



Legislation Text

File #: 2018-2191, **Version:** 1

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT: Special Land Use Permit - Ads Trinity LLC

COMMISSION DISTRICT(S): 3 & 6

PETITION NO: N4. SLUP 18 22306

PROPOSED USE: Recycling Plant with Outdoor Activities

LOCATION: 1065 Lancaster Road, Conley, Georgia

PARCEL NO.: 15 017 02 005

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

For a Special Land Use Permit for a Recycling Plant with outdoor activities and storage in Tier 4 of the Bouldercrest Cedar Grove Moreland Overlay District, the Soapstone Historic District, and the M-2 (Heavy Industrial) District in accordance with Chapter 27-3.39 and Chapter 27, Article 4, Table 4.1 of the DeKalb County Code. The property is located on the western terminus of Lancaster Road, approximately 1,537 feet west of Old McDonough Road at 1065 Lancaster Road in Conley, Georgia. The property has approximately 150 feet of frontage along Lancaster Road and contains 8 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

PLANNING STAFF: APPROVAL WITH CONDITIONS

PLANNING STAFF ANALYSIS (REVISED 7/12/18):

Based on the submitted information, the property has been operating a Recycling Plant with outdoor activities and storage for the past several years. A Recycling Plant with outdoor activities requires a Special Land Use Permit (SLUP) approval from the Board of Commissioners. Due to Code Enforcement activity, it was discovered that the applicant did not hold a SLUP. Therefore the applicant is formally requesting approval for a SLUP to support operations that have been ongoing for the past several years. It appears that the proposed Recycling Plant with Outdoor Activities and Storage would be consistent with the following policies and

strategies of the Light Industrial (LIND) Character Area of the DeKalb County Comprehensive Plan: 1) Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses (LICAP6); and 2) Locate industrial centers in areas with good access to highway areas (LICAS4). Based on the submitted information, as well as field investigation of the project site, it appears that the proposed use is compatible with the surrounding industrial zoning and development pattern along this stretch of Lancaster Drive. The site is less than one mile from Interstate 285 and has access to a six-lane major thoroughfare road (Moreland Avenue) approximately a half mile to the east via Old McDonough Road and Mason Dixon Lane. At the July 10th Planning Commission public hearing, the Planning Commission recommended that Condition #2 recommended by Staff be amended to indicate that the business was closed on Saturdays. Therefore, it is the recommendation of the Planning Department that the application be "Approved Conditionally", subject to Staff's recommended conditions.

PLANNING COMMISSION VOTE: APPROVAL WITH CONDITIONS 8-0-0 V. Moore moved, P. West seconded for approval with Staff's conditions, with a modification to condition #2, to specify Saturdays and Sundays closed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: APPROVAL 9-0-1. The applicant responded satisfactorily to CC3 Board members' questions regarding dust control, noise, and other off-site impacts.