

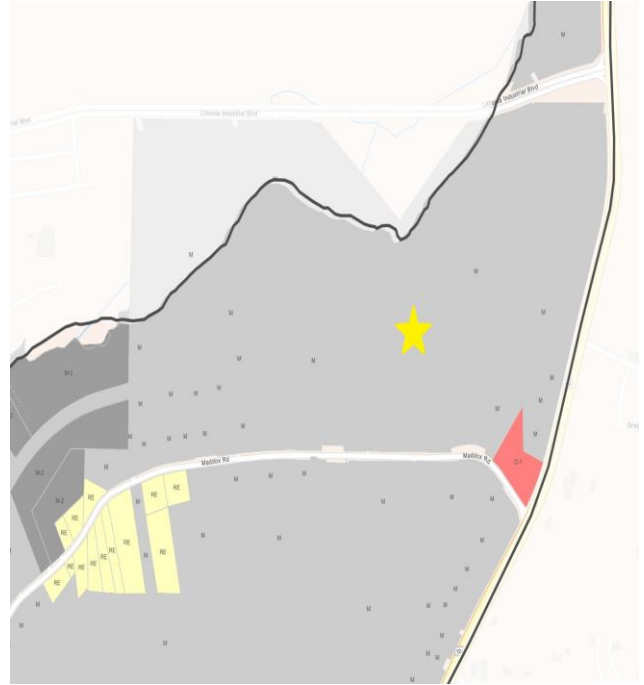
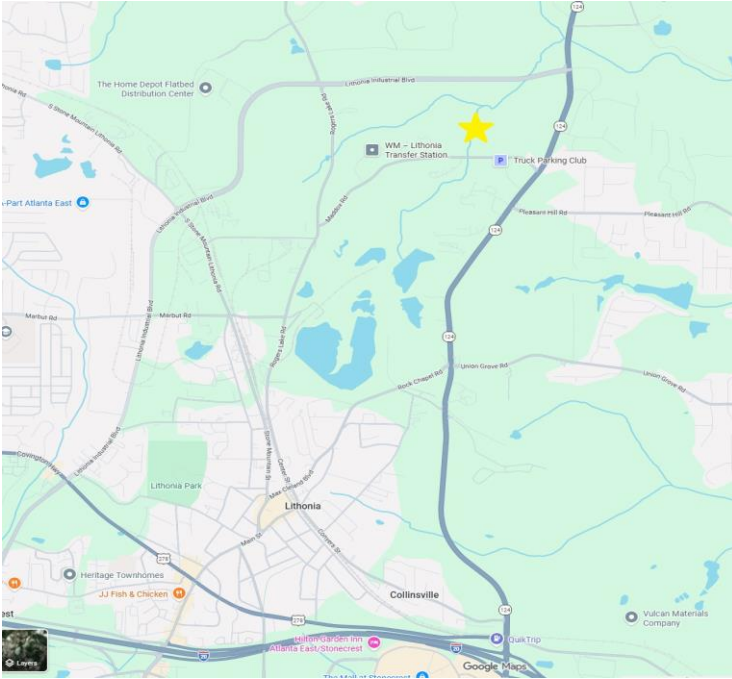


REZONING APPLICATION ANALYSIS

Prepared By:	Planning and Zoning Staff
Petition Number:	RZ26-000004
Applicant:	The City of Stonecrest for Brandon Arnold 2827 Peachtree Road, Suite 630 Atlanta, GA 30305
Owner:	Greenland Lithonia, LLC
Project Location:	7224 & 7226 Maddox Road
District:	1- Mayor Pro-Tem Tara Graves
Acreage:	7224 Maddox: +/-29.36 acres; 7226 Maddox: +/- 62.83 acres - Total = +/- 92.19 acres
Existing Zoning:	M- Light Industrial
Future Land Use:	LIND – Light Industrial
Overlay District:	N/A
Proposed Development/Request:	A City of Stonecrest initiated application requesting the rezoning of approximately +/-92.19 acres from M- Light Industrial to M-2 Heavy Industrial to allow various heavy industry uses including Ready Mix concrete plant, Hot Asphalt plant, Materials Recovery Facility, Outdoor Processing operations including concrete recycling, wood waste processing, metal recycling, soil processing, grinding, crushing, conveyors & stock piling of bulk materials.
CPIM:	6/11/2026
Planning Commission (PC):	7/7/2026
Mayor & City Council:	7/27/2026
Sign Posted/ Legal Ad(s) submitted:	5/27/2026
Staff Recommendations:	DENIAL
PC Recommendation:	TBD

