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**Staff Analysis of Major Plat/ Lot Division 3+ Lots**

Case Number: SDP24-004

Applicant: IDI/Stonecrest Industrial Way

Owner: IDI Stonecrest Industrial Way

Project Location: 6750 Stonecrest Industrial Way, Lithonia, GA 30058

Parcel(s): 16 132 01 001

City Council District: Council District 1 Councilwoman Tammy Graves

Acreage: 188.06 +/- acres

Current Zoning: M – Light Industrial

Overlay District: N/A

Current Zoning: M – Light Industrial

Future Land Use Area Designation: Heavy Industrial

Proposed Development/Request: Approval of a Major Plat for a 188-acre tract to subdivide into 3 tracts for the purpose of a logistics center.

Staff Recommendations:

City Council Recommendations:



## GEORGIA

### Background:

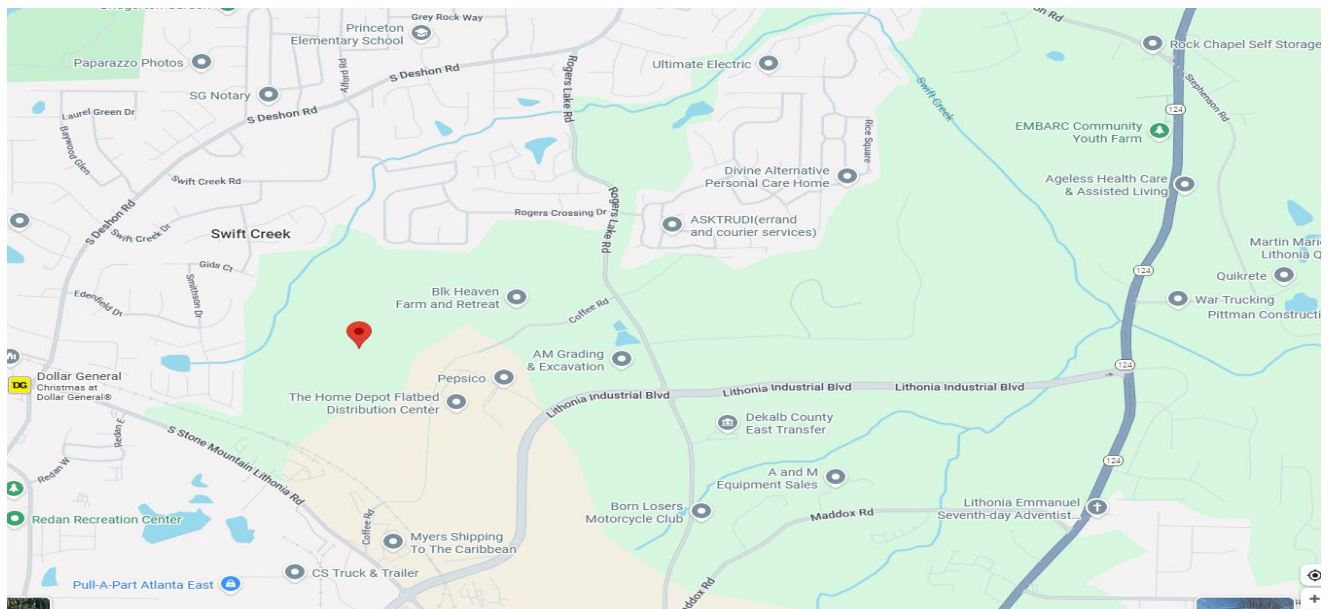
### IDI LOGISTICS CENTER MAJOR SUBDIVISION PLAT:

The applicant proposes to subdivide a 188 acre tract into 3 tracts to build a logistics center. The request for the subdivision is to allow a warehouse logistic center to be built on each of the tracts. The buildings are 1,007,382 square feet, 456,840 square feet and 431,501 square feet. The proposed tracts are 96.012 acres, 35.064 acres and 56.673. Located at 7199 Hayden Quarry Road, the parcel is currently zoned RSM – Small Lot Residential with an Urban Neighborhood future land use designation in the Stonecrest Overlay -Tier 3.

The site is located behind the Home Depot distribution center on Stonecrest Industrial Way off of Lithonia Industrial Blvd. The property is zoned M-Light Industrial and is heavily wooded. There are wetland and floodplain on the property.

This development did complete the DRI process and have recommended conditions as well as zoning conditions. The cul-de-sac located at the end of Stonecrest Industrial Way was extended to allow proper access for the property and meet lot requirements in the industrial district.

### VICINITY MAP



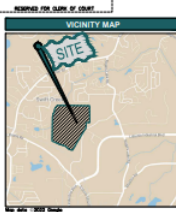


The subject property is surrounded to the north and west by residentially zoned properties and by industrially zoned properties to the south and east. Detail site and architectural plans must be submitted to the Planning & Zoning Department for the Pre-Development Review Team and shall be in substantial conformity with the City of Stonecrest Development Standards.

