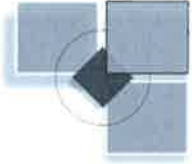




DeKalb County Department of Planning & Sustainability



Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Strategic Development Partners, LLC
~~Strategic Development Company, LLC~~ E-Mail: jwright@strategicpartners.com

Applicant Mailing Address:
3715 Northside Parkway, Building 400, Suite 425, Atlanta, GA 30327

Applicant Phone: 404-836-4841 Fax: N/A

Owner(s): Stone Mountain Industrial Park, Inc. E-Mail: CFarmer@pattillore.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
5170 Peachtree Road, Building 100, Suite 400, Atlanta, GA 30341

Owner(s) Phone: 678-926-5900 Fax: N/A

Address/Location of Subject Property: 3112 PANTHERSVILLE ROAD, DECATUR, GA 30034

District(s): _____ Land Lot(s): _____ Block: _____ Parcel(s): 15 089 01 009

Acreage: 11.05 Commission District(s): Three (3)

Present Zoning Category: C-1 (Local Commercial) Proposed Zoning Category: M (Light Industrial)

Present Land Use Category: LIND

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filling of this application? _____ Yes No

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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.



Chriss Turner

06-30-2020
EXPIRATION DATE / SEAL

Juanita W. Hamilton, COO 03/27/2019

SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent _____

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

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

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.jll.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.jll.com) <Stephen.Bridges@am.jll.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.

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

<u>IMPACT ANALYSIS</u>
<p>Answer:</p>
<p>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.</p>
<p>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.</p>
<p>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.</p> <p>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.</p> <p>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.</p> <p>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 and 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</p>
<p>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.</p>
<p>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.</p>

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*



Owner

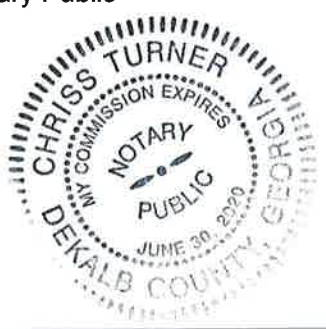


Notary Public *EXP 06-30-2020*

Owner

Notary Public

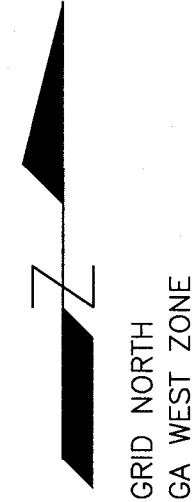
Owner



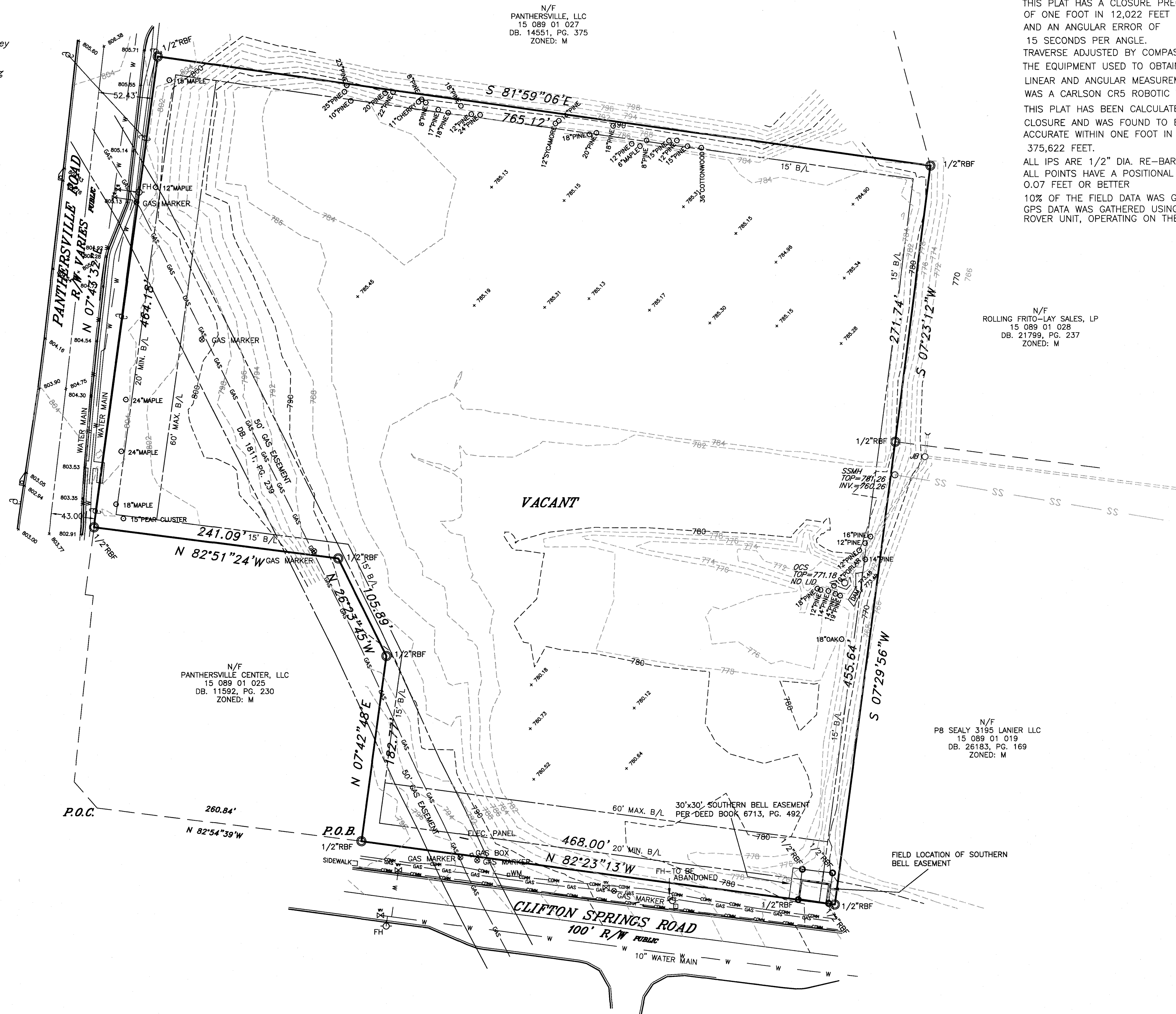
NOTES:
 CURRENT OWNER: STONE MOUNTAIN INDUSTRIAL PARK, INC.
 PARCEL NO.: 15 089 01 009
 DEED BOOK -----, PG. ---

