

SLU22-000015

2708 Evans Mill Road

➤ Special Land Use Permit:
Drive-thru Boston Market

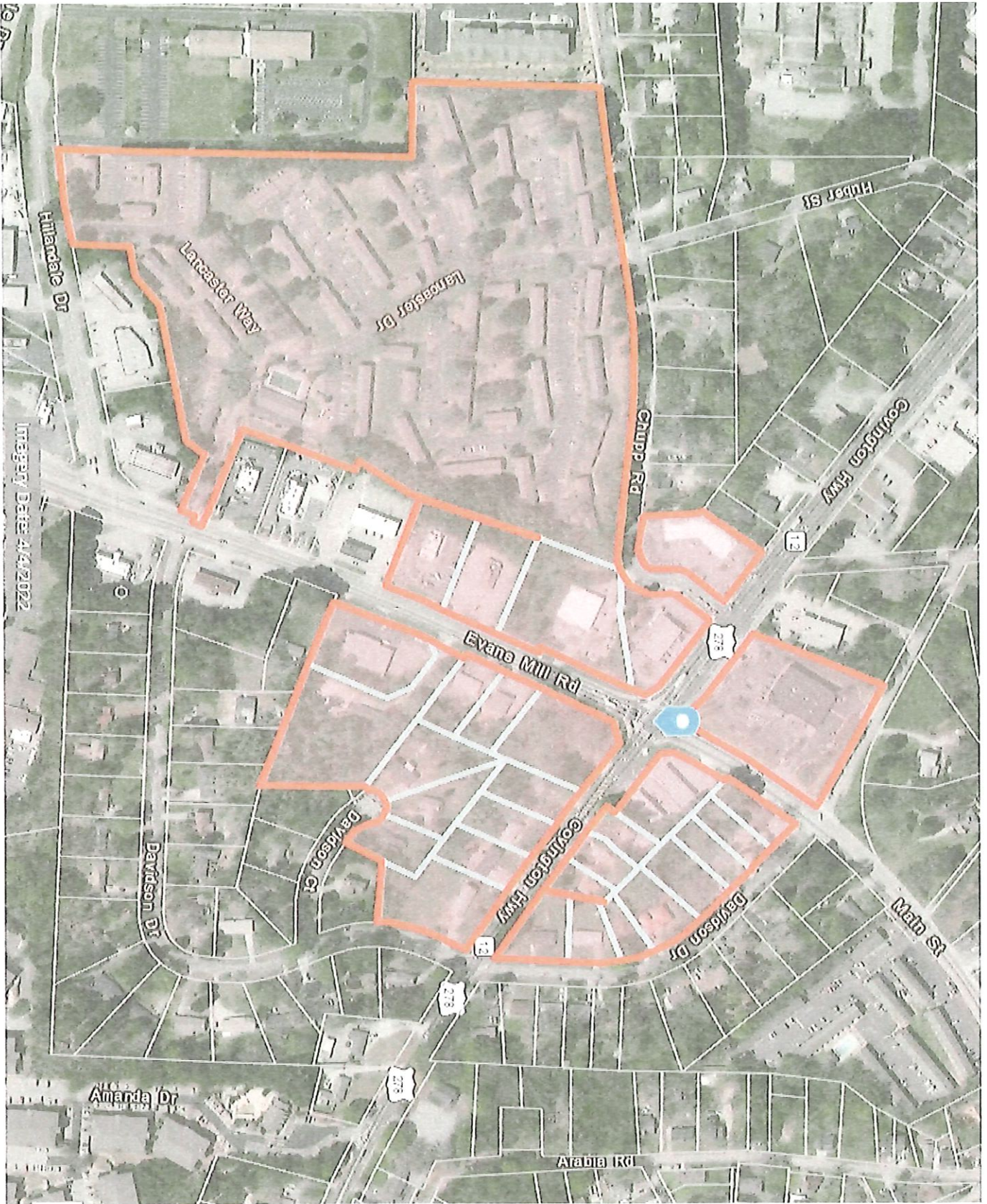
- Staff Reports
- Application
- Boundary Map
- Elevations
- Environmental Letter
- Letter of intent
- Pre-App Request Form
- Site Plan
- SLUP Analysis
- Survey Map
- Survey with legal description
- Sign Postings