PROJECT OVERVIEW

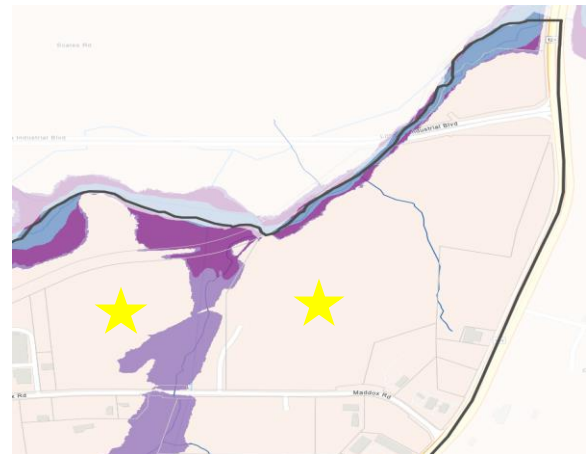
Location



Background

The subject properties are located at 7224 & 7226 Maddox Road in Stonecrest, GA. (Parcel Number [16 165 02 022](#) & [16 165 02 001](#)) The site is located near the intersection of Maddox Road and Rock Chapel Road. Maddox Road is a local (Stonecrest) street. Rock Chapel Road is a major arterial (state highway). The surrounding area contains a mix of light industrial uses such as truck parking, and automotive related uses compliant with the zoning district and the 2030 Stonecrest Comprehensive Plan.

The City of Stonecrest Zoning Map has the property zoned M- Light Industrial. The property is currently the remnants of an abandoned rock quarry. The DeKalb County GIS map indicated that there is flood plain along the northern property line of 7226 Maddox Road and along the property line the separates 7224 Maddox Road from 7226 Maddox Road.





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	M (Light Industrial)	Single Family Structure
Adjacent: North	M (Light Industrial)	Vacant
Adjacent: West	M (Light Industrial)	Industrial (Automotive Use)
Adjacent: East	M (Light Industrial)	Industrial (Truck Parking)
Adjacent: South	M (Light Industrial)	(Industrial) Truck Parking

DIVISION 31. - M (LIGHT INDUSTRIAL) DISTRICT

Sec. 2.31.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the M (Light Industrial) District is as follows:

- A. 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;
- B. To provide an environment for light industrial uses that produces no appreciable impact on adjacent properties and preserve the appeal and appearance of residential and commercial areas;
- C. To ensure that all establishments located within the M (Light Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within the M (Light Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;
- D. To provide an area within City of Stonecrest for recycling and green businesses to locate;
- E. To generate employment opportunities and economic development;
- F. To ensure that M (Light Industrial) Districts are so located that transportation access to thoroughfares and freeways is available;
- G. To allow for the conversion of industrial buildings which are 50 years of age or older to multifamily dwellings so as to promote living and working space as well as historic preservation;
- H. To implement the future development map of the city's most current comprehensive plan.



