

(vacant)
Director
Planning and Zoning
Department



Matthew
Williams
Deputy Director
Planning and
Zoning
Department

TO: Mayor & City Council

FROM: Planning and Zoning Department

SUBJECT: SLUP23-007

ADDRESS: 2547 Lithonia West Drive

MEETING DATE: October 23, 2023

SUMMARY: Applicant is seeking a Special Land Use Permit (SLUP) to operate an Asphalt Plant.

STAFF RECOMMENDATION: Approval with conditions

PLANNING COMMISSION RECOMMENDATION: Approval with conditions



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District #2: Rob Turner

PROPERTY INFORMATION	
Location of Subject Property: 2547 Lithonia West Drive	
Parcel Number: 16 104 04 024	
Road Frontage: Lithonia West Drive	Total Acreage: 2.24 +/-
Current Zoning: M – Light Industrial	Overlay District: N/A
Future Land Use Map/ Comprehensive Plan: LIND (Light Industrial)	
Zoning Request: Applicant is seeking a Special Land Use Permit (SLUP) to operate an Asphalt Plant.	
Zoning History: CZ-85125	

APPLICANT / PROPERTY OWNER INFORMATION
Applicant Name: Hanna Casswell of Casswell Design Group, LLC
Applicant Address: 279 W. Crogan St, Lawrenceville, GA 30046
Property Owner Name: Norman Kennebrew
Property Owner Address: 2547 Lithonia West Drive Lithonia, GA 30058



DETAILS OF ZONING REQUEST

Since the city's incorporation, the site has been zoned M (Light Industrial). In 1985, the subject property was part of a 75 +/- acres development which undergone a zoning request to rezone from R-100 to C-1 (Local Commercial), C-2 (General Commercial), and M (Light Industrial). Currently, there's a business operating, 404 Concrete, LLC on the subject property. The existing business is described as manufacturing concrete. The business owner submitted a business license request on June 13, 2022, and was issued a business license on March 14, 2023.

The subject property is surrounded by Light Industrial zoned parcels. The purpose and intent of the City Council in establishing the M (Light Industrial) District is as follows to provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan.

The city's land use policy document does support the proposed operation. The City of Stonecrest 2038 Comprehensive Plan has designated the parcel with the Light Industrial Zone land use designation. The intent of the Light Industrial Character Area is to identify areas that are appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.



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ADJACENT ZONING & LAND USE		
NORTH	Zoning: M (Light Industrial)	Land Use: Vacant Lot
SOUTH	Zoning: M (Light Industrial)	Land Use: Trucking Company
EAST	Zoning: M (Light Industrial)	Land Use: Vacant Lot
WEST	Zoning: M (Light Industrial)	Land Use: Existing Structure, No Business Operating



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PHYSICAL CHARACTERISTICS & INFRASTRUCTURE

The site is an existing business with one (1) road frontage (Lithonia West Drive).

SPECIAL LAND USE PERMIT ZONING CRITERIA

- 1.** Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;
- 2.** Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
- 3.** Adequacy of public services, public facilities, and utilities to serve the proposed use;
- 4.** Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;
- 5.** Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;
- 6.** Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;
- 7.** Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use
- 8.** Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
- 9.** Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
- 10.** Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located;



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11. Whether the proposed use is consistent with the policies of the comprehensive plan;
12. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located;
13. Whether there is adequate provision of refuse and service areas;
14. Whether the length of time for which the special land use permit is granted should be limited in duration;
15. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings;
16. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources;
17. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit;
18. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height; and
19. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