Present Zoning is "C-1"
 Building Setbacks Shown on Survey

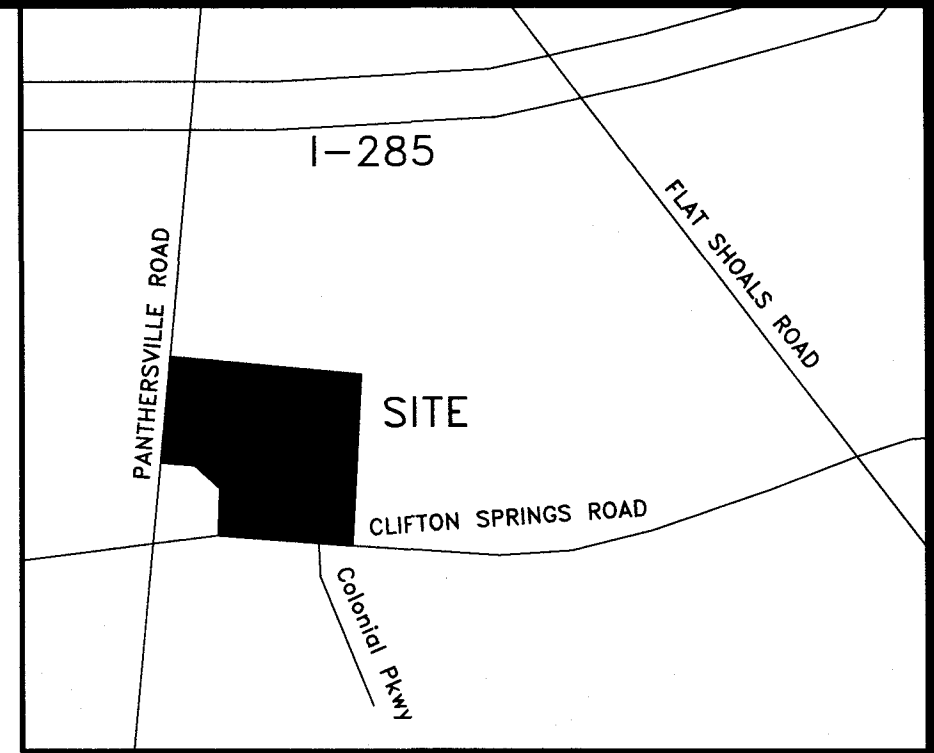
Maximum Building Coverage= 80%



Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13089C0134, with a date of identification of MAY 16, 2013, for Community Number 130065, in Dekalb County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.



NOTES:
 THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 12,022 FEET AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE.
 TRAVERSE ADJUSTED BY COMPASS RULE
 THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A CARLSON CR5 ROBOTIC TOTAL STATION
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 375,622 FEET.
 ALL IPS ARE 1/2" DIA. RE-BARS
 ALL POINTS HAVE A POSITIONAL TOLERANCE OF 0.07 FEET OR BETTER
 10% OF THE FIELD DATA WAS GATHERED USING GPS
 GPS DATA WAS GATHERED USING A TOPCON HIPER SR ROVER UNIT, OPERATING ON THE EARL-DUDLEY RTK NETWORK



VICINITY MAP
 NOT TO SCALE

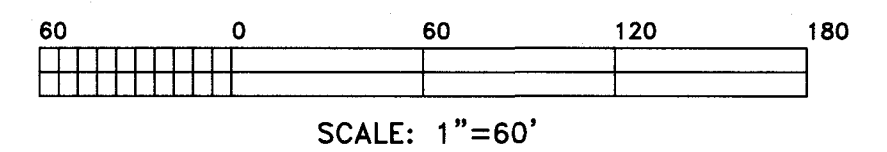
N/F
 ROLLING FRITO-LAY SALES, LP
 15 089 01 028
 DB. 21799, PG. 237
 ZONED: M

N/F
 PANTHERVILLE CENTER, LLC
 15 089 01 025
 DB. 11592, PG. 230
 ZONED: M

N/F
 P8 SEALY 3195 LANIER LLC
 15 089 01 019
 DB. 26183, PG. 169
 ZONED: M

LEGEND

- I.P.F.=IRON PIN FOUND
- I.P.S.=IRON PIN SET
- R.B.F.=RE-BAR FOUND
- O.T.=OPEN TOP
- C.T.=CRIMPED TOP
- FND.=FOUND
- R/W.=RIGHT-OF-WAY
- P.L.=PROPERTY LINE
- C.L.=CENTER LINE
- B.L.=BUILDING LINE
- L.L.=LAND LOT
- L.L.L.=LAND LOT LINE
- W- =WATER LINE
- S- =SEWER LINE
- G- =GAS LINE
- X- =FENCE LINE
- P- =POWER LINE
- AV- =OVERHEAD LINES
- P.P.=POWER POLE
- U.P.=UTILITY POLE
- G.A.=GUY ANCHOR
- A.=ARC
- CH.=CHORD
- R.=RADIUS
- TAN.=TANGENT
- UGT.=UNDERGROUND TELECOMMUNICATIONS LINE
- HDPE =HIGH DENSITY POLYETHYLENE PIPE
- IRON PINS SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED.
- BOL.=BOLLARD
- OCS= OUTLET CONTROL STRUCTURE
- CP= CALCULATED POINT
- ☼= LIGHT POLE(UG POWER FEED) OR SPOTLIGHT
- BFP= BACK FLOW PREVENTER
- C.B.=CATCH BASIN
- SWCB =SINGLE WING CATCH BASIN
- DWCB =DOUBLE WING CATCH BASIN
- J.B.=JUNCTION BOX
- D.I.=DROP INLET
- C.I.=CURB INLET
- Y.I.=YARD INLET
- H.W.=HEAD WALL
- C.M.P.=CORRUGATED METAL PIPE
- R.C.P.=REINFORCED CONCRETE PIPE
- D.I.P.=DUCTILE IRON PIPE
- D.E.=DRAINAGE EASEMENT
- SSMH =SANITARY SEWER MANHOLE
- S.S.E.=SANITARY SEWER EASEMENT
- F.H.=FIRE HYDRANT
- W.V.=WATER VALVE
- W.M.=WATER METER
- G.V.=GAS VALVE
- G.M.=GAS METER
- N/F =NOW OR FORMERLY
- D.B.=DEED BOOK
- P.B.=PLAT BOOK
- PG.=PAGE
- C.M.F.=CONCRETE MONUMENT FOUND
- UGP =UNDERGROUND POWER LINE



TOTAL AREA
 11.053 ACRES
 (481,489 SQ. FT.)

3112 PANTHERSVILLE ROAD

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

STRATEGIC DEVELOPMENT PARTNERS, LLC

LAND LOT 89	15TH DISTRICT
DEKALB COUNTY	GEORGIA
SCALE 1" = 60'	DATE 04/15/2019

REVISIONS: ADD TOPOGRAPHY-04/19/2019

JOB NO.019-0024

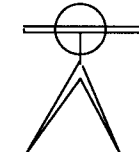
NOTE:
 ALL EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND ARE NOT SHOWN ON THIS PLAT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND WHICH MAY BE ENCOUNTERED

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMING SAID PARTY.

