (local Commercial) District to M (Light Industrial) District be APPROVED subject to Staff's recommended conditions:

1. This site shall be developed in substantial conformity to the site plan and renderings entitled 3112 Pathersville Road and 3112 Panthersville Distribution Center stamped received by DeKalb County Planning and Sustainability Department on April 29, 2019.
2. A 15 foot landscape strip and 5 foot sidewalks shall be placed along Panthersville Road and Clifton Roads with 15% of tree species selected to screen activities on subject property subject to the approval of the County Arborist.
3. Access points are subject to approval by the Transportation Division of the Department of Public Works.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or

other entity whose decision should be based on the merits of the application under review by such entity.

Attachments:

- 1. Department and Division Comments**
- 2. Application**
- 3. Site Plan**
- 4. Zoning Map and Land Use Map**
- 5. Aerial Photograph/Site Photographs**



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-19-1243269 Parcel I.D. #: 15-089 01-009
Address: 3112 Panthersville Road
Decatur, Ga. 30034

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 _____

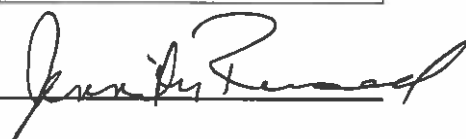
Please provide additional information relating to the following statement.

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:

Did not see any traffic engineering concerns at this time.

Signature: 

FROM: SDP Panthersville, LLC

TO: Owner of Property located at _____

Notice of Community Meeting

Dear Property Owner:

This letter is to inform you of an upcoming Community Meeting on Monday, April 22nd, 2019 at 7:00 PM to discuss the re-zoning of 3112 Panthersville Road, Decatur, GA 30034 ("Property"). Per DeKalb County re-zoning ordinance, we are obligated to provide you notice of this Community Meeting, as the Property is within 500' of your property's boundary line. The meeting will take place on-site at 3112 Panthersville Road underneath a tent, and complimentary snacks and soft-drinks will be provided to those in attendance. You are invited to come meet the site developers and learn more about the project and how it will impact the area.

SDP Panthersville, LLC intends to re-zone the property from C-1 (Local Commercial) to M (Light Industrial). Should you have any questions or concerns, please do not hesitate to contact us, and we will be happy to answer them to the best of our ability. We look forward to seeing you on April 22nd at the site.

Best Regards,



JR Wright, Jr.

SDP Panthersville, LLC

(404) 836-4841

MEETING SIGN-IN SHEET	
Project: 3112 Panthersville Road - Rezoning	Meeting Date: April 22, 2019
Facilitator: JR Wright, Jr – Strategic Development	Location: 3112 Panthersville Road, Decatur, GA

Meeting Date: April 22, 2019

Location: 3112 Panthersville Road, Decatur, GA

[illegible]

JR Wright, Jr.

From: JR Wright, Jr.
Sent: Wednesday, April 10, 2019 5:53 PM
To: pdk-powell@comcast.net
Cc: 'Bridges, Stephen (US)'
Subject: RE: Panthersville Community Meeting
Attachments: 2018-0517 - Aerotropolis - Entry Perspective Rendering.jpg; Panthersville - Concept Plan_022219.pdf

Mr. Powell:

Attached you will find a preliminary site-plan that shows the general parameters of what we will be building, along with an architectural rendering of a building we are currently constructing by the Hartsfield-Jackson Airport, which will be of similar quality to this property. We are petitioning to rezone the property from Light Commercial to Light Industrial (which is actually the original zoning designation for the property). The property currently rests within the boundaries of Perimeter East Industrial Park, and we will be building a state of the art industrial facility to cater to distributors, manufacturers, and other industrial users. We will be building this on a speculative basis, in hopes of enticing a company to come and lease the property.

If you have more questions after you've reviewed the attached information, please reach back out.

Best Regards,



J.R. Wright, Jr.
Strategic Real Estate Partners, LLC
3715 Northside Parkway
Building 400, Suite 425
Atlanta, GA 30327
404-836-4841 Direct
912-617-7705 Cell
jrwright@strategicrepartners.com
www.strategicrepartners.com

From: pdk-powell@comcast.net <pdk-powell@comcast.net>
Sent: Monday, April 8, 2019 2:32 PM
To: JR Wright, Jr. <jrwright@strategicrepartners.com>
Cc: 'Bridges, Stephen (US)' <Stephen.Bridges@am.jil.com>; 'K W Powell' <pdk-powell@comcast.net>
Subject: RE: Panthersville Community Meeting

Dear Mr. Wright,

Thank you for your invitation to your Pre-Application Community Meeting. I will make a concerted effort to attend. If you have documents that provide information concerning both your proposed application and a description of your business, then please e-mail them to me. This will allow me the opportunity to prepare for the meeting. Your time is

valuable. By providing these documents I will do my best to be prepared to ask pertinent and meaningful questions and not waste your time. Thank you.