Special Land Use Permit Application

Applicant Information	Name: Jim Gamble Pavilion Development Company		
	Address: 5605 Carnegie Blvd. Suite 110		Charlotte, NC 28209
	Phone: 704-944-5983	Fax:	Email: jag@pavdevco.com
	Owner's Name: Harbour Capital LLC		
Owner Information	Owner's Address: 2101 S Congress Ave. Delray Beach FL 33445		
	Phone:	Fax:	Email:
	Property Address: 2708 Evans Mill Road		Acreage: 1.06+/-
	Parcel ID: 16-137-15-009		
Property Information	Current Zoning Classification: C-1 Local Commercial		
	Proposed Use of Property: Quick Serve Restaurant w/ Drive Thru		
	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input checked="" type="radio"/> No		
	<p>Property Information: Approximately 1.06 acres of vacant property at the Southeast quadrant of Evans Mill Rd. and Covington Highway. The applicant desires to develop a nationally known high quality quick serve restaurant which requires a special use land permit to allow a drive thru as an accessory to the restaurant. The restaurant use is allowed by right in the C-1 district.</p>		
Affidavit	To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name: Jim Gamble, Sr. Vice President Pavilion Development Co.		
	Applicant's Signature: <i>Jim Gamble</i>	Date: 10-27-22	
	Sworn to and subscribed before me this 27 th Day of October		20 22
Notary	Notary Public: Margaret J. Brown		MARGARET J. BROWN NOTARY PUBLIC Mecklenburg County North Carolina My Commission Expires Dec. 2, 2025
	Signature: <i>Margaret J. Brown</i>		
	My Commission Expires: 12/2/2025		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
Fee: \$		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	