RECOMMENDATION

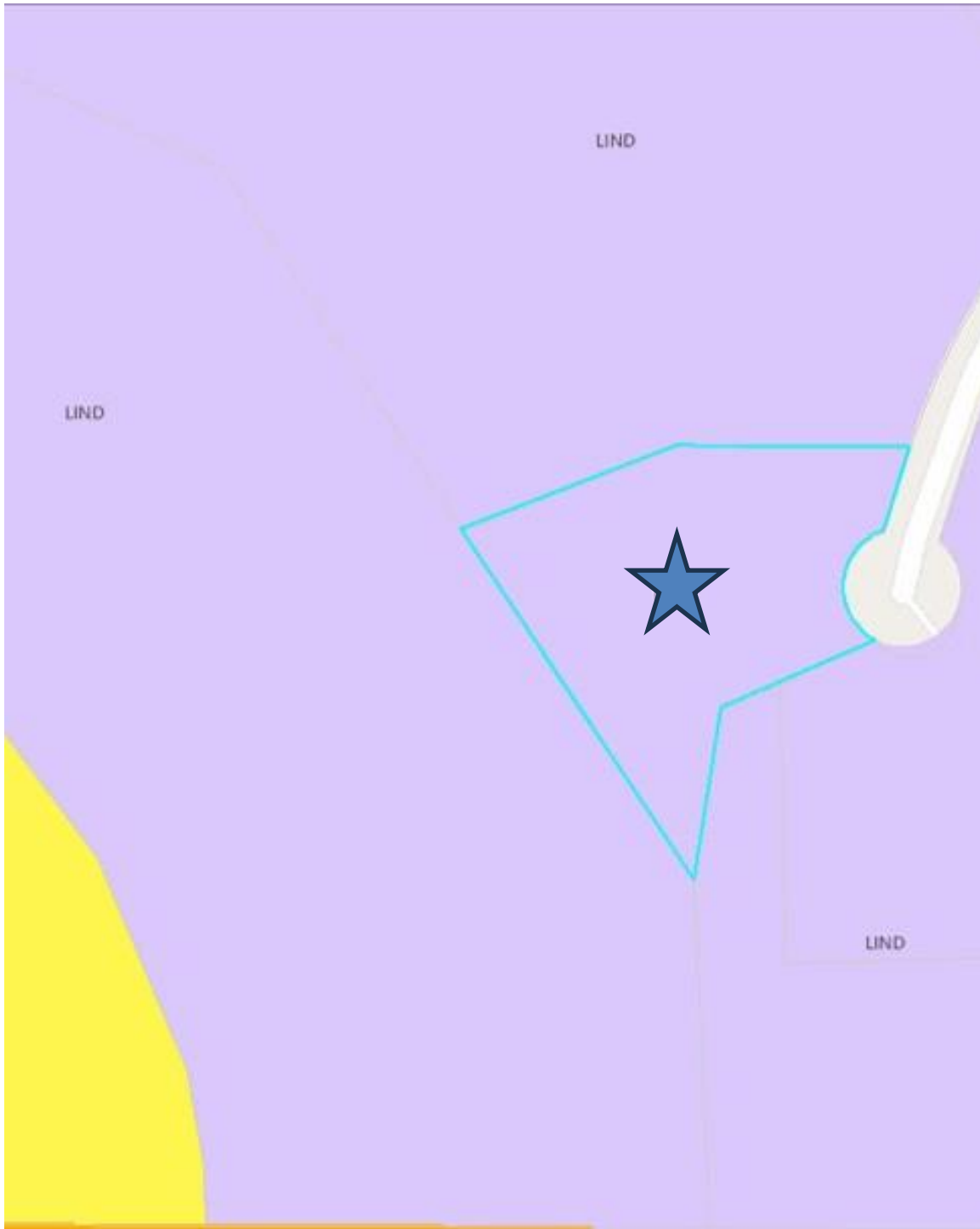
Staff recommends **APPROVAL** with the following condition(s):

- 1.** Applicant must submit a building permit prior any structures being constructed and;
- 2.** Applicant must comply and remain in compliance with all federal, state, county, and local environmental ordinances.