Sincerely,
Wayne Powell

From: JR Wright, Jr. <jrwright@strategicrepartners.com>
Sent: Friday, April 5, 2019 8:21 AM
To: pdk-powell@comcast.net
Cc: Bridges, Stephen (US) (Stephen.Bridges@am.ill.com) <Stephen.Bridges@am.ill.com>
Subject: Panthersville Community Meeting

Mr. Powell:

Good morning. My name is JR Wright, and I'm with Strategic Real Estate Partners. We are beginning the process for re-zoning a piece of land on Panthersville Road, and I would like to invite you to our pre-submittal community meeting so that you can hear about our plans for the site, and answer any questions you may have as a representative of the community.

The meeting is planned for 7:00 PM at 3112 Panthersville Road, Decatur, GA 30034, on Monday April 22, and we will have a tent along with light refreshments for those in attendance. I hope you can join us, and if you have any questions in the interim, please don't hesitate to give me a call.

Best Regards,



J.R. Wright, Jr.
Strategic Real Estate Partners, LLC
3715 Northside Parkway
Building 400, Suite 425
Atlanta, GA 30327
404-836-4841 Direct
912-617-7705 Cell
jrwright@strategicrepartners.com
www.strategicrepartners.com

LETTER OF APPLICATION

3112 PANTHERSVILLE ROAD, DECATUR, GA 30034

RE-ZONING APPLICATION

As part of the re-zoning application, we are pleased to include the Letter of Application, outlining the specifics of the proposed use.

Current Zoning: C-1 (Local Commercial)

Proposed Zoning: M (Light Industrial)

Reason for the Re-Zoning Request:

Existing Use of the Property: Currently, the Property is a vacant piece of rough-graded land. No structures or improvements exist beyond the initial grading that took place on the site in the late 1980's.

Proposed Use of the Property:

Upon successful re-zoning, the site will be developed as a Class-A industrial facility, built on a speculative basis, and to be leased on a long-term contract to a company seeking to locate in the area. The developer does not currently have a tenant interested in the building, but we believe the market in the area demands more industrial development to satisfy tenants' needs for space in the area. The building will be designed and constructed with the highest quality materials, and to the highest quality and most modern specifications relating to industrial facilities. The developer will target manufacturers, fulfillment centers, e-commerce companies, distributors and warehouse operators as prospective tenants for the building. Specific characteristics of the building are as follows:

-
- 1) **Building Material:** Tilt-up concrete construction
 - 2) **Building Height:** 42'6" at the highest point of the tilt wall panel
 - 3) **Number of Units:** 1-2 units, depending on the space required by a prospective tenant
 - 4) **Building Area:** 125,617 gross square feet
 - 5) **Office Area:** Built to suit by Tenant (estimated at 5,000 square feet)
 - 6) **Loading:** Two (2) drive-in doors, and twenty-four (24) dock high doors
 - 7) **Sprinkler System:** Early Suppression, Fast Response (ESFR) ceiling mounted sprinklers
 - 8) **Lighting:** High Efficiency LED lights (office and warehouse)
 - 9) **Personnel Parking:** Minimum 80 parking spaces, expandable to 180 spaces
 - 10) **Hrs. of Operation:** Tenant's shall operate under their own business hours

Attached as Exhibit A, please find a proposed floorplan, entry viewpoint with building elevations, and an architectural rendering of the building.

Conditions Agreed Upon by Applicant:

- 1) Landscaping will adhere to all local ordinances in Article Five of Dekalb County Zoning Code to properly screen the property from public view, as deemed necessary.
- 2) Deceleration lanes will be included as part of the development of the site, as approved by Public Works and GDOT.

A) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan:
B) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:
C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
D) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties:
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:

IMPACT ANALYSIS
Answer:
The Dekalb County Comprehensive Plan's 2035 Future Land Use Map currently lists the property for Light Industrial zoning. Surrounding properties are also listed as Light Industrial, so the Property integrates precisely with the Comprehensive Plan and the neighboring properties.
The Property is located within the Perimeter East Industrial Park, and is governed by the covenants, conditions and restrictions of the park. Within half a mile, there are sixteen (16) buildings or sites zoned light industrial and/or used for warehousing, distribution, or manufacturing. Included in this number are two buildings directly adjacent to the site on the east side of the Property that are zoned Light Industrial. Prior to the property's re-zoning in 2004, the property was originally zoned and intended for Light Industrial. The property was rezoned to Local Commercial by a previous buyer who never closed on the property due to financing and development issues associated with risk in retail property. Additionally, the Property sits below the elevations of Panthersville Road and Clifton Springs Road, which will make the screening of the property relatively easy compared to a site that sits at level or higher elevations of nearby public streets.
The property has sat fallow since its re-zoning to Local Commercial in 2004. The proposed use of Local Commercial does not fit the narrative for the area, as this would be the only streetside retail in the general vicinity. The majority of existing retail is located on Flat Shoals Parkway, between I-285 and I-20. Retail property is under threat of E-Commerce and direct to consumer shipping. Ecommerce grew 18% over 2017, represents 15% of all retail sales & Internet Retailer projects ecommerce's share of overall retail growth hit 45.5% in 2018. Nearly all industrial markets held record-setting sales price ranges and new historic annual record was set for transactional volume within the industrial sector in 2018. Retail pricing is floundering. If retail or multifamily was developed on this proposed site, a maximum of 10 to 20 people would be employeeed. Our proposed site offers almost 200 employee parking spaces for new jobs. HD Supply's new location at Ft Gillem is rumored to offer wages around \$18/hr and the new minimum wage many employers must pay is \$15/hr due to Amazon. The Film industry continues to occupy industrial property such as Blackhall Studios in a 400,000 SF warehouse off Continental Rd & Bouldercrest. "According to the Georgia Department of Economic Development, the film and entertainment industry generated 79,100 jobs in 2015 with wages totaling \$4Billion. The projected employment growth rate for the Motion Picture and Sound Recording Industries (between 2014 – 2024) is 3.1%. Georgia has a 1.97% share of national employment of the U.S. film industry in 2014, which shows an upward growth trend of 62%. DeKalb County ranks 4th in the state in for counties with the highest number of employer locations (514) listed for the arts, entertainment and recreations sector in Georgia." –Decide Dekalb
No properties nearby will be adversely affected by the re-zoning of the property to Light Industrial. The area currently supports sixteen (16) industrial buildings within one half mile of the property, and tenants in adjacent buildings expressed support for the project during the pre-submittal community meeting. The light industrial use will likely complement the use of other properties and tenants in the area, and spur additional development.
Uses allowed under Light Industrial zoning continue to thrive in the Atlanta market, and now provide wages well above minimum wage and wages of neighborhood retail employers.

F) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

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:

H) Whether the zoning proposal adversely impacts the environment or natural resources:

The site is currently raw land that was mass-graded in the late 1980's when Pattillo Industrial Real Estate developed Perimeter East Industrial Park. Re-zoning to light industrial will not affect any historic buildings, sites, districts, or archaeological resources, as none of these currently exist on the property.

Uses approved under light industrial zoning generally have the lowest impact on municipal resources as it relates to trash, water, and other public services and utilities, as compared to other uses that occupy similar size parcels of land and area. Because the property is raw land, the development will create additional impact on the roads, but the impact will be no different than uses currently in place in the surrounding and nearby neighborhood. Furthermore, the property has access to two 5 lines roads, Panthersville Road and Clifton Springs Road, and a newly constructed interstate exit at Flat Shoals Rd.

The site has been previously graded, and re-zoning will not allow for any adverse environmental impact. No streams or wetlands will be affected, and a limited number of trees exist on the property, so there will be minimal tree removal. As part of the development of the property, the landscaping and drainage on the property will be improved, which will likely improve the state of the environment and natural resources nearby.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: _____

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

(X) REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

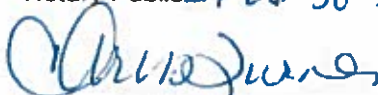
(I) (WE), STONE MOUNTAIN INDUSTRIAL PARK, INC.
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to
JOHN ROBERT WRIGHT, JR.
(Name of Applicant or Agent Representing Owner)

