

Agenda Item

File ID: 2024-1445

Substitute 3/25/2025

Public Hearing: YES ☒ NO ☐

Department: Planning and Sustainability

SUBJECT:

Commission District(s): Commission District 04 Super District 07

Application of Keller Hospitality Group, LLC c/o Matt Keller for a Special Land Use Permit (SLUP) to allow for a commercial campground in the R-100 (Residential Medium Lot-100) zoning district, at 1102 Stewart Mill Road.

Petition No.: 2024-1445 SLUP-25-1247287

Proposed Use: Commercial campground.

Location: 1102 Stewart Mill Road, Stone Mountain, Georgia 30087

Parcel No.: 18 079 02 004

Information Contact: Lucas Carter, Planner

Phone Number: 404-371-2155

PURPOSE:

Application of Keller Hospitality Group, LLC c/o Matt Keller for a Special Land Use Permit (SLUP) to allow for a commercial campground in the R-100 (Residential Medium Lot-100) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with conditions.

PLANNING COMMISSION: Approval with one (1) condition.

STAFF RECOMMENDATION: Approval with one (1) condition.

PLANNING STAFF ANALYSIS: The applicant has been operating a campground at 1102 Stewart Mill Road since 2019. Following the recent passing of the Campground Text Amendment on November 21st, 2024 per case TA-2024- 0635 by the Board of Commissioners, the applicant is seeking to obtain a business license from the county. This application also facilitates the implementation of a master plan for the expansion of on-site facilities. The proposed Special Land Use Permit for the campground has been evaluated against the county's ordinance criteria. Based on the analysis, the property, measuring 47.51 acres, is adequately sized to meet the requirements of R- 100 zoning and the supplemental regulations for campgrounds. The site provides sufficient land for all necessary features, including open space, parking, and buffer zones, ensuring compliance with dimensional standards. The campground's compatibility with adjacent properties and land uses is affirmed. The property borders single-family residential (R-100) to the east and south and Stone Mountain Park to the west. The proposed campground complies with all supplemental regulations, and the supplemental regulations' dimensional requirements should mitigate potential adverse impacts, such as noise or traffic. Since its operation began in 2019, the campground has posed no complaints or citations, and no adverse impacts from proposed expansions are expected. Traffic volume is anticipated to remain low due to the nature of camping as a slow-flow activity. Public services, facilities, and utilities are deemed adequate to support the proposed expansion. Enhancements outlined in the master plan include new restroom facilities, showers connected to county sewage, and updated environmental protections including waste management. Access to the property will also improve with widened

pathways to accommodate emergency vehicles, a feature in line with the campground's supplemental regulations. The public street providing access has sufficient traffic capacity for this low-intensity use, and no undue congestion is anticipated. The proposed use aligns with zoning and comprehensive plan policies. The R-100 zoning district's requirements are met, and the campground supports the suburban (SUB) land use Character Area by balancing and protecting residential development with recreational services and allowing development to be designed in a way which preserves and enhances existing green space (page 47, SUB Character Area). This use enhances recreational opportunities, complements the neighboring Stone Mountain Park, and contributes to the county's tourism and commercial potential. Additionally, adequate refuse and service areas are in place, and the size, scale, and massing of proposed structures are appropriate for the site and surrounding area. No adverse impacts on historic or archaeological resources are expected. Therefore, based on review of Section 27-7.4.6 of the Zoning Ordinance, Staff recommends *"Approval with one (1) condition"*.

PLANNING COMMISSION VOTE: (January 7, 2025) Approval with one (1) condition 9-0-0. LaSonya Osler moved, Jana Johnson seconded for approval with the condition that an 8-foot fence be installed along the residential boundary.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval (10-0-0) with the following conditions: 1) There shall be a maximum of twenty (20) sites; and, 2) There shall be a privacy fence on property line adjacent to residential developments.

SLUP-25-1247287 (2024-1445)
Recommended Conditions – March 25, 2025 BOC
1102 Stewart Mill Road, Stone Mountain, GA 30087

1. This Special Land Use Permit (SLUP) is granted exclusively to the Applicant and shall not be transferred, assigned, or conveyed to any other person, entity, or successor in interest without the express written approval of the governing authority. Any attempt to transfer or assign this permit without prior authorization shall render the permit null and void.