Attachments Included:

- **Future Land Use Map**
- **Zoning Map**
- **Aerial Map**
- **Site Plan/Survey**
- **Letter of Intent**

Future Land Use Map

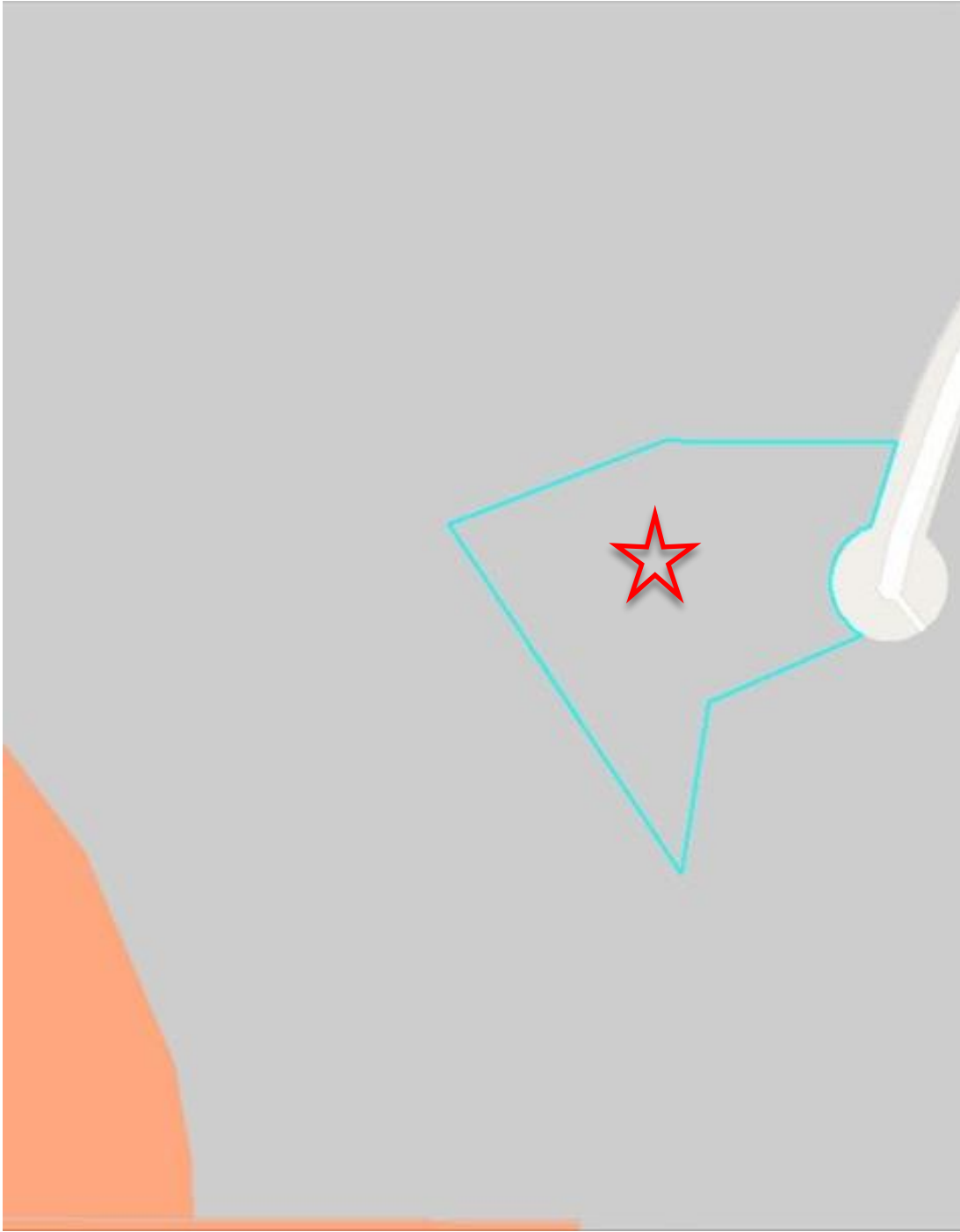


Light Industrial (M-LI)

The intent of the Light Industrial Character Area is to identify areas that are appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.

Zoning Map

Light Industrial



Aerial Map





Site Photos







Submitted Site Plan



PROJECT NUMBER
C201
PROJECT NUMBER
18465
DATE

REVIEWS

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Letter of Intent

Environmental Site Analysis