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



Notary Public EXP 06-30-2020



Notary Public EXP 06-30-2020



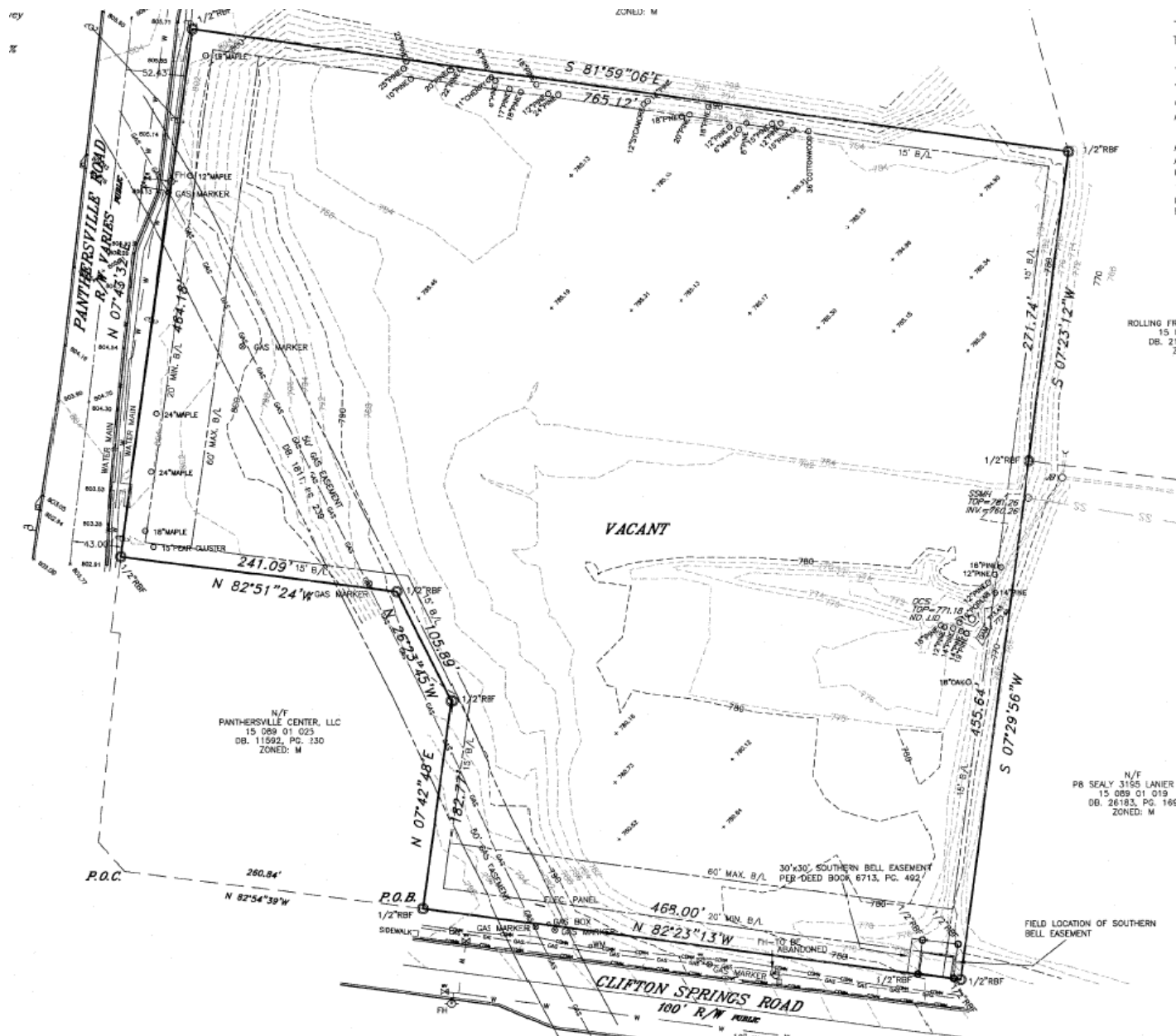
Owner

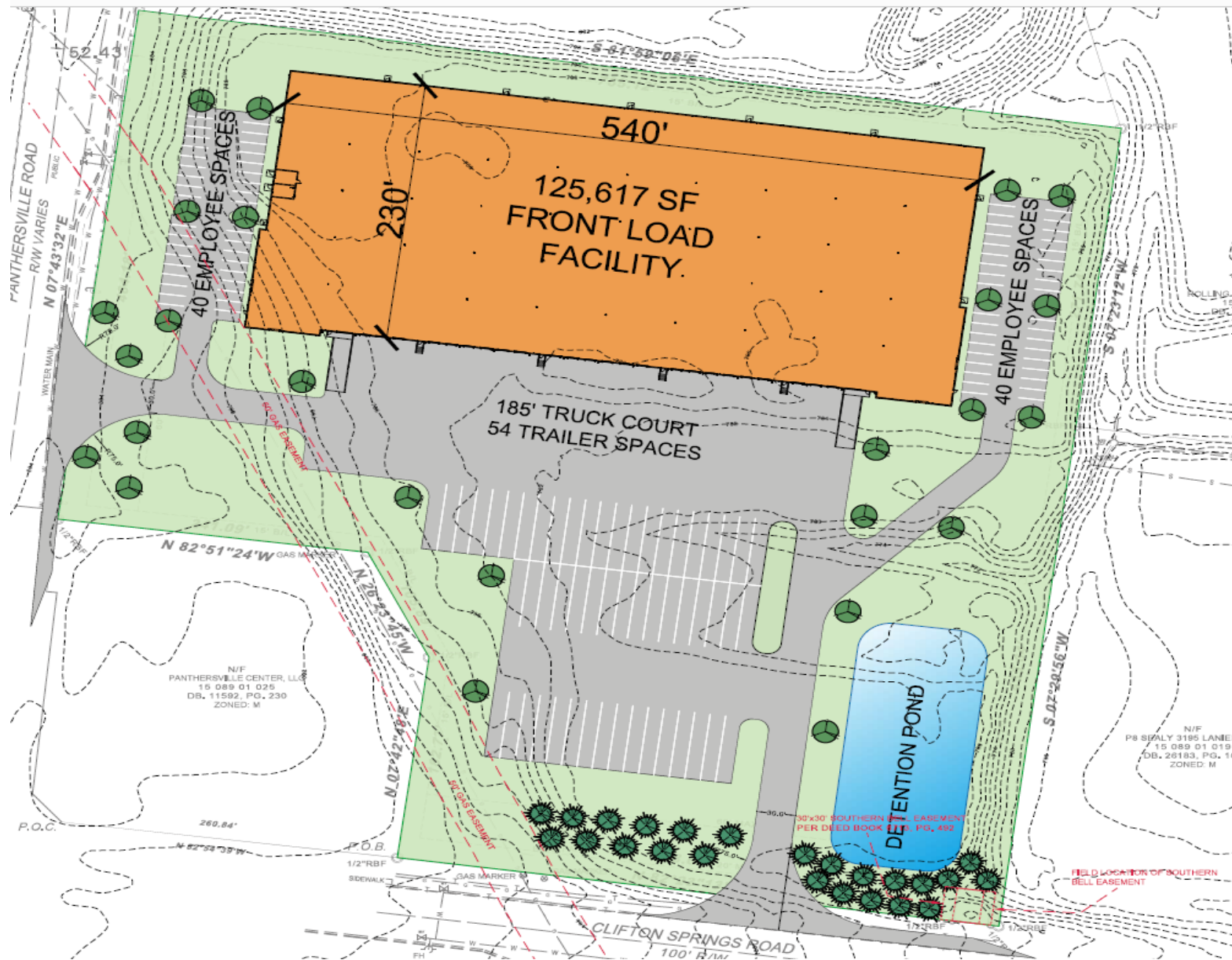
Owner

Notary Public

Owner



