



**PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT**

RZ-20-002

**Planning Commission June 2<sup>nd</sup>, 2020 / Mayor and City Council Meeting June 22<sup>nd</sup>, 2020**

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**GENERAL INFORMATION**

**Petition Number:** RZ-20-002

**Applicant:** Baldwin Paving Company, Inc.

**Owner:** Hanson Aggerate Southeast LLC

**Project Location:** 6892 Maddox Road

**District:** District 1

**Acreage:** 52.0

**Existing Zoning:** M (Light Industrial)

**Proposed Zoning:** M-2 (Heavy Industrial)

**Comprehensive Plan Community:  
Area Designation** Light Industrial

**Proposed Development/Request:** The applicant is requesting to rezone the subject property from M (Light Industrial) to M-2 (Heavy Industrial) for the existing asphalt plant.

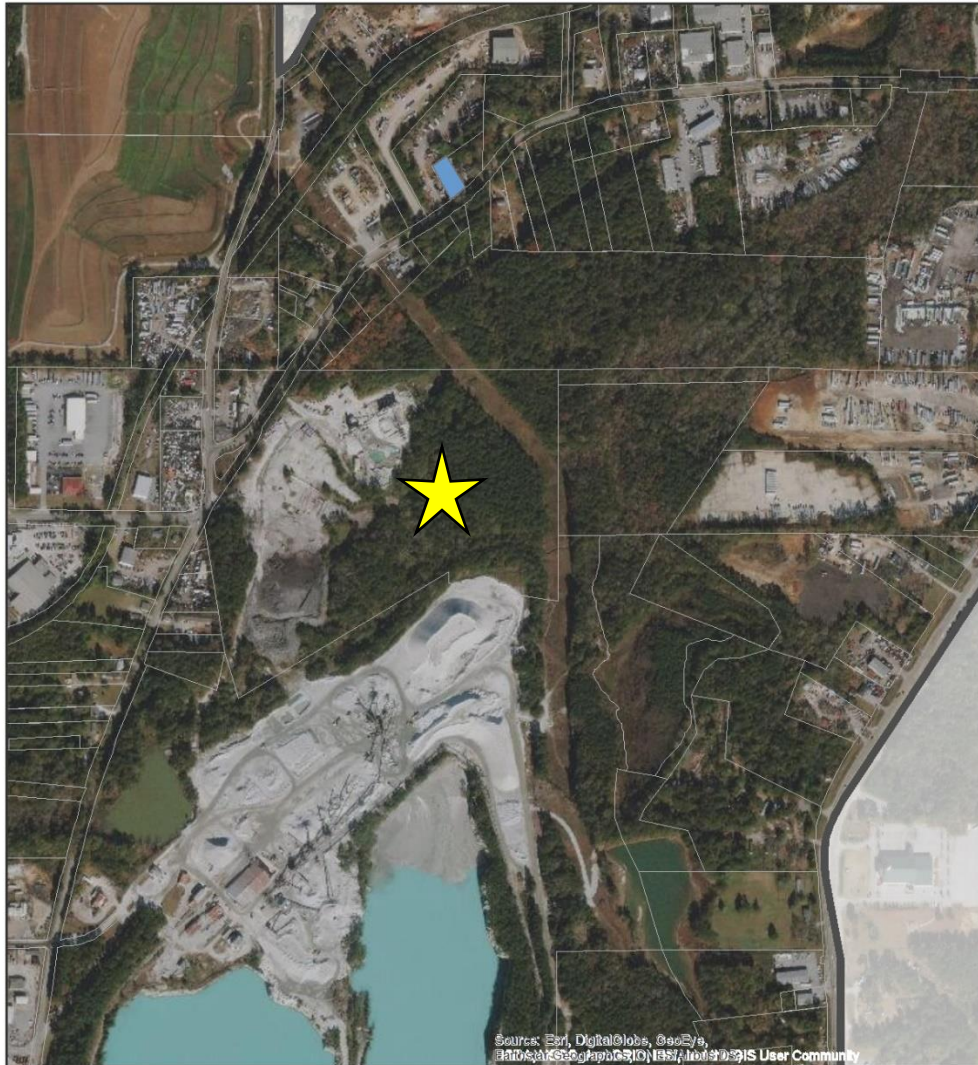
**Staff Recommendations:** *Approval with Conditions*