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	R-100 (Residential Medium Lot District)	Single-family
Adjacent: East	M-2 (Heavy Industrial District)	Warehouses
Adjacent: South	M-1 (Light Industrial District)	
Adjacent: West	RSM & R-100 (DeKalb County)	Residential (DeKalb County)



SKETCH PLAT FOR  
SWIFT CREEK LOGISTICS CENTER  
STONECREST INDUSTRIAL WAY  
DEKALB COUNTY AP# 3170453  
CITY OF STONECREST AP # SDP24-000004  
LAND LOTS 124, 125, 132, 133, 16TH DISTRICT  
STONECREST, DEKALB COUNTY, GEORGIA



CITY OF STONECREST NOTES

**FLOOD HAZARD**  
The Special Flood Hazard Areas (SFHA) shown herein were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of Stonecrest does not, by approving this plat, warrant their accuracy, and does not imply that land outside the areas of flood hazard shown will be free from flooding or flood damage. Further, the City of Stonecrest does not, by approving this plat, nor accepting the public improvements herein, assume maintenance of the flood carrying capacity of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner(s) of the land upon which they exist. The owner of a lot or parcel that contains a flood hazard area is required to submit a site plan to the City of Stonecrest prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the SFHA within the lot or parcel and the existing and proposed improvements. Approval of the site plan by the City of Stonecrest is required prior to the issuance of a building permit.

**DRAINAGE**  
The owner of record on behalf of himself (self) and all successors in interest shall be responsible for the design, construction, and maintenance of any and all facilities and/or structures for the collection, conveyance, and disposal of storm water runoff from the site. A drainage assessment is hereby established for the site. The purpose of providing for the emergency protection of the site from the surface waters along all watercourses as established by city regulations. The City may conduct emergency maintenance operations within the assessment where emergency conditions exist. Emergency maintenance shall be the removal of trees and other obstructions, blocking and the like, necessary to remedy a condition, which in the judgment of staff and Director is potentially injurious to the property or the public health or safety. Such emergency maintenance conducted for the common good shall not be construed as constituting a continuing maintenance obligation on the part of the City of Stonecrest nor abrogation of the City of Stonecrest's right to seek reimbursement for expenses from the owner(s) of the property (ies) or the lands that generated the conditions. NOTE: Structures, other than approved above structures, are not allowed in drainage easements.

CITY OF STONECREST PLAT APPROVAL

This plat has been submitted to and accepted by the Mayor and City Council of the City of Stonecrest, Georgia, and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the register of the county.

Dated this day of \_\_\_\_\_, 2023.

Mayor, City of Stonecrest

This plat has been submitted to and accepted by the Community Development Department for the City of Stonecrest, Ga. and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the register of the county.

Director, Department of Planning and Zoning Date \_\_\_\_\_

City Engineer Date \_\_\_\_\_

OWNER'S ACKNOWLEDGEMENT

I, \_\_\_\_\_, Nick Fisher, the owner of the land shown on this plat and whose name is submitted herein, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, he hereby covenants all rights-of-way abutting the roads in the City of Stonecrest, and further dedicates to the use of the public, forever all drains and right-of-way, alleys, paths, easements and public places herein shown for the purpose and consideration herein expressed. In consideration of the approval of this development plan and other suitable considerations, the owner further releases and holds harmless City of Stonecrest from any and all claims, damages or demands arising on account of the design, construction and maintenance of the property shown herein; on account of the roads, alleys, easements, drains, water courses, culverts, water mains, sewer lines, and bridges within the proposed right-of-way and easements shown, and on account of facilitating the collection and discharge of surface water, or the changing of courses of streams.

And further the owner warrants that he covenants to the property shown herein and agrees that City of Stonecrest shall not be liable to him, his heirs, successors or assigns for any claims or damages resulting from the construction or maintenance of roads, drains, easements, drives, structures, drains, culverts, culverts or sidewalks, the changing of courses of streams and rivers, flooding from natural causes and from, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and my heirs and assigns to defend by virtue of these premises.

All roads have been properly designed and dedicated to accommodate any required parking in the right-of-way.

In witness whereof, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Signature) \_\_\_\_\_

Witness: DANIEL WINTERMEYER

Notary Public: \_\_\_\_\_

CERTIFICATE OF CONFORMITY

I, Robert A. Gouge, the engineer for the property known as 8770 STONECREST INDUSTRIAL WAY, located in Land Lots 124, 125, 132, & 133 of the 16th District, DeKalb County, Georgia, hereby certify that no lot plotted within the considerations are not conforming or will result in any non-conforming lots.