HOUSTON ENGINEERING, INC.
 DESIGN ENGINEERS and SURVEYORS
 SINCE 1964 GHOUSTON@HOUSTON-ENGINEERING.COM

1424 VETERANS DRIVE SUITE 3
 CONYERS, GEORGIA, 30012
 PH (770) 483-8471
 FAX (770)761-1261

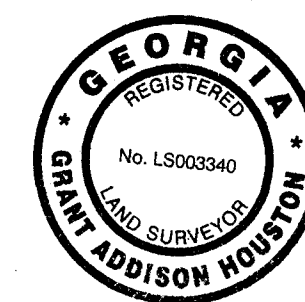
MEMBER SURVEY & MAPPING SOCIETY OF GEORGIA & N.S.P.S.

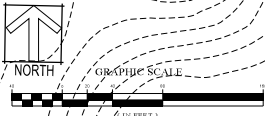


SURVEYOR CERTIFICATIONS

This plat is a retracement of an existing parcel or parcels of land and does no subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OF ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Engineers and Land Surveyors and as set forth in O.F.G.A. Section 15-6-67

GRANT A. HOUSTON GA RLS #83340
 DATE 4/29/2019

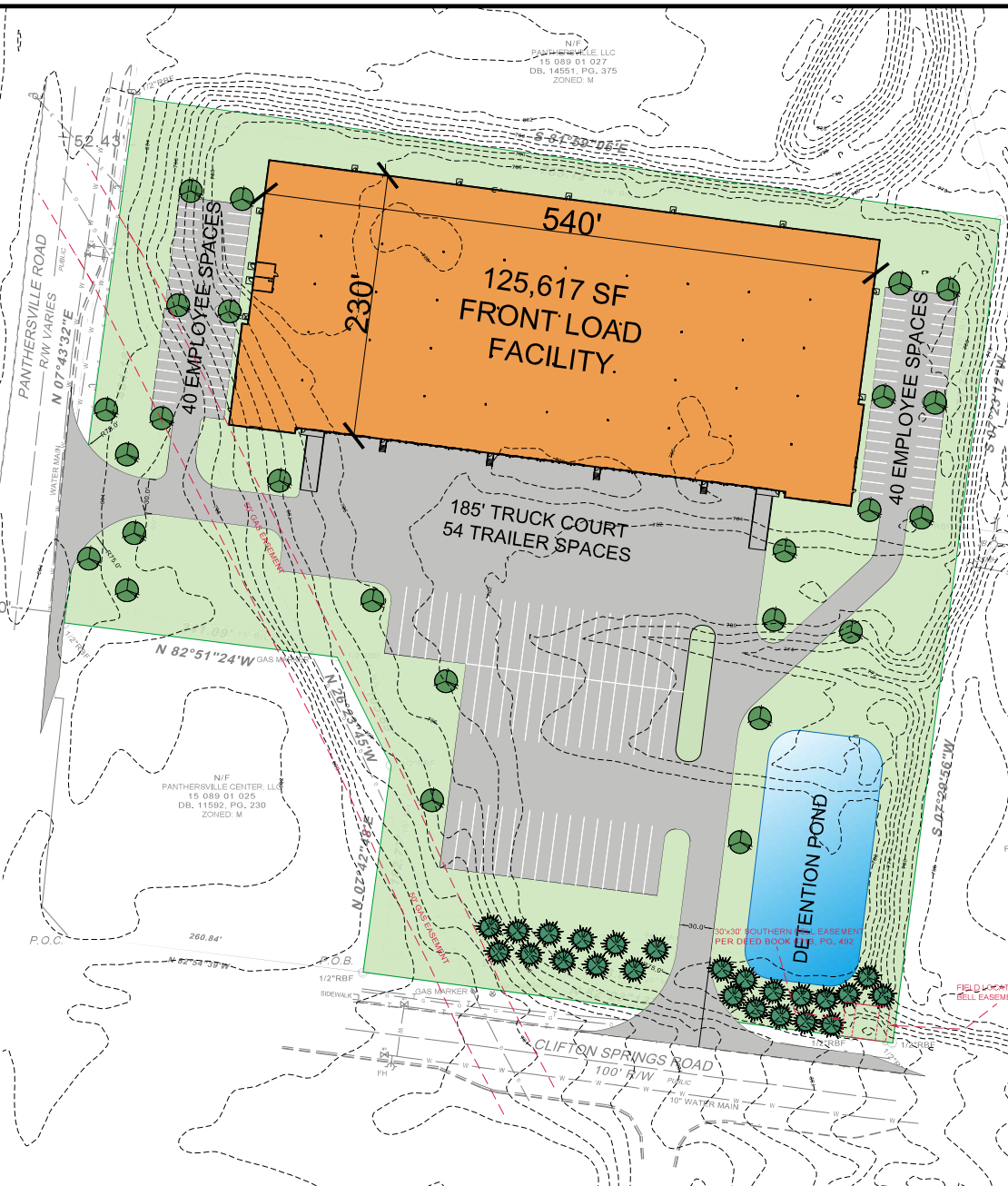




SITE DATA
 CURRENT ZONING USE: C-1
 PROPOSED ZONING USE M
 SITE ACREAGE: 11.053
 DEKALB COUNTY, GA
 LAND LOT 89, 15th DISTRICT
 PARCEL #: 01 027
 PROPOSED DENSITY: 11,365 SF/ACRE
 IMPERVIOUS LOT COVERAGE: 6.35 ACRES OR 57.4%
 OPEN SPACE: 4.70 ACRES

BUILDING DATA
 BUILDING SQUARE FOOTAGE: 125,617 SF
 BUILDING HEIGHT: 42'-6"