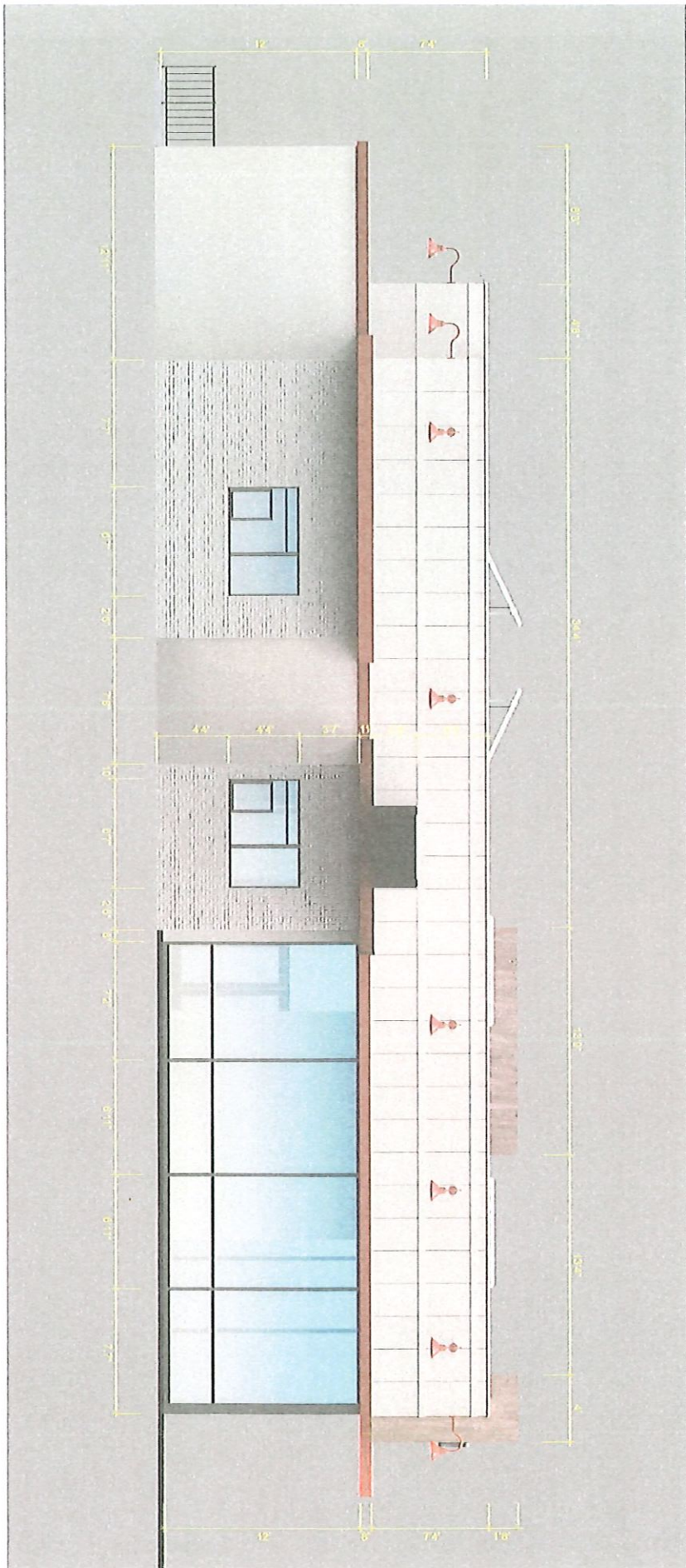
08-03-2017

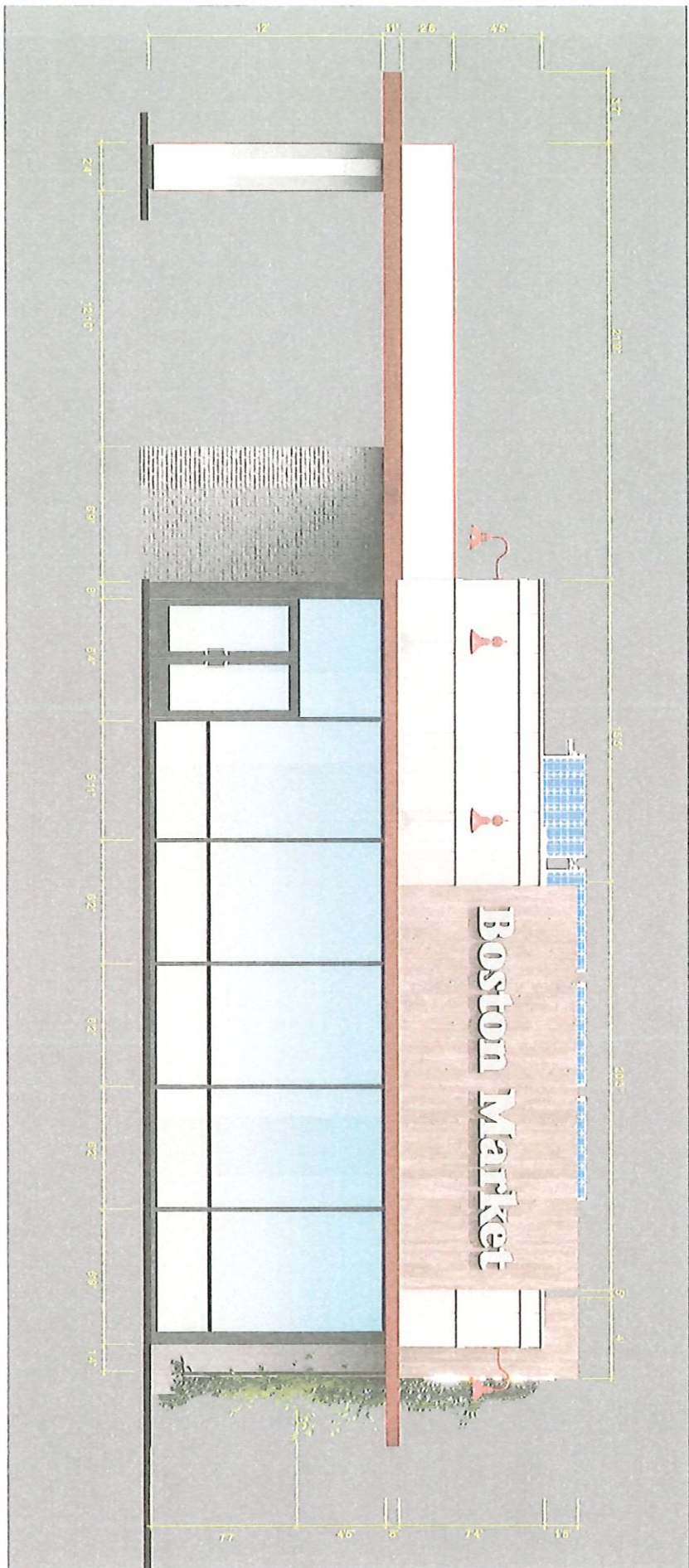












Environmental Site Analysis

The purpose of this analysis is to show the conformance of the proposed development to the City of Stonecrest's Comprehensive Plan and to show the limited environmental impacts this development will have to the existing site.

Conformance to the Comprehensive Plan

The project site is located at the southeast corner of the intersection of Evans Mill Road and Covington Highway in Stonecrest, Georgia. The site is currently vacant with wooded and dirt areas and an asphalt road, and is bordered by a residential zone to the east and commercial zones to the north, west and south.

The project property area is approximately 1.06 acres and is zoned C1 Local Commercial in the Stonecrest OVD Tier 2 overlay district. This project proposes the construction of a ±2,500 SF restaurant with drive-through, associated parking, necessary underground utilities and required stormwater management facilities.

This project site falls under the Regional Center land use in the City of Stonecrest Comprehensive Land Use Plan. Per the Comprehensive Plan, "the intent of the Regional Center is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage." With Covington Highway serving as one of the main thoroughfares through Stonecrest, this project serves as a quick stop for motorists driving through to stop to eat. As this site is adjacent to a large residential neighborhood, it will allow residents to walk or drive a short distance to dine in and support a local business.

Environmental Impacts

This site is located in FEMA Firm Map Number 13089C0178K and is not located in or near a flood plain. There are no wetlands, streams or wildlife species on or near the site. This site is not an archaeological or historical site. Mitigations is not required for any of these environmental features.