ROBERT A. GOUGE, GEORGIA PROFESSIONAL ENGINEER  
LICENSE NO. 1567  
1305 REACHTREE STREET, SUITE 420  
ATLANTA, GA 30309

SURVEYOR'S ACKNOWLEDGEMENT

In my opinion, this plat, drawn by me or under my supervision, was made from an actual survey, and is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

(Signature) \_\_\_\_\_

D.S. HARRIS

OWNER/DEVELOPER

SWIFT CREEK LOGISTICS CENTER, LLC  
1157 PEACHTREE ST. NE, BLDG 300 SUITE 600  
ATLANTA, GA 30309-3074  
PHONE: (770) 865-1117  
CONTACT: GARY MANOR  
EMAIL: gary.manor@swiftlogistics.com

ENGINEER

VIN  
1305 REACHTREE STREET, SUITE 420  
ATLANTA, GA 30309  
PHONE NO: (404) 865-0584  
CONTACT: DANIEL R. WINTERMEYER, P.E.  
EMAIL: dwinterme@vinb.com

SURVEYOR

VIN  
1305 REACHTREE STREET, SUITE 420  
ATLANTA, GA 30309  
PHONE NO: (404) 865-0584  
CONTACT: ROBERT A. GOUGE, P.L.S.  
EMAIL: rgouge@vinb.com

DEKALB COUNTY REFERENCES BLOCK

LDP - AP# 3114577  
Combination - AP# 312157

SURVEY NOTES

1. THIS PROPERTY IS LOCATED ON PANEL 1308C0113K AND 1308C0113K OF THE FEMA FLOOD INSURANCE RATE MAP DATED 12/08/2018 AND PORTIONS ARE IN A SPECIAL FLOOD HAZARD AREA (SITE IS LOCATED IN FLOOD ZONE AE & B).
2. UTILITY LOCATIONS ARE SHOWN BASED ON FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNERS REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY VINASSE HANGER BRUSTLIN, INC.
3. BEARINGS ARE TO GRID NORTH IN THE STATE PLANE COORDINATE SYSTEM (GEORGIA WEST ZONE).
4. THE HORIZONTAL & VERTICAL DATUM FOR THIS SITE WAS ESTABLISHED BY GPS OBSERVATIONS MADE BY VINASSE HANGER BRUSTLIN, INC. UTILIZING THE REAL-TIME CARRIER CORRECTED NETWORK PROVIDED BY SMARTNET.

**REFERENCE SHEETS**  
1. COMBINATION PLAT FOR STONECREST INDUSTRIAL WAY, FOR SWIFT LOGISTICS, LLC BY URBAN ENGINEERS, INC. DATED 08-12-2022, REVISED 10-10-2023, RECORDED IN PLAT BOOK 216, PG 38.

ADDRESS CHART

TRACT	ADDRESS	ASSIGNED COORDINATES	AX PARCEL	ACRES
1	8770 STONECREST INDUSTRIAL WAY	4 132 91 001	188.000	
COMBINATION - AP# 3121577 REFERENCE: LDP-AP# 3114577				
TRACT	ADDRESS	PROPOSED COORDINATES	AX PARCEL	ACRES
1	STONECREST INDUSTRIAL WAY	18 132 91	56.673	
2	STONECREST INDUSTRIAL WAY	18 132 91	56.664	
3	STONECREST INDUSTRIAL WAY	18 132 91	56.673	
4	PUBLIC RIGHT-OF-WAY		00.311	

ZONING INFORMATION

EXISTING TRACT AND SUBSEQUENT TRACTS ARE TO BE ZONED M AND L6 WITHIN THE CITY LIMITS OF THE CITY OF STONECREST

FRONT SETBACK: 85 FEET  
REAR SETBACK: 30 FEET  
SIDE INTERIOR SETBACK: 30 FEET  
SIDE CORNER SETBACK: 30 FEET  
MINIMUM HEATED FLOOR AREA: 600 SQUARE FEET  
PARKING SPACES/SELLING UNIT SPACES  
MINIMUM REQUIRED LOT AREA: 30,000 SQUARE FEET  
MINIMUM REQUIRED LOT FRONTAGE: 160 FEET  
MAXIMUM LOT COVERAGE: 80%