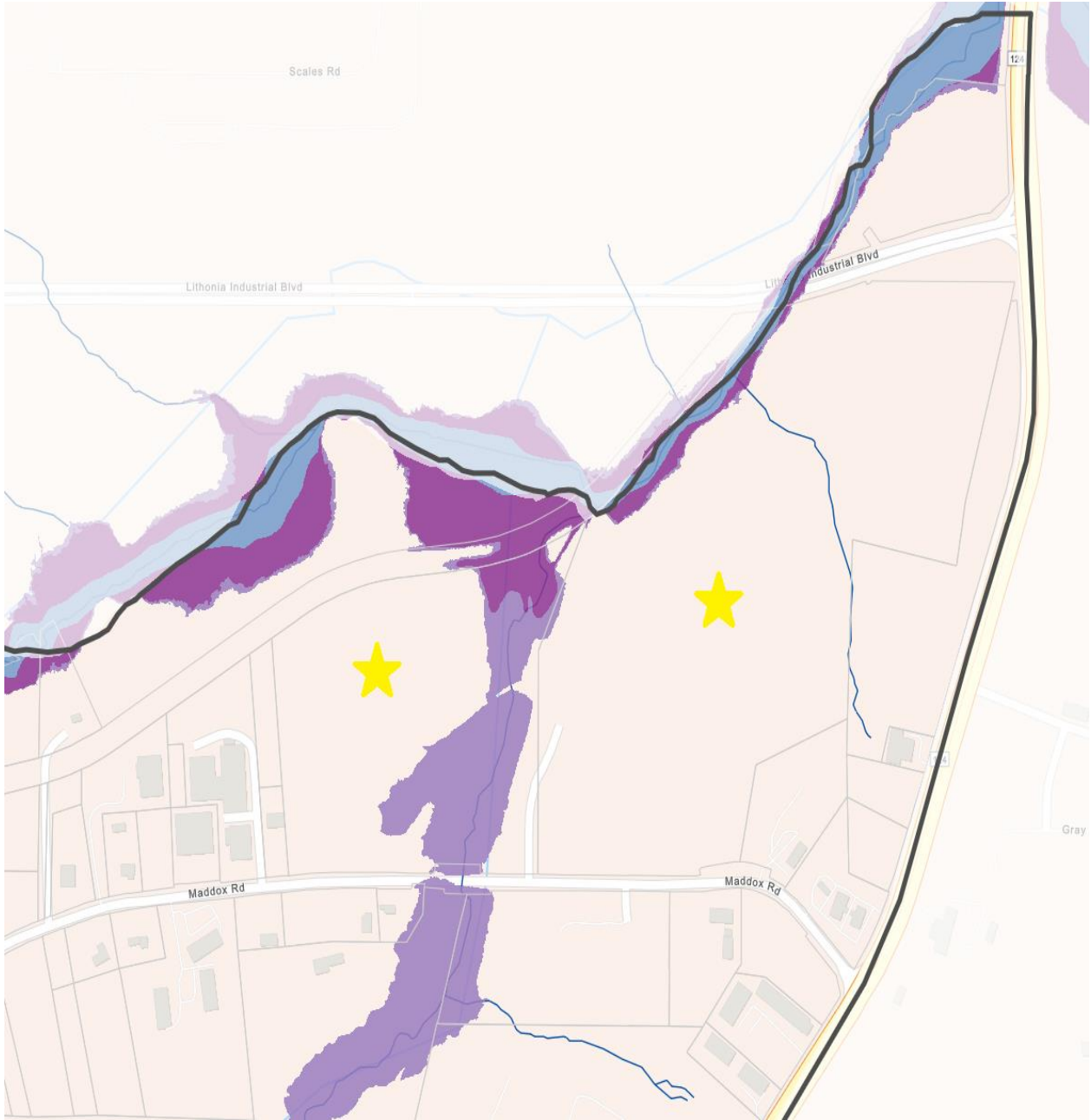
DIVISION 32. - M-2 (HEAVY INDUSTRIAL) DISTRICT

Sec. 2.32.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the M-2 (Heavy Industrial) District is as follows:

- A. To provide areas for manufacturing, warehousing and distribution facilities at locations so designated in the comprehensive plan;
- B. To provide for a location for intense industrial uses that do not require and may not be appropriate for a nuisance free environment;
- C. To provide for a location that allows nuisances such as noise, vibration and other impacts which cannot be contained on-site;
- D. To ensure that all businesses located within the M-2 (Heavy Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within the M-2 (Heavy Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;
- E. To ensure that industrial districts are so located that transportation access to thoroughfares and freeways is available;
- F. To implement the future development map of the city's most current comprehensive plan.