This site does have slopes exceeding 25 percent over a 10-foot rise in elevation in the right-of-way of Evans Mill Road at the southwest corner of the site. Disturbance in this corner of the site will be minimal, and proper erosion control measures will be placed in the disturbed areas.

The existing cover of this site is wooded and dirt areas. Most of the trees will be cleared for this development except for the trees and vegetation existing in the 50' transitional buffer off the east property line. This development will have proposed landscaping and leave 20 percent of the site as open space to mitigate the clearing of existing vegetation.

Project Implementation Measures

This site is devoid of many of the environmentally sensitive areas that need protection per the previous section. In order to protect the slopes exceeding 25 percent, erosion control features such as slope stabilization will be implemented. Runoff from the addition of impervious cover to the site will be reduced with an above ground detention pond with treatment for water quality. The development will preserve and dedicate at least 20 percent of the site to open space and limit disturbance where possible. The proposed development will maintain a 50-foot transitional buffer between the restaurant and the existing residential development to the east of the site in order to mitigate the effects of lighting and noise.



Date

Current Property Owner
XXXXX Something Street
Stonecrest Georgia xxxxxxx

Re:
Proposed Development at 2708 Evans Mill Road
Stonecrest Georgia

Dear Current Property Owner

Pavilion Development Company is proposing to develop a Boston Market Restaurant at 2708 Evans Mill Road (parcel # 16 137 15 009) in Stonecrest Georgia. The property is currently zoned C-1 Local Commercial, which allows a restaurant use by right. However, since this restaurant will have a drive-thru service component, a Special Land Use Permit is required by the City of Stonecrest.