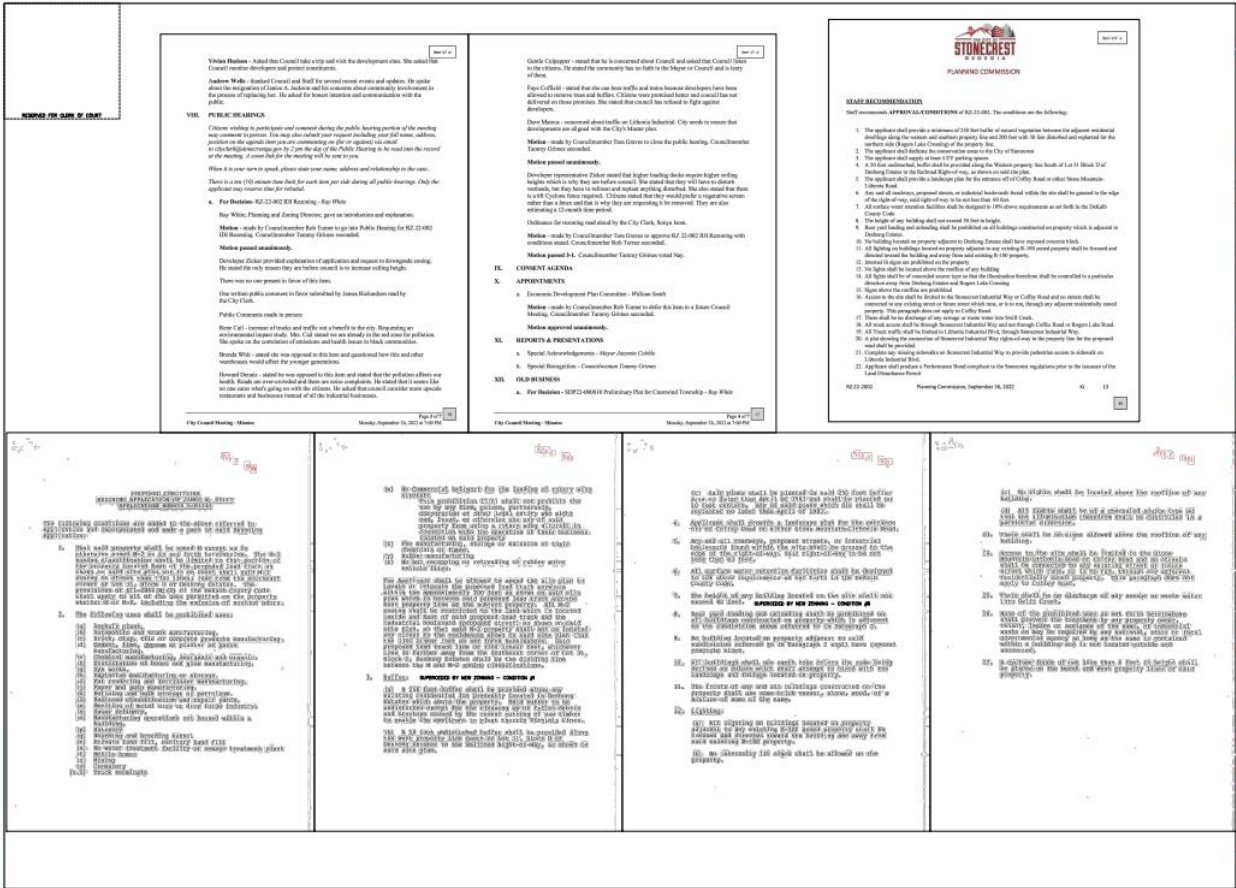
THE PURPOSE OF THIS PLAT IS TO DEPICT THE FUTURE LOT LAYOUT FOR AN INDUSTRIAL SUBDIVISION. THERE IS NO DEMOLITION ASSOCIATED WITH THIS PROJECT.