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**Aerial Map**



Sources: Esri, DigitalGlobe, GeoEye, IGN, Aeriaco, AeroGRID, IGN, GeoEye, DigitalGlobe, GeoEye, IGN, Aeriaco, AeroGRID, IGN, GeoEye, DigitalGlobe, GeoEye

**ZONING CASE: RZ-20-002**

ADDRESS: **6892 Maddox Road**  
CURRENT ZONING: **Light Industrial**  
FUTURE LAND USE: **Light Industrial**



**Subject Property**

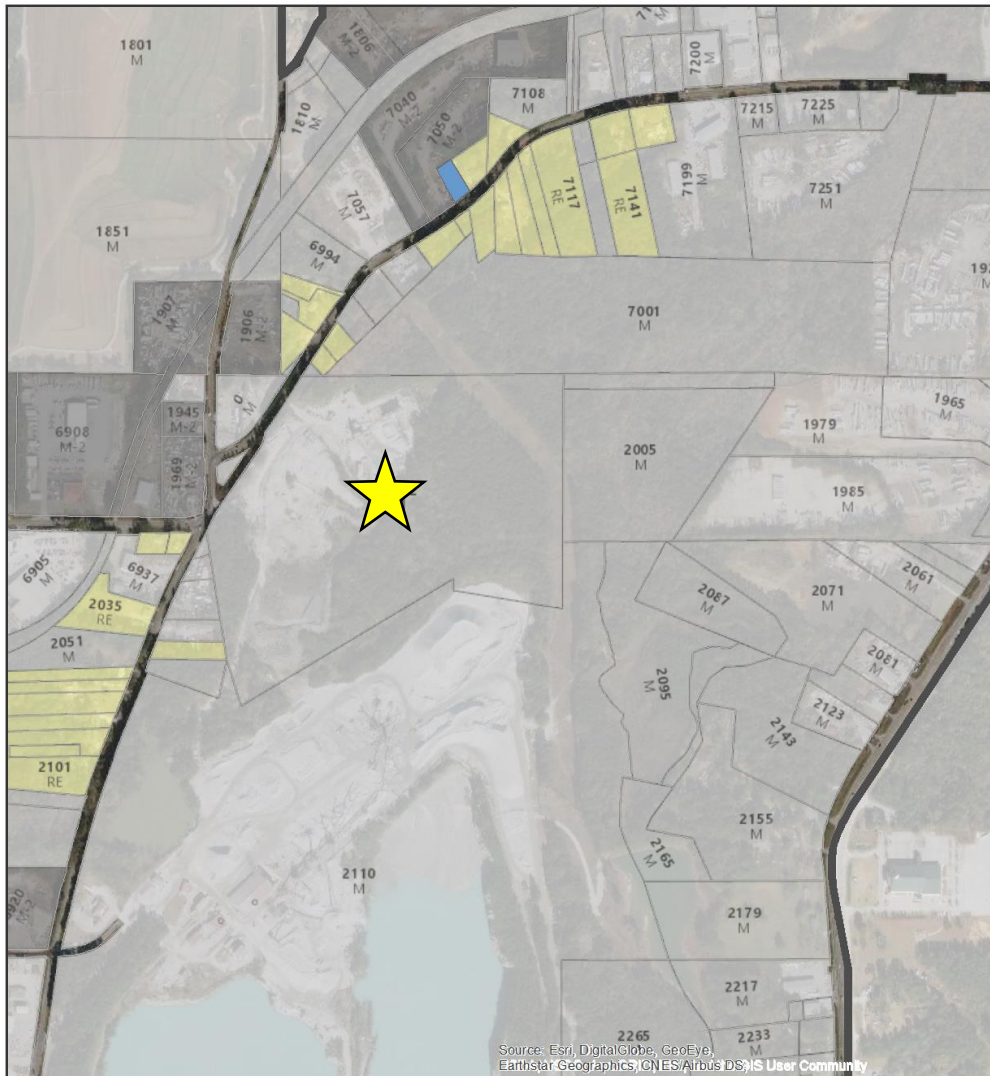




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Zoning Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, SIA, User, Community

ZONING CASE: **RZ-20-002**

ADDRESS: **6892 Maddox Road**

CURRENT ZONING: **Light Industrial**

FUTURE LAND USE: **Light Industrial**



**Subject Property**

0 0.1 0.2 mi



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### PROJECT OVERVIEW

#### **Location**

The subject property is located at 6892 Maddox Road.