Floodplain Map



Site Photos



RZ26-000004

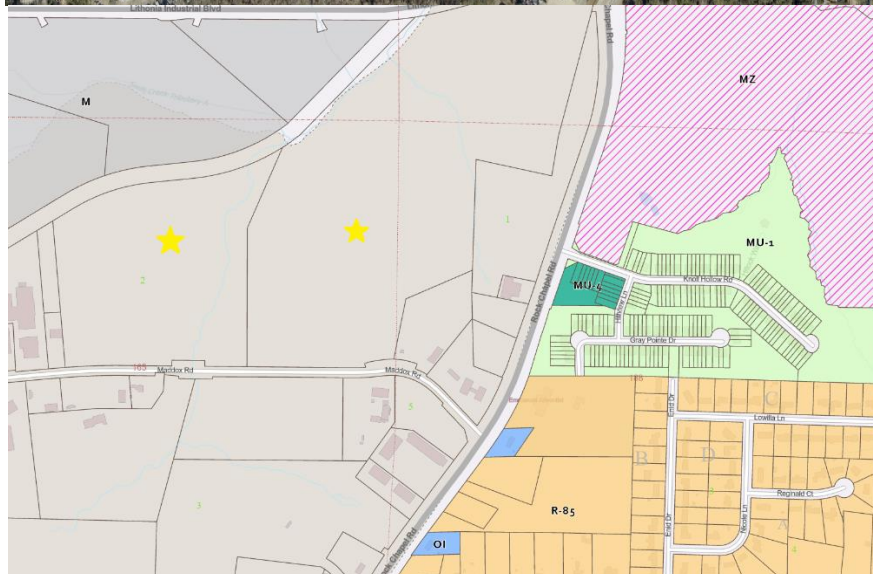
ADDRESS: 7224 & 7226 Maddox Road

CURRENT ZONING: M Light Industrial

OVERLAY DISTRICT: N/A

FUTURE LAND USE: LIND - Light Industrial

Aerial Map



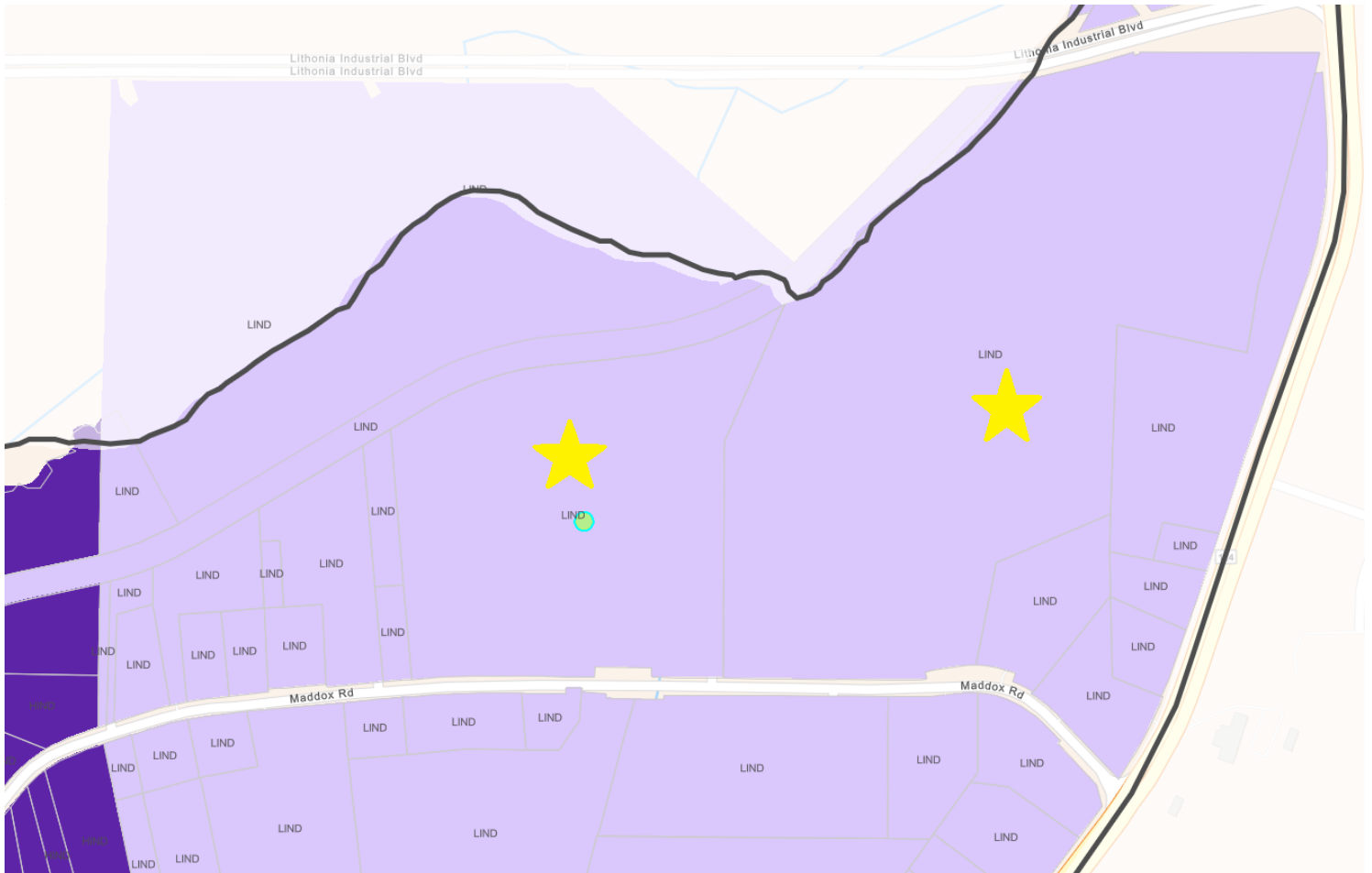
Zoning Map



Legend

-  C-1 - Local Commercial
-  M-2 - Heavy Industrial
-  M - Light Industrial
-  RE - Residential Estate
-  Subject property

Future Land Use Map



Legend

-  Light Industrial
-  Heavy Industrial
-  Subject Property





STANDARDS OF ZONING MODIFICATION 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.

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

The zoning proposal is not in general conformity with the policy and intent of the Comprehensive Plan. The Light Industrial Land Use Designation states: *“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”*. The Use Description lists Warehouse Distribution, Wholesale/Trade and Automotive as listed uses. The Comprehensive Plan further states: *“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”*.

2. 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.

The proposed use will not permit a use suitable for the adjacent and nearby properties. The surrounding zoning of the area is mostly light industrial with some residential zoning approximately 800 feet away (as the crow flies). The applicant is proposing multiple uses that will require an additional special zoning request if approved. This request will allow more intense uses than the surrounding uses and will likely generate additional noise, vibration, and more air pollution. Because there are more than 10 proposed uses Staff cannot properly evaluate all aspects of each of the uses.

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

The property has reasonable economic use as currently zoned (M-Light Industrial), as it can be developed as any of the 61 commercial uses or any of the 24 industrial uses listed as permitted uses in the City of Stonecrest Zoning Ordinance. These uses would be consistent with the existing uses and consistent with the intent of the Comprehensive Plan.

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

The zoning proposal would potentially have adverse effect on existing use or usability of adjacent or nearby properties. The proposed number of uses and the increase in intensity of the proposed uses would affect neighboring and nearby properties. The number of truckloads, the type of equipment, the byproduct of the uses are all factors that cannot be determined and are unknown,