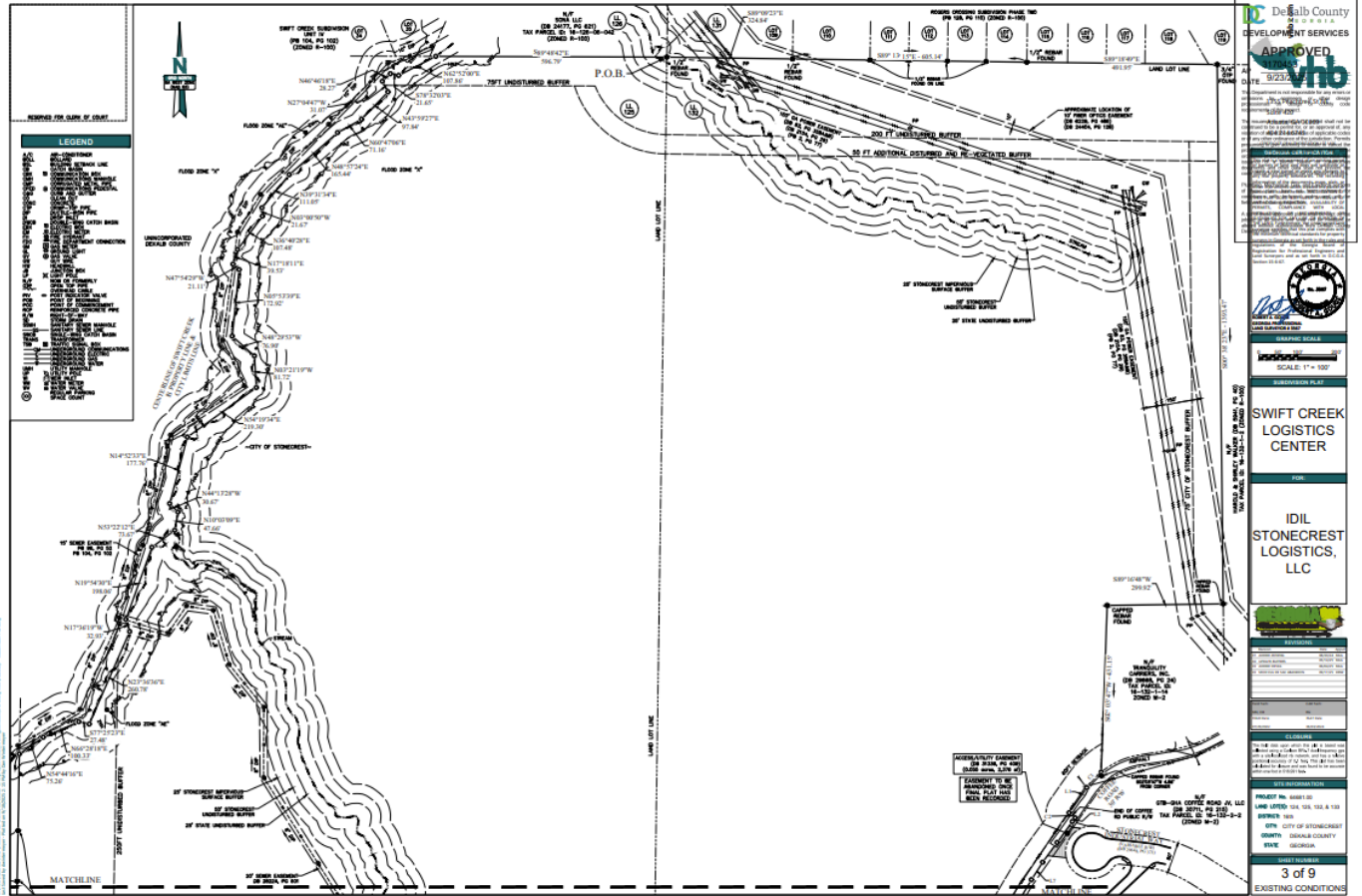
DeKalb County  
DEVELOPMENT SERVICES  
APPROVED  
DATE: 9/23/23  
VHB