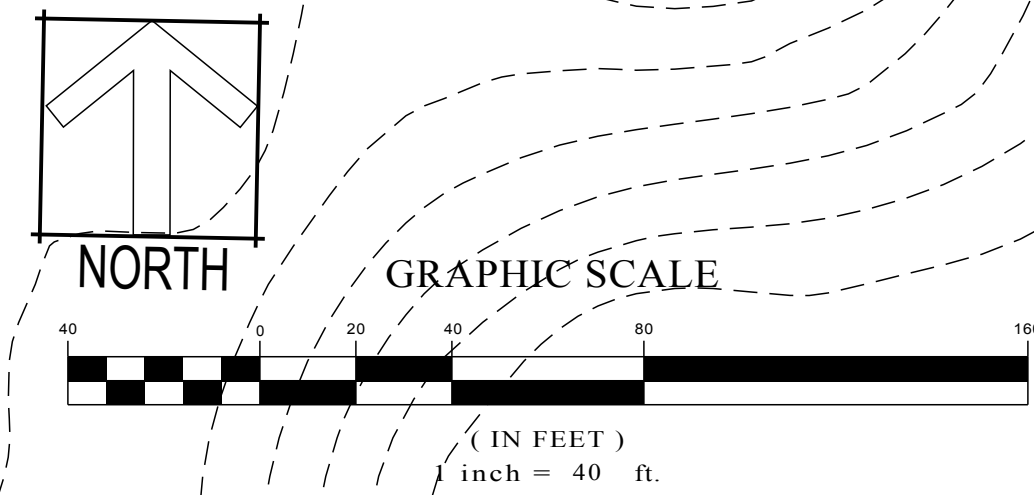
PARKING DATA
 REQUIRED PARKING
 MINIMUM (1/2,500 SF): 51 SPACES
 MAXIMUM (1/1,500 SF): 251
 PARKING PROVIDED
 80 SPACES



3112 PANTHERSVILLE ROAD
 DEKALB COUNTY, GA
 APRIL 26, 2019

TEL: 770.452.7849 FAX: 770.452.0086
 1882 CENTURY PLACE, SUITE 202
 ATLANTA, GEORGIA 30346
 WWW.E&A.NET
 LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE





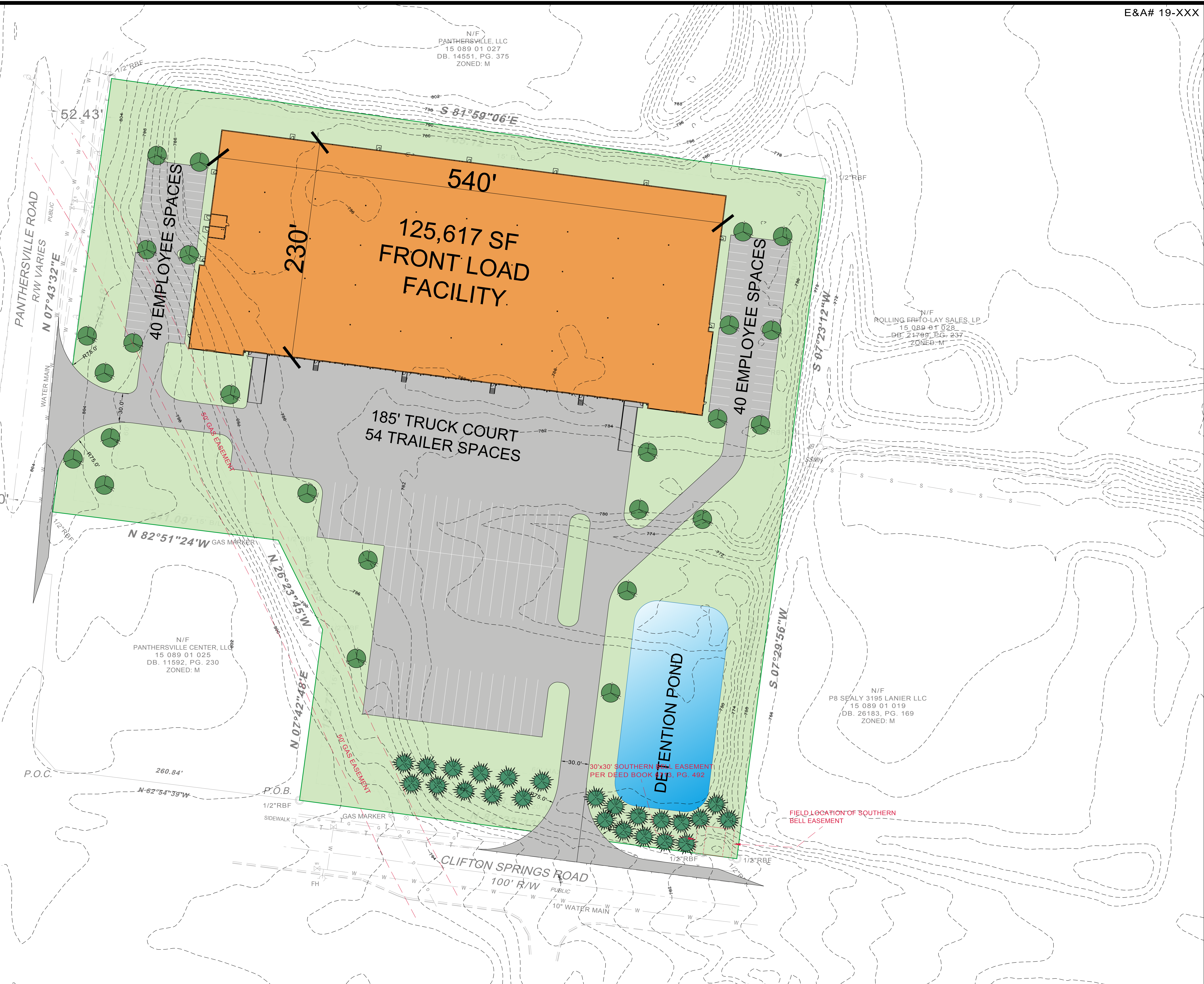
SITE DATA
 CURRENT ZONING USE: C-1
 PROPOSED ZONING USE M

SITE ACREAGE: 11.053
 DEKALB COUNTY, GA
 LAND LOT 89; 15th DISTRICT
 PARCEL #: 01 027

PROPOSED DENSITY: 11,365 SF/ACRE
 IMPERVIOUS LOT COVERAGE: 6.35 ACRES OR 57.4%
 OPEN SPACE: 4.70 ACRES

BUILDING DATA
 BUILDING SQUARE FOOTAGE: 125,617 SF
 BUILDING HEIGHT: 42'-6"

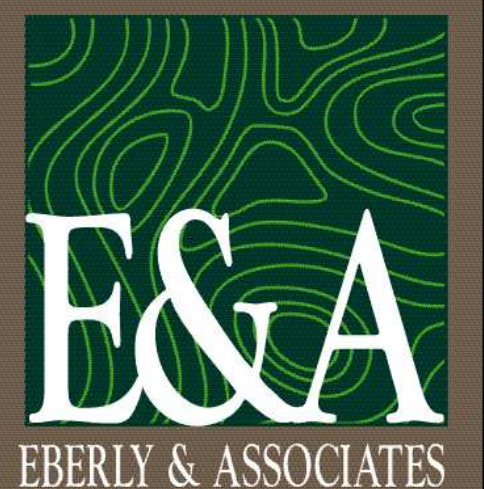
PARKING DATA
 REQUIRED PARKING
 MINIMUM (1/2,500 SF): 51 SPACES
 MAXIMUM (1/500 SF): 251
 PARKING PROVIDED
 80 SPACES