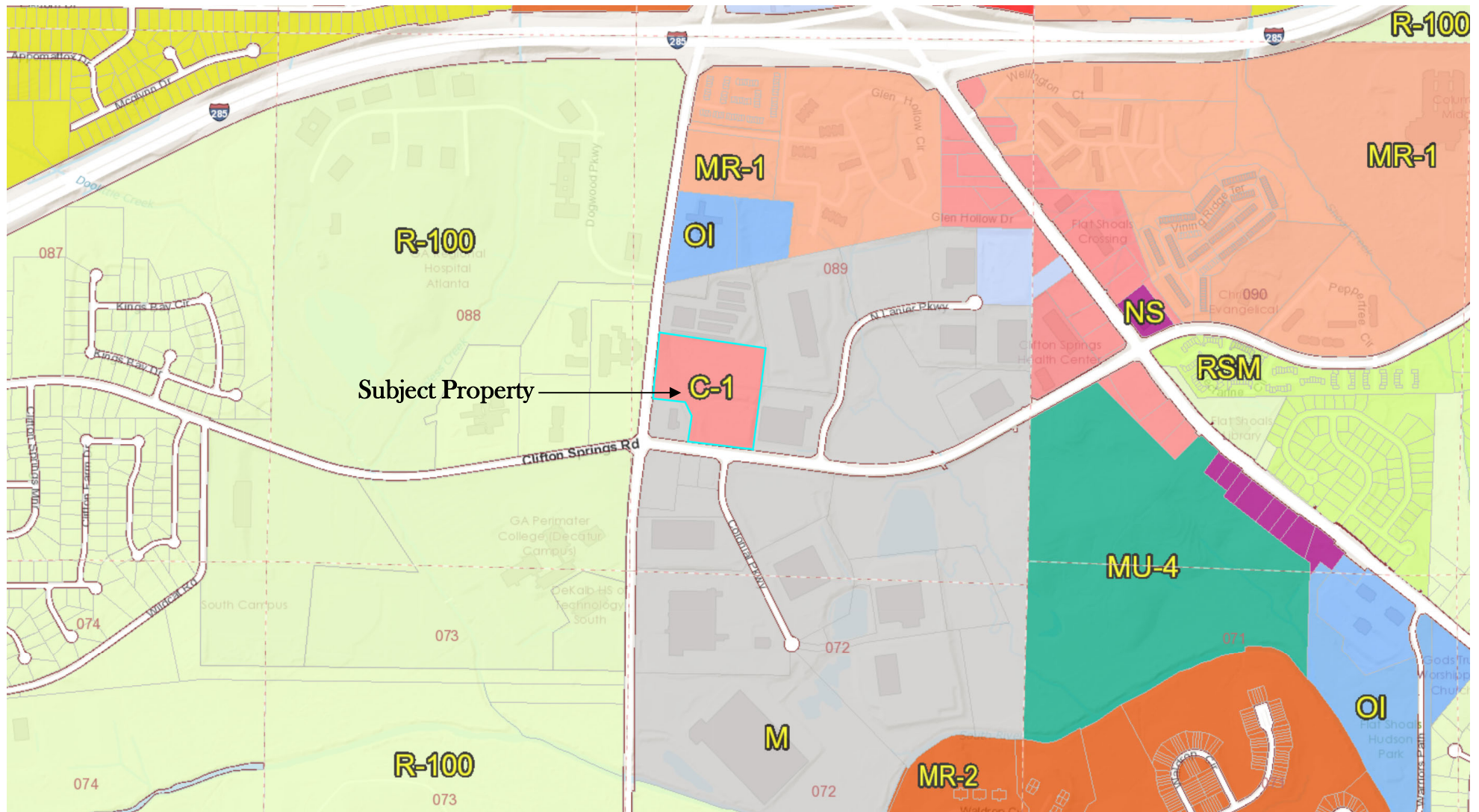


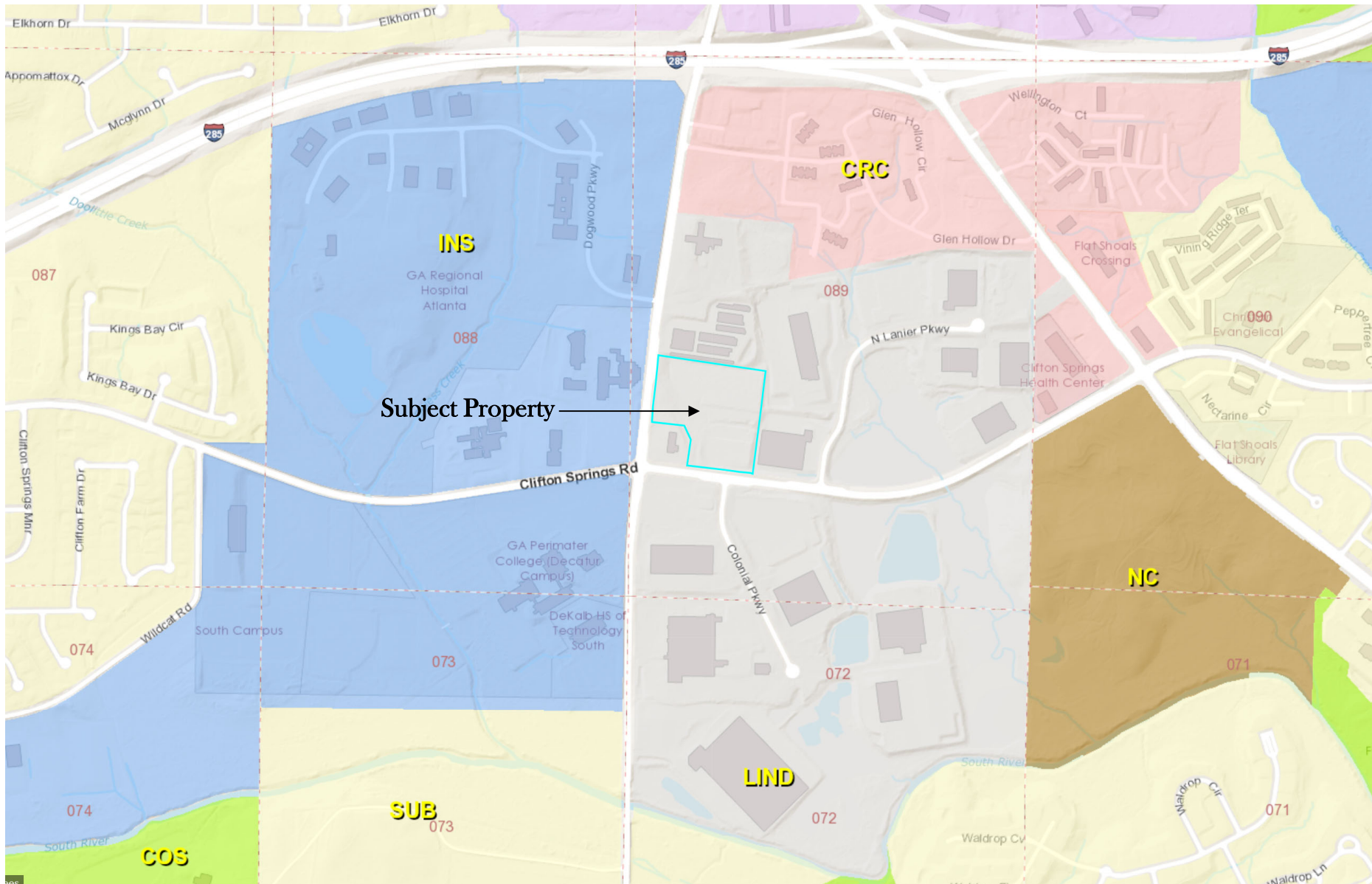


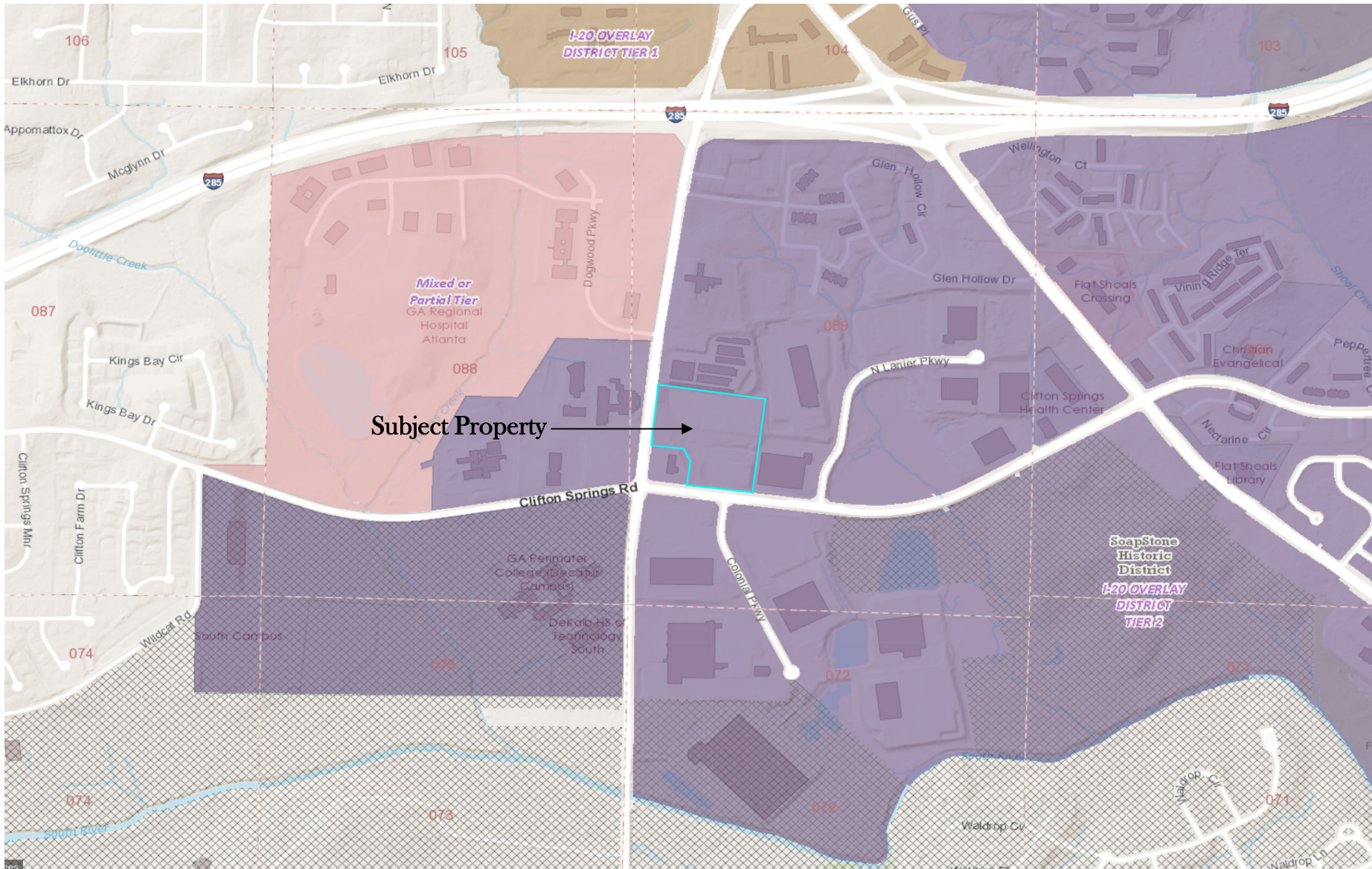