SWIFT CREEK LOGISTICS CENTER

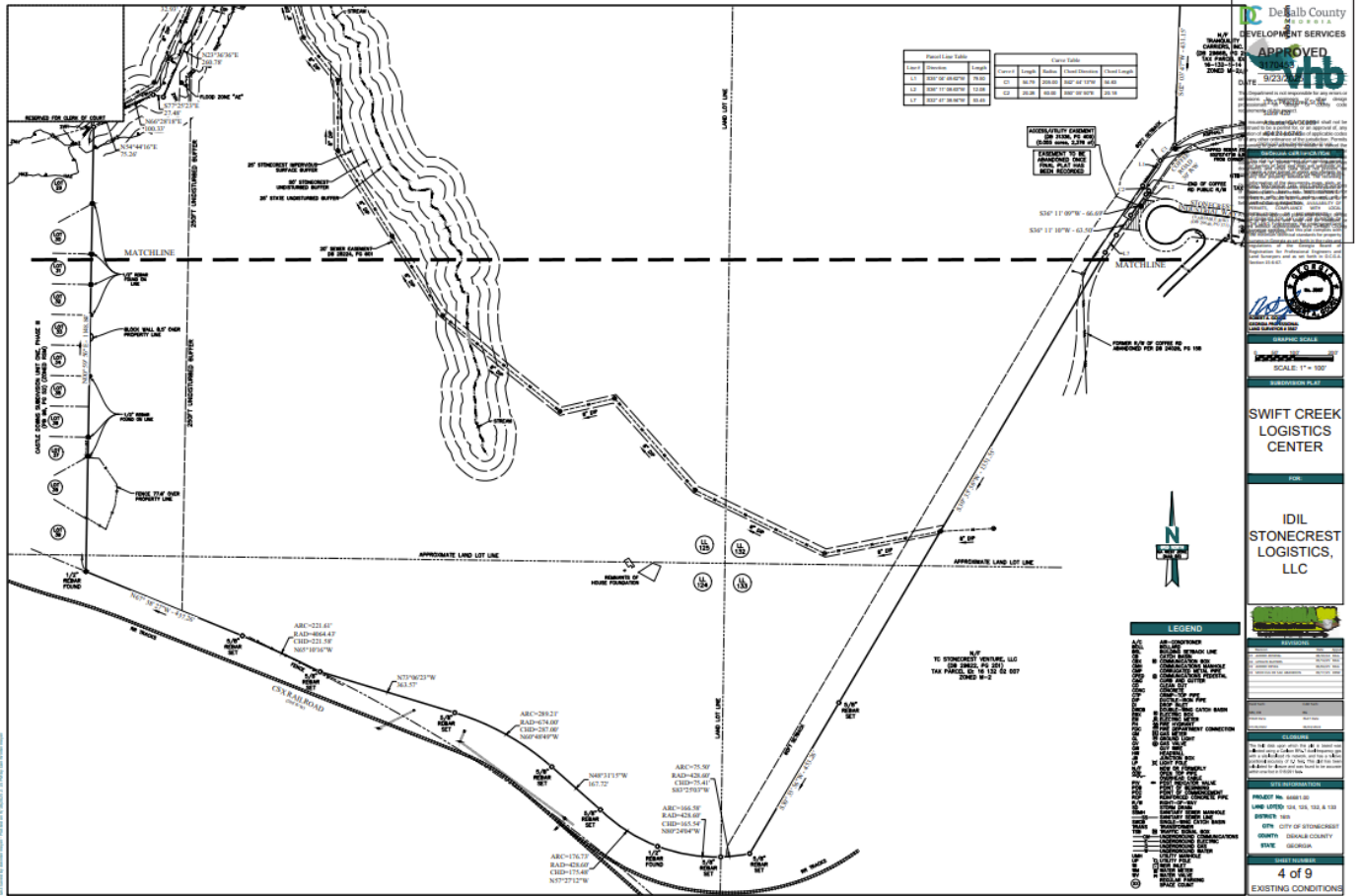
IDIL STONECREST LOGISTICS, LLC

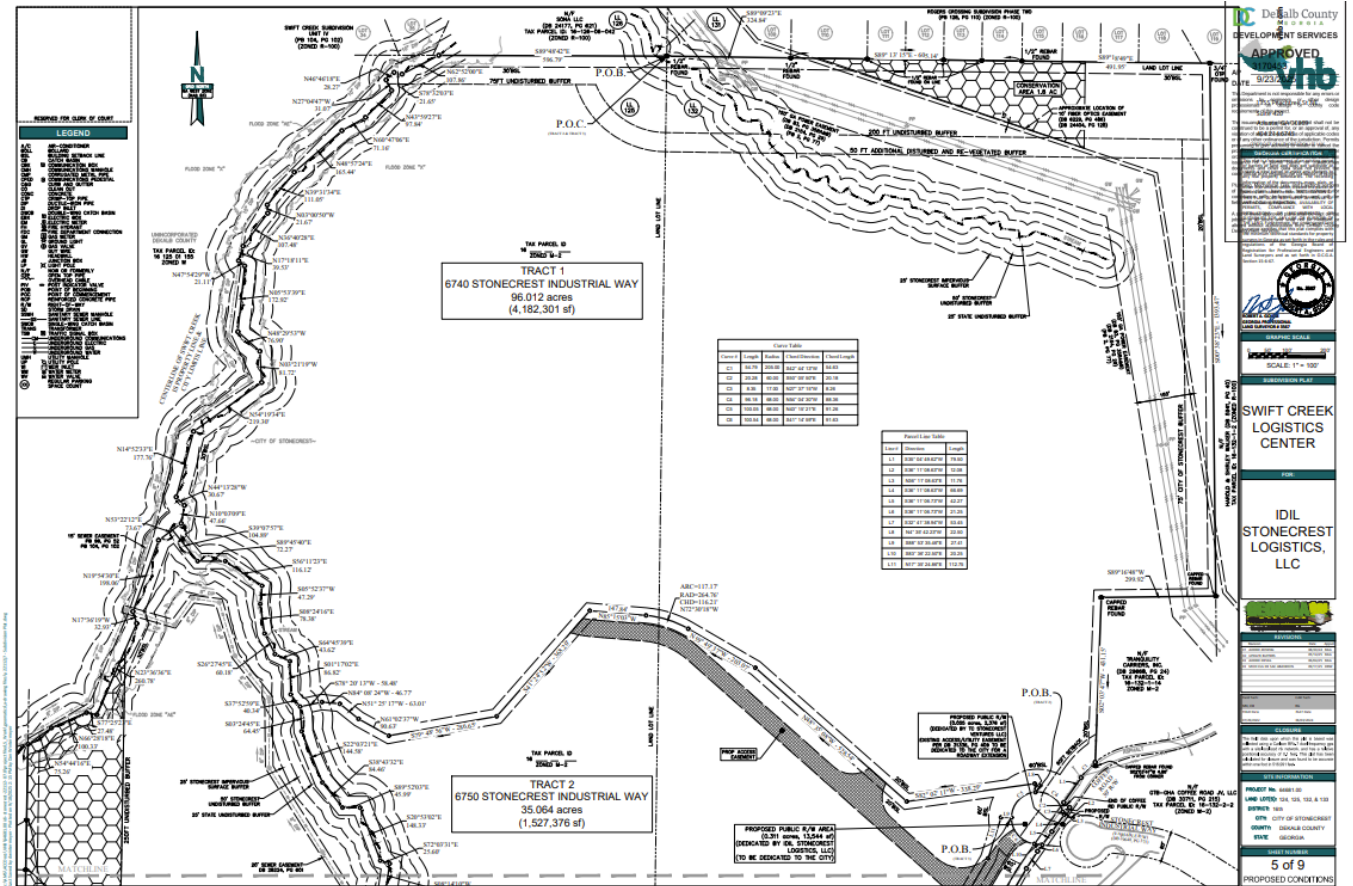