but the sheer number of the proposed uses indicates that there will be adverse effects to the surrounding properties. The multi-purpose uses proposed directly increase the intensity of adverse effects onto neighboring properties and nearby communities causing diminishment of a standard quality of life with health concerns of air pollutants released, groundwater and soil contaminants, reduction of economic value of property, roadway deterioration and increased vehicular incidents, and decrease of the aesthetic imagery of the community are a few impacts of heavy industry uses in proximity to existing residential, general commercial, and light industrial business establishments that would be faced with daily operation of the use without relief.

5. 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 have been no existing or changing conditions that have been found to provide supporting grounds for approval of the zoning proposal.

The subject properties are proposing multiple uses that are more intense than the surrounding uses and more intense than what is intended in the Comprehensive Plan. There's no information submitted showing the proposed development will improve the community in that area. There are residents that live in this area that already have to live with surrounding industrial uses and adding additional more intense use would not serve the residents in the area very well. There is an established single-family neighborhood (DeKalb County) across Rock Chapel Road as well as two (2) new townhome communities that are still in the construction phase.

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

The zoning proposal is not expected to adversely affect historic buildings, sites, districts, or archaeological resources. There are no known historic structures or designated archaeological resources on the property or immediately adjacent to it.

7. 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.

The zoning proposal could cause excessive or burdensome use to existing streets given the multiple uses that are proposed. There could likely be a significant increase in truck traffic on a local street that is not rated for heavy industrial uses.

8. Whether the zoning proposal adversely impacts on the environment or surrounding natural resources.

The zoning proposal could adversely impact the environment and surrounding natural resources. The property is proposing several uses including crushing concrete and an asphalt plant. Each of these uses could produce dust that could be harmful to the environmental and surrounding natural resources. There is the potential for air pollution produced by these uses to affect the quality of life for the surrounding neighborhood as well as businesses.



STAFF RECOMMENDATION

Staff is recommending **DENIAL** of the rezoning request from **M-Light Industrial** to **M-2 Heavy Industrial**. The request is noncompliant with the City Ordinance and the 2038 Stonecrest Comprehensive Plan.

PLANNING COMMISSION (PC) RECOMMENDATION - TBD