There will be a Public Participation Community meeting held on Thursday, December 8th at 5:30 pm at the Holiday Inn Express located at 7846 Stonecrest Square at which the project will be presented for public input. Your participation will be welcomed.

Boston Market is a high quality nationally known restaurant which would be a great addition to the community. We look forward to hearing from you.

Sincerely,

Pavilion Development Company



SPECIAL LAND USE APPLICATION

PROPOSED BOSTON MARKET
2708 Evans Mill Road
Lithonia / Stonecrest, Georgia

SPECIAL LAND USE PERMIT CRITERIA QUESTIONNAIRE:

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:

Response: The 1.06-acre property is currently zoned C-1. The proposed development currently is allowed by right in this district and conforms to the required development criteria. The SUP is required due to the drive thru component of the proposed restaurant. There is adequate land available for the contemplated use.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;

Response: The proposed use is compatible with the adjacent properties and surrounding land uses as an emerging commercial corridor.

- C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;

Response: All required utilities are readily available to the site.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;

Response: In the opinion of the applicant, there is adequate roadway infrastructure to serve the intended use.

E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;

Response: The character of the vehicles which will patronize the restaurant are completely consistent with the surrounding community and infrastructure.

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;

Response: There will be one point of access to the property which will conform to all design criteria and considerations.

G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;

Response: The proposed use will not create any adverse effect on the adjoining land uses

H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

Response: Typical hours of operation are 11:00 am until 9:00 pm, however may vary market by market. These business hours should not have any adverse impact on the surrounding land uses.

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

Response: It will not

J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located;

Response: The use is allowed by right under the existing zoning district; therefore this proposed development is consistent with the property.

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan;

Response: It is

L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;

Response: it will

M. Whether or not there is adequate provision of refuse and service areas;

Response: Yes, as required by the tenant.

N. Whether the length of time for which the special land use permit is granted should be limited in duration;

Response: No, it should not

O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings;

Response: The proposed building is approximately only 2,500 sf which will be sited on over one acre which is less impactful than most residential uses based on the ratio of square footage per acre.

P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;

Response: it will not

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit;

Response: it does

R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building;

Response: it will not

S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area;

Response: it will not

T. Whether the proposed use would be consistent with the needs of the neighborhood or to the community as a whole, be compatible with the neighborhood,

Response: The proposed project will have a very positive impact and be a great asset to the community at large. The new restaurant design will be very compatible with the surrounding area and bring a fresh, new design concept to a very popular brand.

TRIP GENERATION REPORT:

Fast Food Restaurant with Drive-Through Window (934)

Based upon methodology from ITE's Trip Generation, 11th Edition (2021)

Project Land Use	Project Density	Project Trips			ITE Code	Variable
		Total	Inbound	Outbound		
Fast Food Restaurant with Drive-Through Window	2,200 S.F.	1,168	564	584	934	1,000 S.F.
		112	57	55		
		85	43	40		

Above is the ITE Trip Generation Report. In that the peak hour project trips are very close to the minimum peak hour 100 trip metric; we request that a full TIA NOT be required as a part of this application and review process.

PUBLIC PARTICIPATION PLAN & REPORT:

The applicant has provided herein the listing of all property owners within 500 feet of the property along with the mapping boundary as required and also the draft of the letter to be mailed for staff to review prior to distribution. The meeting space has been secured at the Holiday Inn Express on Stonecrest Square in Lithonia Georgia which is in close proximity to the subject property. Representatives at the meeting will include Senior Leadership from the Developer, the applicants engineering and architectural consultants and potentially the tenant representative. The applicant will present the site plan, and the proposed general building elevations for comment. The applicant will also be prepared to discuss other matters which may arise such as project schedule, further information about the tenant and other items as needed.