1 of 9  
COVER SHEET



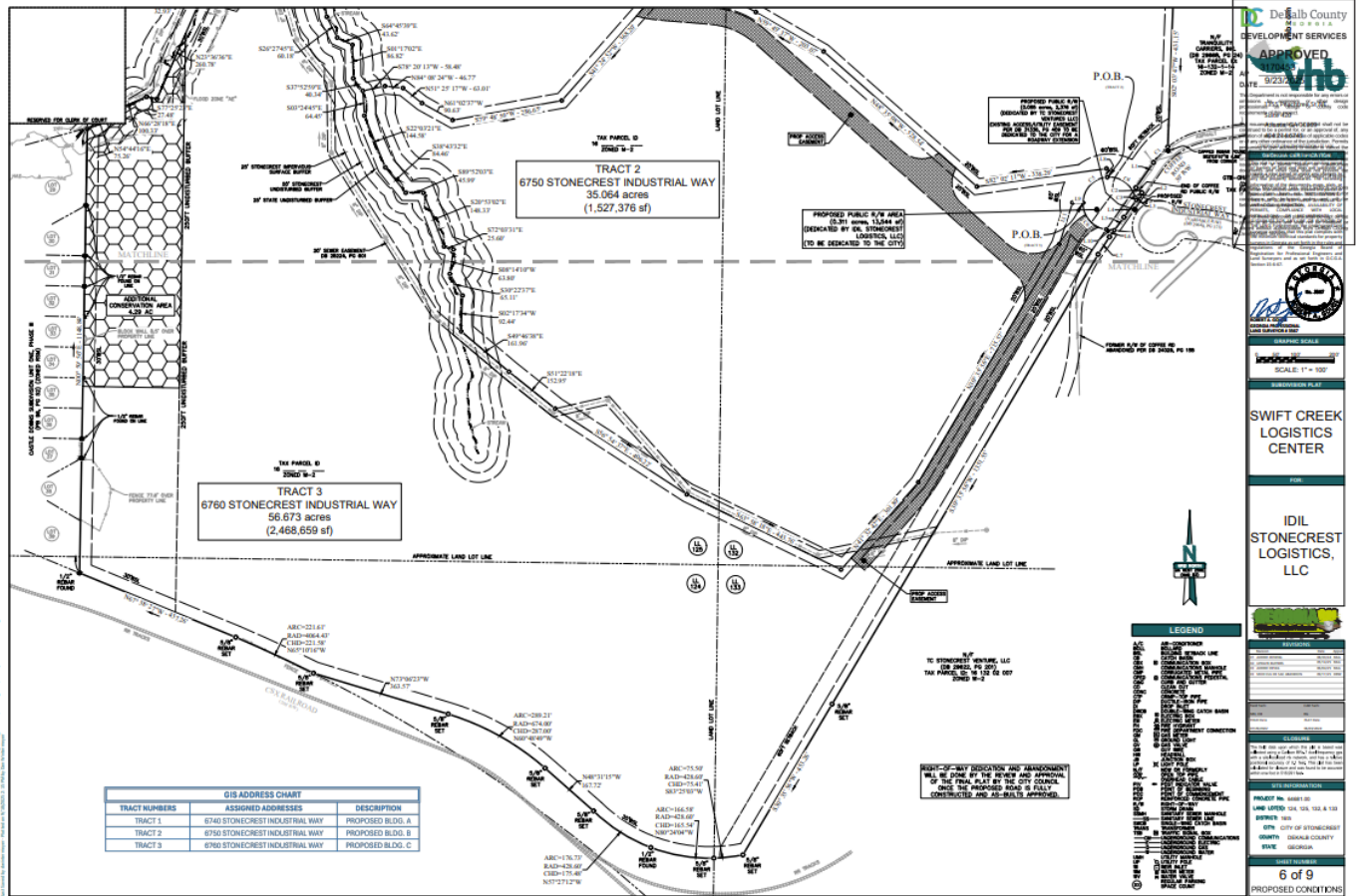








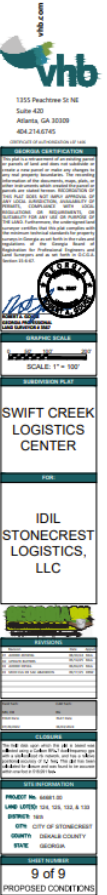