3112 PANTHERSVILLE ROAD
 DEKALB COUNTY, GA
 APRIL 26, 2019

TEL 770.452.7849 FAX 770.452.0086
 1852 CENTURY PLACE, SUITE 202
 ATLANTA, GEORGIA 30345
 WWW.EBERLY.NET

LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE



G:\PROJECTS\2019\19-044-3112 Panthersville Road\15.0 Drawing\19-044 BASE.dwg April 26, 2019 - 3:05pm weed

Legal Description

3112 PANTHERSVILLE ROAD

All that tract or parcel of land lying and being in Land Lot 89 of the 15th District, Dekalb County, Georgia, and being more particularly described as follows:

Beginning at a 1/2" rebar found on the north right of way line of Clifton Springs Road (having a 100 foot right of way) said point being located South 82 degrees 54 minutes 39 seconds West a distance of 260.84 feet from the southeast miter point of the intersection formed by the north right of way of Clifton Springs Road and the East right of way line of Panthersville Road (R/W varies). THENCE, from the point of beginning, leaving the North right of way line of Clifton Springs Road, North 07 degrees 42 minutes 48 seconds East a distance of 182.77 feet to an 1/2" rebar found;

THENCE, North 26 degrees 23 minutes 45 seconds West a distance of 105.89 feet to a 1/2" rebar found;

THENCE, North 82 degrees 51 minutes 24 seconds West a distance of 241.09 feet to a 1/2" rebar found on the East right of way line of Panthersville Road ;

THENCE, along the East right of way line of Panthersville Road, North 07 degrees 43 minutes 32 seconds East a distance of 464.18 feet to a 1/2" rebar found;

THENCE, leaving the East right of way line of Panthersville Road, South 81 degree 59 minutes 06 seconds East a distance of 765.12 feet to a 1/2" rebar found;

THENCE, South 07 degrees 23 minutes 12 seconds West a distance of 271.74 feet to a 1/2" rebar found;

THENCE, South 07 degrees 29 minutes 56 seconds West a distance of 455.64 feet to a 1/2" rebar found on the North right of way line of Clifton Springs Road;

THENCE, along the North right of way line of Clifton Springs Road, North 82 degree 23 minutes 13 seconds West a distance of 468.00 feet to a 1/2" rebar found, THE TRUE POINT OF BEGINNING;

SAID TRACT CONTAINS 11.053 ACRES.

GENERAL NOTES

1. ALL GLASS TO BE TYPE 1 U.N.O. ALL GLASS IN DOORS TO BE TEMPERED.
2. ALL GLASS WITHIN 2' OF DOOR SWING TO BE TEMPERED.
3. KAWNEER TRIFAB 451 BASIS OF DESIGN FOR STOREFRONT.
4. STOREFRONT SYSTEMS TO BE DESIGNED TO MEET ALL LOCAL AND DESIGN LOADS. SEE STRUCTURAL DRAWINGS FOR DESIGN LOAD REQUIREMENTS.
5. EXTERIOR WALL PACKS ARE INCLUDED - SEE ELECTRICAL DRAWINGS FOR LOCATIONS.

KEYNOTES

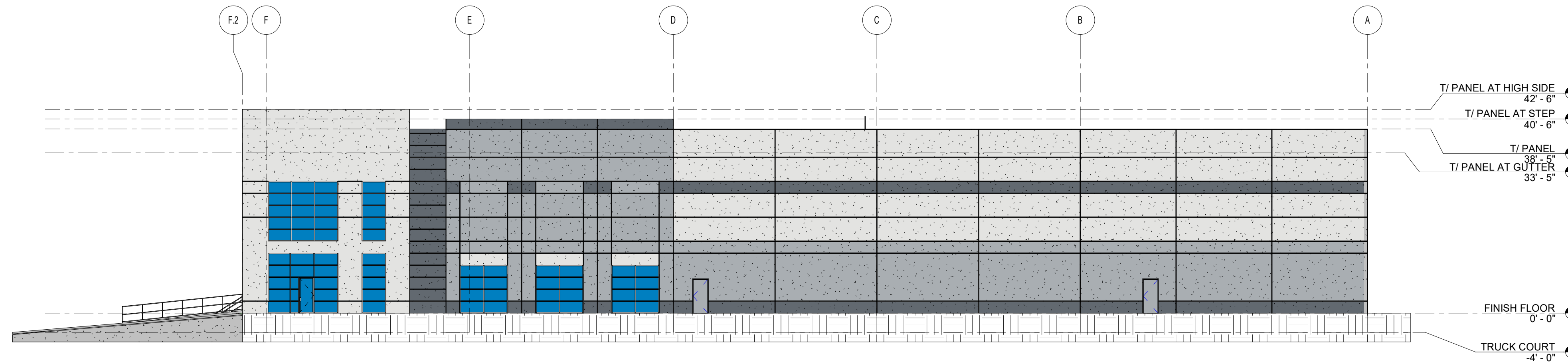
- E1 CONCRETE SERVICE RAMP, SEE 12/A-401
- E2 STAIR AND GUARDRAIL, TYP. SEE 6/A-401, 8/A-401, 10/A-401
- E3 DOCK BUMPER - SEE WALL SECTIONS
- E4 DOWNSPOUT TIED TO HUBDRAIN - SEE CIVIL
- E5 PIPE DOWNSPOUT THRU RAMP TO TRUCK COURT
- E6 LOUVER - SEE MECHANICAL DRAWINGS