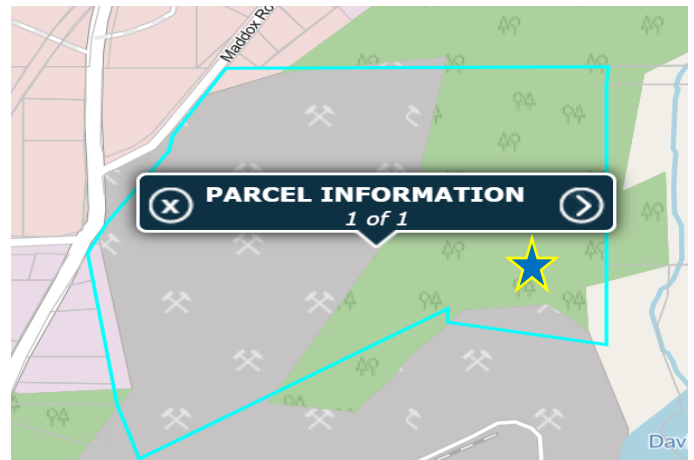
The subject property abuts Hanson Aggregate Southeast LLC to the south, undeveloped land to the east and several small industrial use properties to the west and north.

#### **Background**

The property has kept its original zoning classification of M (Light Industrial) under Stonecrest Zoning Ordinance.

Currently the property has an existing asphalt plant that was used by the previous operator on the property. Prior to the incorporation of the city, the previous owner cease operations and moved to another location, resulting in the asphalt plant not operating for more than a year.

Under the Stonecrest Zoning Ordinance a asphalt plant is only permitted in M-2 (Heavy Industrial) zoned properties.



### Rezoning Request

The applicant is requesting to rezone the 52 acres of the subject properties from M (Light Industrial) to M-2 (Heavy Industrial) for the construction and operation of asphalt plant.

The applicant plans on demolition the existing asphalt plant and constructs a new plant that fits the applicant business model.



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**Public Participation**

Due to the recent worldwide pandemic for COVID-19, a community meeting was not held for this application by the time the staff report was submit to the Planning Commission.

**STANDARDS OF REZONING REVIEW**

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

As shown in the table below, the subject property is surrounded by industrial uses. \* Please see the map below table

<b>Adjacent &amp; Surrounding Properties</b>	<b>Zoning (Petition Number)</b>	<b>Land Use</b>	<b>Density Non-Residential (SF/Acre) Residential (Units/Acre)</b>
<b>Applicant</b>	<b>Proposed: M</b>	<b>Industrial</b>	<b>n/a</b>
Adjacent: North	M (Light Industrial)	Undeveloped Land (Industrial)	n/a
Adjacent: North / East	M (Light Industrial)	Undeveloped Land (Industrial)	n/a
Adjacent: West	M (Light Industrial) District	Small Industrial parcels	n/a
Adjacent: West	M-2 (Light Industrial) District	Small Industrial parcels	n/a
Nearby: South	M (Light Industrial) District	Hanson Aggerate Southeast LLC	n/a

The proposed change in zoning would permit a use that would be suitable in view and development of the nearby properties.

- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The subject property is located within the Light Industrial character area of the Stonecrest Comprehensive Plan. The proposed zoning change and development of development would be in keeping with the policy and intent of the comp plan.



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- **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property is currently zoned M, which permits the development of Light Industrial uses such as warehousing and manufacturing. The property does have reasonable economic use as currently zoned.

- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The proposed zoning proposal is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties. Staff believes the suggested zoning for the property would be a compliment to the surrounding area.

- **Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

There are existing conditions affecting the use and development of the property, which give supporting grounds for either approval. The subject property was previously used for the asphalt plant. The applicant is asking for the correct zoning, which would still be consistent with the area.

- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

- **Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Access to the property is via , which is a collector road that staff believes would have the traffic capacity to handle the volume of traffic generated by the zoning change and will not cause excessive or burdensome use of the existing street or transportation.

The zoning proposal will not cause an excessive or burdensome on utilities as De the property has the sewer capacity for commercial development.

- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The zoning proposal will not adversely impact the environment or surrounding natural resources.



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### **STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of RZ-20-002, with the following conditions.

1. Owner/Developer must obtain all required federal, state, and local permits to operation asphalt plant.
2. Owner/Development must obtain building permit and land disturbance permit for the construction of proposed asphalt plant.
3. Operations hours shall be limited to 7 am – 7 pm.