A sign up sheet for the participants will be provided. The meeting will be documented in writing to include questions and potential concerns of the participants, and also the responses of the applicant.

Fast Food Restaurant with Drive-Through Window (934)

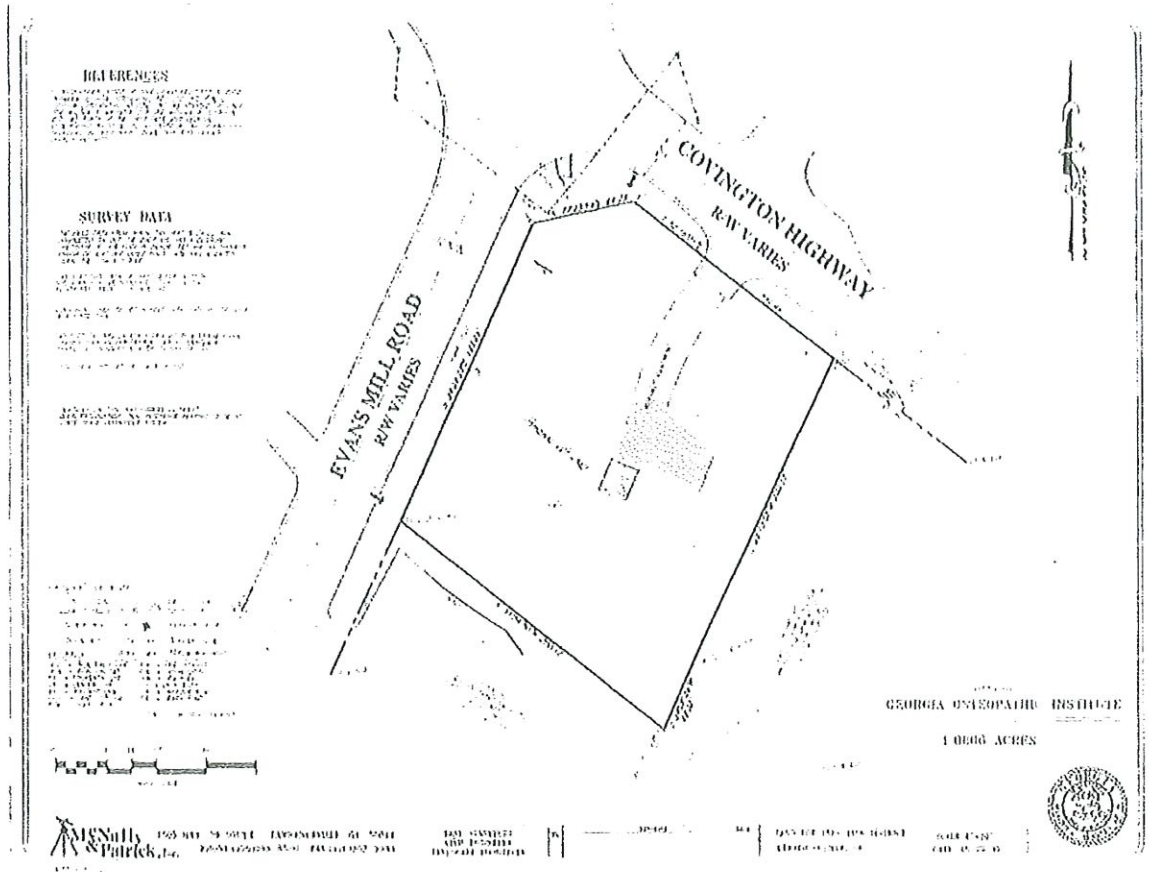
Based upon methodology from ITE's Trip Generation, 11th Edition (2021)

Project Land Use	Project Density	Project Trips			ITE Code	Variable
		Total	Inbound	Outbound		
Fast Food Restaurant with Drive-Through Window	2,500 S.F.				934	1,000 S.F.
Daily		1,168	584	584		
AM Peak Hour		112	57	55		
PM Peak Hour		83	43	40		