GLASS SCHEDULE

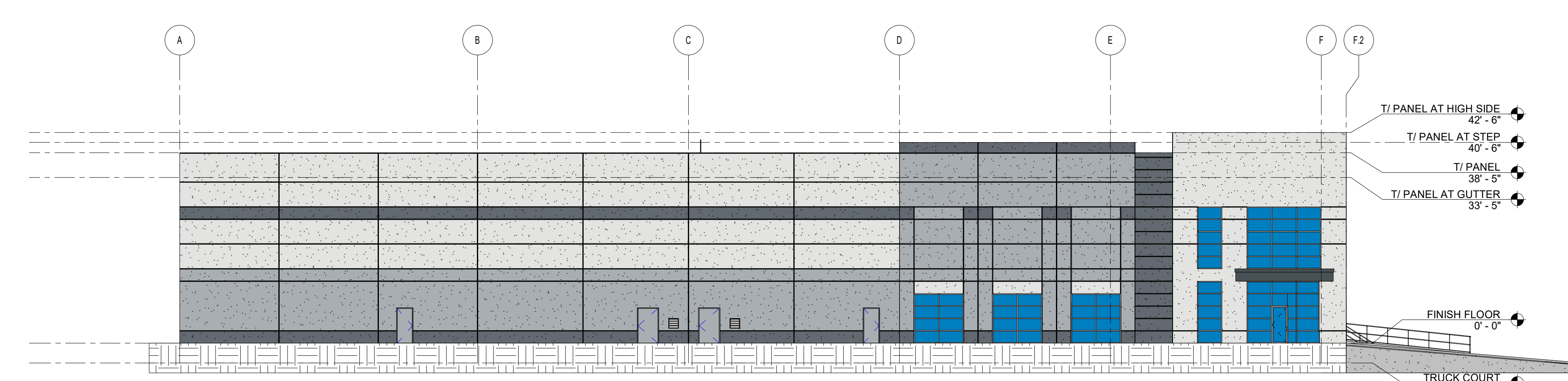
1	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE HEAT STRENGTHENED OUTER PANE HEAT STRENGTHENED FABRICATOR: TBD STYLE: TBD COLOR: SOLARGREY WITH SOLARBAN 60 OUTER PANE: TBD COATINGS: #1 SURFACE #2 SURFACE LOWE #3 SURFACE #4 SURFACE U-VALUE: .30 SHGC: .25	2	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED FABRICATOR: TBD STYLE: TBD COLOR: SOLARGREY WITH SOLARBAN 60 OUTER PANE: TBD COATINGS: #1 SURFACE #2 SURFACE LOWE #3 SURFACE #4 SURFACE U-VALUE: .30 SHGC: .25	3	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED FABRICATOR: TBD STYLE: TBD - SPANDREL COLOR: SOLARGREY WITH SOLARBAN 60 OUTER PANE: TBD COATINGS: #1 SURFACE #2 SURFACE #3 SURFACE #4 SURFACE SPANDREL U-VALUE: .30 SHGC: ---
---	--	---	--	---	---

EXTERIOR FINISH SCHEDULE

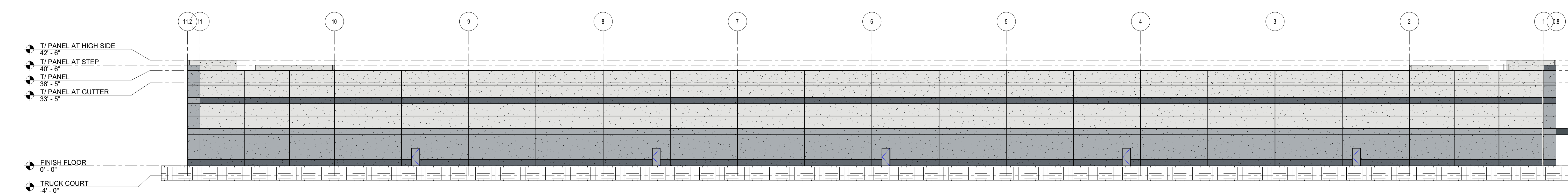
101	EXTERIOR SPECIAL COATING: PAINTED CONCRETE COLOR: TBD	COLOR LEGEND SEE ELEVATION	106	JOINT SEALER: ALUM. STOREFRONT AS MANUFACTURED BY DYMERIC / DYMERIC 511 COLOR: TO MATCH TREMCO ANODIZED ALUMINUM
102	EXTERIOR SPECIAL COATING: PAINTED CONCRETE COLOR: TBD	COLOR LEGEND SEE ELEVATION	107	JOINT SEALER: S.C.C.P. JOINTS AS MANUFACTURED BY DYMERIC / DYMERIC 511 COLOR: TBD
103	EXTERIOR SPECIAL COATING: PAINTED CONCRETE COLOR: TBD	COLOR LEGEND SEE ELEVATION	108	EXPOSED METAL DOORS & FRAMES COLOR: PAINTED TO MATCH XXX
104	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: STANDARD PAC-CLAD - TBD		109	PRE-ENGINEERED BULLNOSE CANOPY COLOR: STANDARD PAC-CLAD - TBD
105	ALUMINUM STOREFRONT AS MANUFACTURED BY DYMERIC / DYMERIC 511 COLOR: TO BE CLEAR ANODIZED		110	PRE-ENGINEERED METAL CANOPY COLOR: TBD



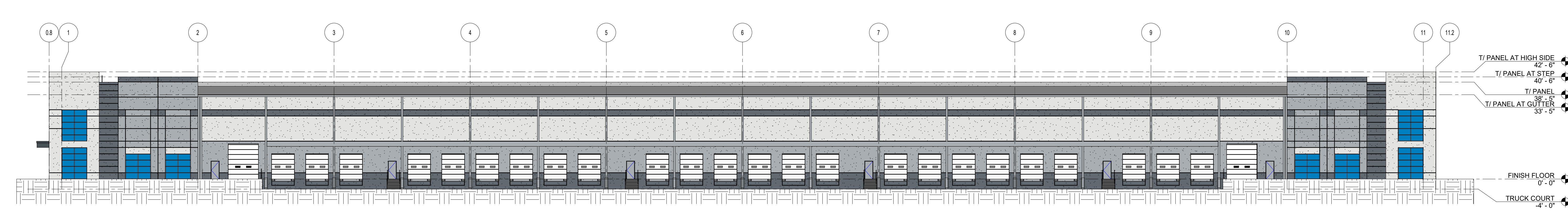
1 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 OVERALL NORTH ELEVATION
SCALE: 1" = 20'-0"



4 OVERALL SOUTH ELEVATION
SCALE: 1" = 20'-0"

SHEET NAME: OVERALL EXTERIOR ELEVATIONS SHEET NUMBER: 201 PROJECT NAME: 3112 PANTHERSVILLE DISTRIBUTION CENTER



3112 PANTHERSVILLE
DISTRIBUTION CENTER

3112 PANTHERSVILLE ROAD
DEKALB COUNTY, GA

© 2019, Atlas Collaborative LLC. These drawings are protected by the copyright laws of the United States. These drawings or any part thereof may not be used for any purpose or reproduced in any form or by any means without the written consent of Atlas Collaborative, LLC.