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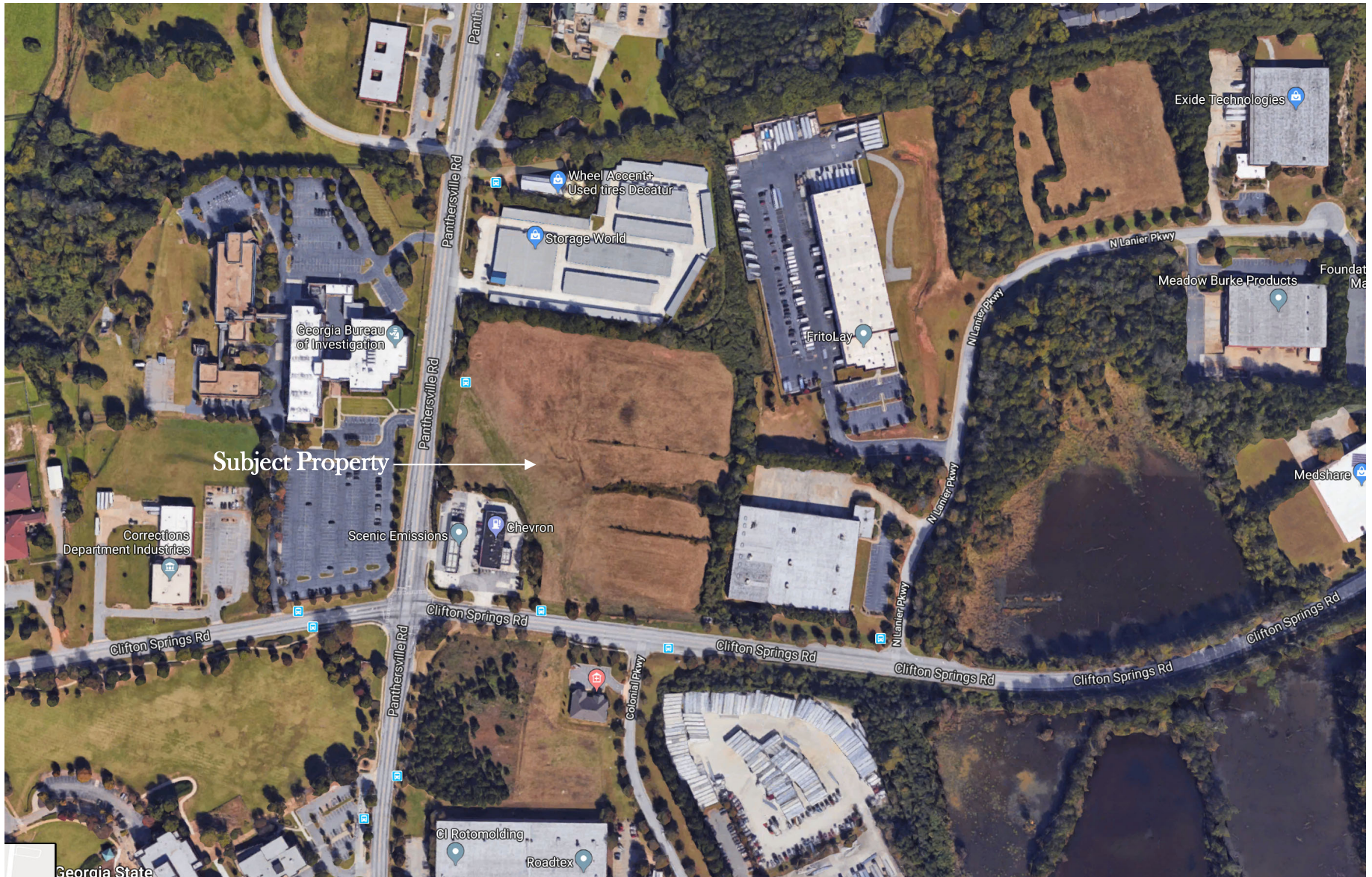
Proposed Building Rendering













View from Clifton Springs Road



View from Panthersville Road



View from Clifton Springs Road



View from Panthersville Road