



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2018-2189, **Version:** 3

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT: Special Land Use Permit - Ga-Graystone, LLC

COMMISSION DISTRICT(S): 3 & 6

PETITION NO: N5. SLUP 18 22308

PROPOSED USE: Recycling Plant and a Recovered Materials Center

LOCATION: 1242 Fleetwood Drive, Atlanta, Georgia

PARCEL NO.: 15 079 01 010

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

For a Special Land Use Permit for a Recycling Plant and a Recovered Materials Center in the M (Light Industrial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code. The property is located on the northeast side of Fleetwood Drive, approximately 570 feet east of Kenton Place at 1242 Fleetwood Drive in Atlanta, Georgia. The property has approximately 30 feet of frontage along Fleetwood Drive and 592 feet of frontage along the Southern Railroad Right-Of-Way and contains 8 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVE WITH CONDITIONS

PLANNING COMMISSION: APPROVE WITH CONDITIONS

PLANNING STAFF: APPROVE WITH CONDITIONS

PLANNING STAFF ANALYSIS: Based on the submitted information, the property has been operating a Recovered Materials Center for the past several years. A Recovered Material Center 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 Recovered Materials Center 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 and commercial zoning and development pattern along this stretch of Fleetwood Drive. Additionally, the site has access to a six-lane major thoroughfare road (Moreland Avenue) via Fayetteville Road approximately a half mile to the west. Therefore, it is the recommendation of the Planning Department that the application be "Approved Conditionally", subject to Staff's recommended conditions.

PLANNING COMMISSION VOTE: APPROVE WITH CONDITIONS 8-0-0 J. West moved, M. Butts seconded for approval with Staff's conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: APPROVE WITH CONDITIONS 5-4-1 Fleetwood Recycling's attorney disclosed that the company is considering expansion of the operation to include tire shredding. There was a thorough discussion of the potential environmental impacts of this proposal, including the potential for toxins from shredded tires to leach into the ground water. The CC3 Board requested the following condition: If Fleetwood Recycling expands the operation to include tire shredding, the owners shall submit to the Director of Planning and Sustainability certification from the EPD and the EPA of compliance with the regulations of each agency.