Print Record

26 APRIL 2019	DESIGN REVIEW
---------------	---------------

Revisions

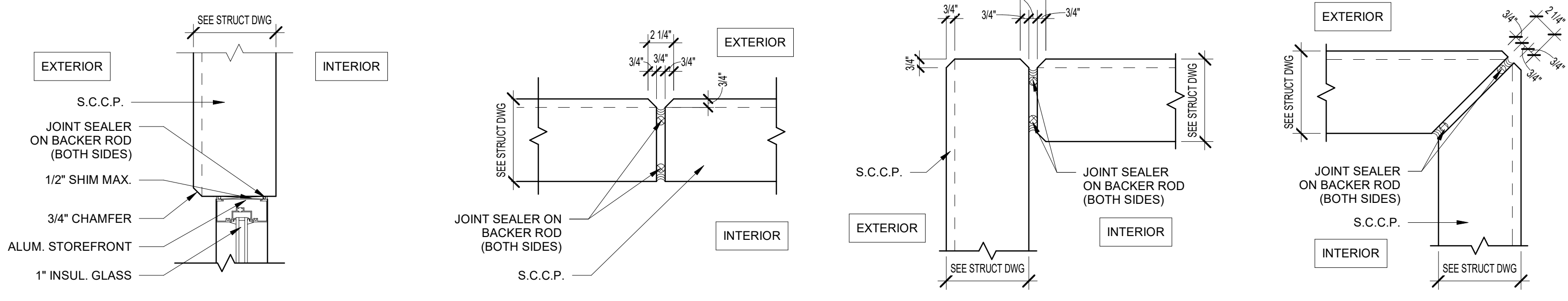
Issue Date: 2019-04-26 Job No: PANTHERSVILLE

Sheet Title: OVERALL EXTERIOR ELEVATIONS

Sheet No: A.201

NOT ISSUED FOR CONSTRUCTION

FILE PATH: C:\Users\Tm\OneDrive\Desktop\Atlas2019 - Proposed Projects\19 - Panthersville - Strategic2-BIM\3112 Panthersville DC.rvt SHEET NAME: OVERALL FLOOR PLAN SHEET NUMBER: A.101 PROJECT NAME: 3112 PANTHERSVILLE DISTRIBUTION CENTER



5 TYPICAL S.C.C.P./SF DETAIL
SCALE: 1 1/2" = 1'-0"

4 TYPICAL S.C.C.P. JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

3 TYPICAL S.C.C.P. CORNER DETAIL
SCALE: 1 1/2" = 1'-0"

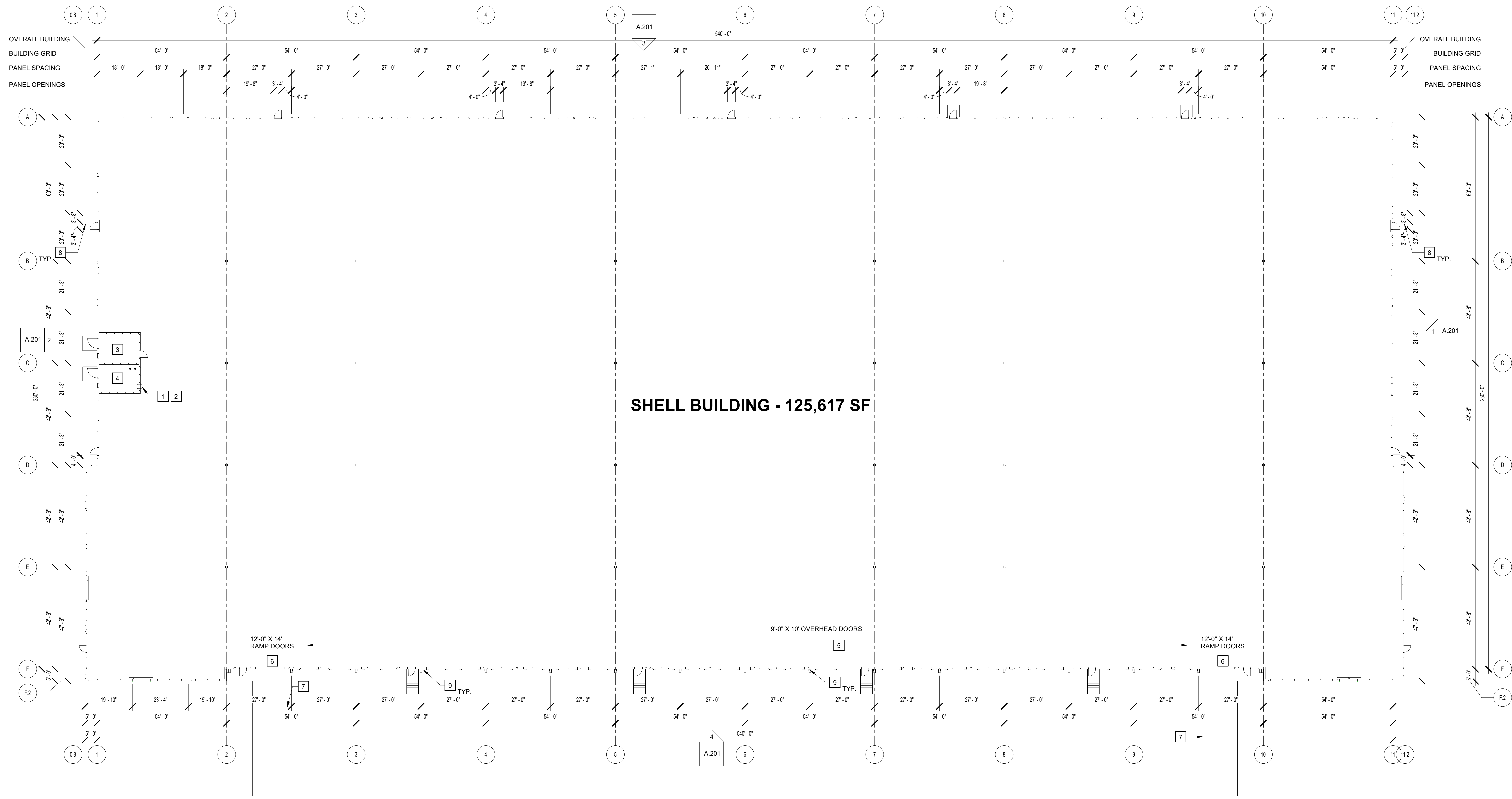
2 TYP. S.C.C.P. MITERED CORNER
SCALE: 1 1/2" = 1'-0"

KEYNOTES

- 1 ACCESS LADDER TO CONCRETE ROOF OF ELECTRICAL ROOM - SEE ENLARGED PLANS.
- 2 3'-0" X 3'-0" ROOF HATCH WITH ACCESS LADDER FROM CONCRETE ROOF AT ELECTRICAL ROOF BELOW. G.C. TO COORDINATE WITH STRUCTURE. PAINTED SAFETY YELLOW - SEE ENLARGED PLANS AND ROOF PLAN.
- 3 ELECTRICAL ROOM - 1 HOUR RATED
- 4 FIRE PUMP ROOM - 2 HOUR RATED
- 5 9' X 10' DOCK DOOR
- 6 12' X 14' DRIVE-IN RAMP DOOR
- 7 RAMP GUARDRAIL - SEE DETAILS 4, 11 & 12 ON A.401
- 8 5' X 5' CONCRETE PAD, SLOPE AWAY FROM BUILDING AT 1/4" PER FT. MAX.
- 9 9' X 9' 24 GAUGE METAL DOWNSPOUTS WITH KYNAR FINISH