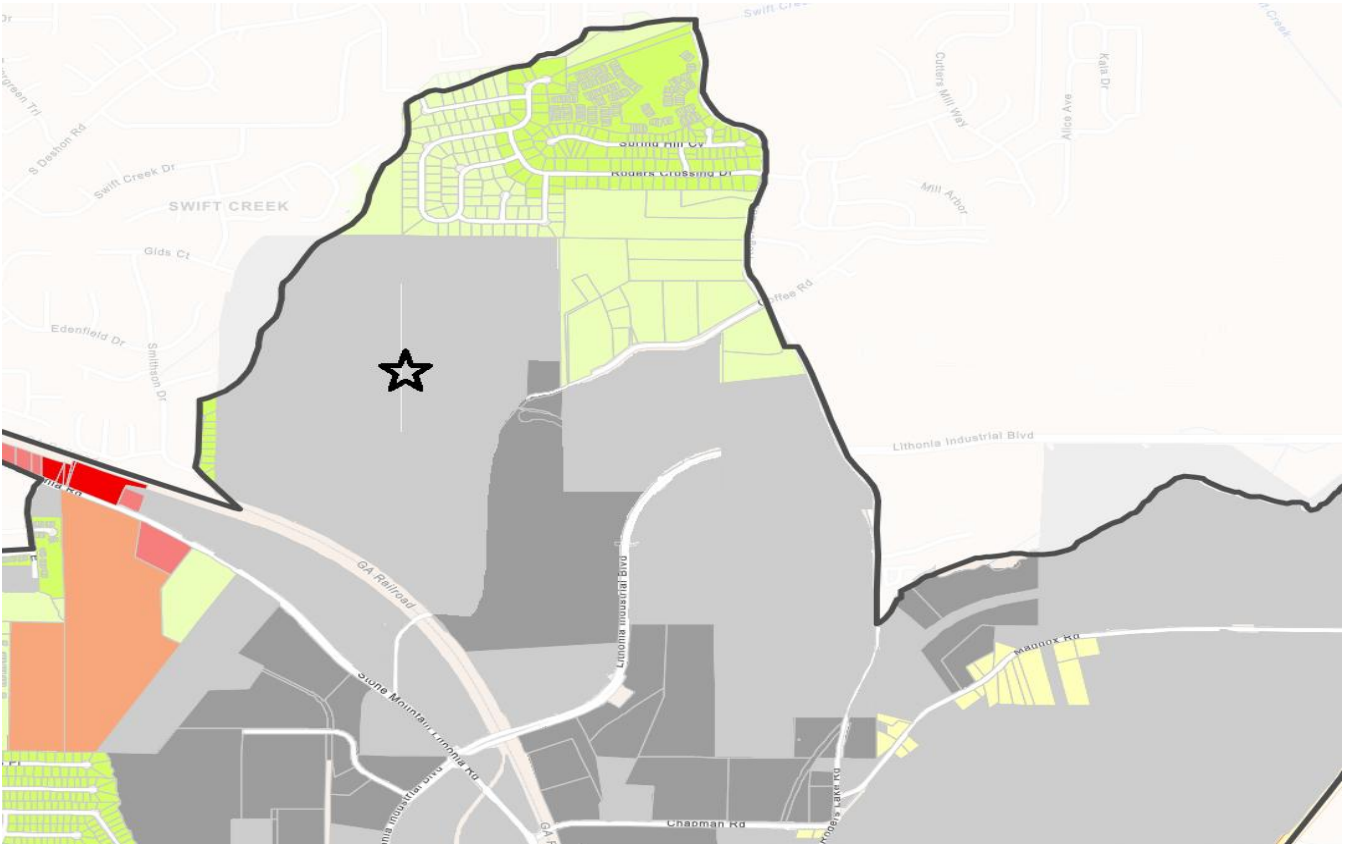








## ZONING MAP



## FUTURE LAND USE MAP





## STONECREST OVERLAY