GENERAL NOTES

1. BUILDING TO BE 32' CLEAR PAST THE FIRST GIRDER.
2. SLAB CONTROL JOINTS TO BE SAWCUT AND NOT TO EXCEED 15' - 0" ON CENTER. SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB CONTROL JOINTS.
3. SLAB CONSTRUCTION JOINTS TO HAVE SMOOTH DOWELS AT 24" O.C. OR STEEL DIAMOND PLATES - SEE STRUCTURAL DRAWINGS.
4. SLAB WILL BE CURED WITH A WATER-BASED DISSIPATIVE CURING COMPOUND AND WILL RECEIVE ONE COAT OF SONNEBORNE LAPIDOLITH FLOOR HARDENER.
5. SLAB ON GRADE WILL BE PRE-TREATED WITH TERMITICIDE.
6. 10-ML VAPOR BARRIER TO BE PROVIDED BELOW THE SLAB ON GRADE THROUGHOUT. SEAMS AND PENETRATIONS TO BE SEALED AND TAPED.
7. 6" THICK UNREINFORCED, 4,000 PSI CONCRETE SLAB BEARING ON 6" GAB. SLAB TO RECEIVE HARD TROWEL FINISH AND LASER SCREED SHALL BE UTILIZED TO ATTAIN MINIMUM LOCAL & OVERALL SLAB TOLERANCE OF FF 45/FL 35.
8. PROVIDE A ESFR SPRINKLER SYSTEM THROUGHOUT.
9. PROVIDE PORTABLE FIRE EXTINGUISHERS OF THE QUANTITY AND AT THE LOCATIONS AS INDICATED OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. EXTINGUISHERS SHALL BE EQUAL TO J.L. INDUSTRIES COSMIC 10E, 10 POUND, 4A-60BC. TO BE COORDINATED WITH OWNERS LAYOUT.
10. METAL ROOF DECK SHALL BE 1-1/2" TYPE "B" WIDE RIB DECKING SHOP PRIMED WHITE - SEE STRUCTURAL DRAWINGS.
11. RACKING, FLOOR STORAGE AND EQUIPMENT BY OTHERS.
12. SEE ELEVATIONS FOR GLASS SCHEDULE.
13. ALL BOLLARDS TO BE PAINTED SAFETY YELLOW. (PROVIDE BOLLARDS AT ALL DRIVE-IN OVERHEAD DOOR JAMBS, FIRE PROTECTION RISERS, ELECTRICAL TRANSFORMERS AND EXPOSED ELECTRICAL PANELS).
14. ALL BOLLARDS SHALL BE 6" O.D. SCHEDULE 80 STEEL PIPE SET MINIMUM 2'-0" DEEP IN 2'-0" DIAMETER CONCRETE FOOTING WITH PIPE EXTENDED 4'-0" ABOVE PAVING OR FLOOR. FILL PIPE WITH CONCRETE AND DOME TOP. FOOTING TO BE IN SONOTUBE.
15. ROOF ASSEMBLY: SINGLE PLY 45 MIL WHITE TPO MEMBRANE SYSTEM MECHANICALLY FASTENED OVER R-15 ROOF INSULATION OVER 1-1/2" METAL DECK. 10-YEAR NDL WARRANTY. R-20 OVER OFFICE AREA. PROVIDE ALL FOR LIGHT WEIGHT CONCRETE AT 150' SPAN BAY.
16. ALL STAIRS AND RAILINGS TO BE GALVANIZED. ALL MISC. STEEL TO BE HD GALVANIZED FOR EXTERIOR APPLICATIONS.
17. ALL SITE CAST CONCRETE PANEL WIDTHS ARE TO CENTERLINE OF CONCRETE PANEL VERTICAL JOINT U.N.O.
18. ALL TILT WALL PANELS SHALL BE CAULKED TO FULL HEIGHT, BOTH SIDES, WITH SONNEBORNE NP-2 POLYURETHANE SEALANT OR EQUAL WITH BACKER ROD BEHIND THE CAULK.
19. (EXTERIOR) ALL S.C.C.P. SHALL RECEIVE A TEXTURED ACRYLIC COATING SIMILAR TO SHERWIN WILLIAMS ULTRACRETE (MEDIUM TEXTURE) WITH ACCENT STRIPING OVER MANUFACTURE APPROVED PRIMER COAT. SEE ELEVATIONS.
20. (INTERIOR) ALL S.C.C.P. PANELS WILL BE HARD TROWEL FINISHED WITH CAPPED PICK AND BRACE POINTS AND PAINTED SW EXTRA WHITE
21. PERSONNEL DOORS AND MISC. METALS SHALL RECEIVE ONE (1) PRIMER COAT AND ONE (1) FINISH COAT OF ENAMEL.
22. COLUMNS TO BE PAINTED SAFETY YELLOW UP TO 20' - 0" A.F.F.
23. COLUMNS TO BE PAINTED WITH 2' - 0" WIDE RED STRIPE APPROXIMATELY 25' - 0" A.F.F. AT ALL INTERIOR COLUMNS CONTAINING A FIRE EXTINGUISHER.



1 OVERALL FLOOR PLAN
SCALE: 1" = 20'-0"



3112 PANTHERSVILLE DISTRIBUTION CENTER

3112 PANTHERSVILLE ROAD
DEKALB COUNTY, GA

©2019, Atlas Collaborative LLC. These drawings are protected by the copyright laws of the United States. These drawings or any part thereof may not be used for any purpose or reproduced in any form or by any means without the written consent of Atlas Collaborative, LLC.

Print Record
26 APRIL 2019 DESIGN REVIEW

Revisions

Issue Date: 2019-04-26 Job No.: PANTHERSVILLE
Sheet Title:

OVERALL FLOOR PLAN

Sheet No.

A.101

NOT ISSUED FOR CONSTRUCTION

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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: JR Wright / Strategic Development Partners LLC Phone: 404-836-7991 Email: jrwright@strategicpartners.com

Property Address: 3112 Panthersville Road, Decatur

Tax Parcel ID: 15 089 01 009 Comm. District(s): Three (3) Acreage: 11.05

Existing Use: Vacant land Proposed Use: Light Industrial

Supplemental Regs: _____ Overlay District: I-20 DRI: _____

Rezoning: Yes No _____

Tier 2

Existing Zoning: C-1 Proposed Zoning: M Square Footage/Number of Units: 125,000 sq ft

Rezoning Request: To rezone from "C-1" (Local commercial) to "M" (Light Industrial) and develop a 125,000 sq ft last-mile distribution center.

Land Use Plan Amendment: Yes _____ No _____

(Spec) Industrial Assembly / Office Distribution

Existing Land Use: Vacant Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No Article Number(s) 27- _____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

Will be provided; will provide an authorization