TRIP
GENERATION
REPORT

EXHIBIT A

Property



This plat shows the subdivision of certain land into lots and the location of a new street, to-wit:

1. To-wit:

1. A new street, to-wit: "NEW STREET", with a right-of-way width of 20 feet.
2. Lots 1 through 24, with the following areas:

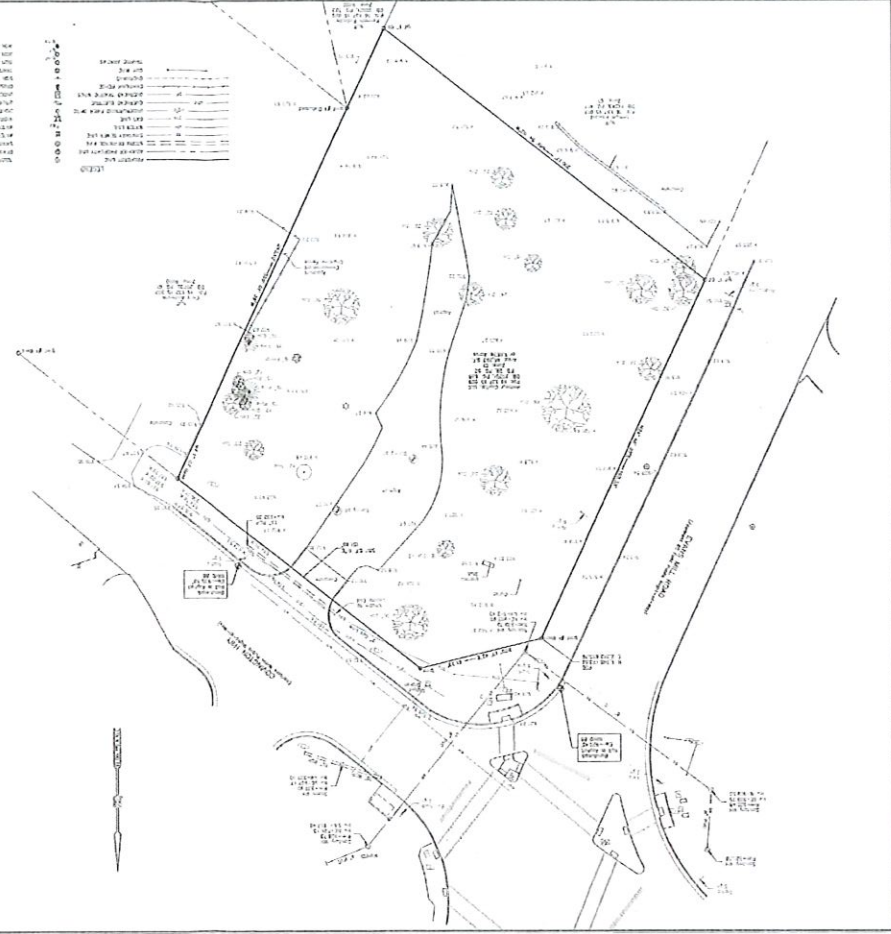
Lot No.	Area (S.F.)
1	2,345
2	3,456
3	4,567
4	5,678
5	6,789
6	7,890
7	8,901
8	9,012
9	10,123
10	11,234
11	12,345
12	13,456
13	14,567
14	15,678
15	16,789
16	17,890
17	18,901
18	19,012
19	20,123
20	21,234
21	22,345
22	23,456
23	24,567
24	25,678

The areas shown on this plat were determined by a survey conducted by the undersigned on the 15th day of January, 2015, and are subject to the following conditions:

1. The survey was conducted in accordance with the provisions of the Tennessee Surveying Act of 1901, as amended.
2. The survey was conducted using a Leica total station and a Leica level.
3. The survey was conducted in accordance with the provisions of the Tennessee Surveying Act of 1901, as amended.
4. The survey was conducted in accordance with the provisions of the Tennessee Surveying Act of 1901, as amended.

The undersigned is a duly licensed surveyor in the State of Tennessee, and is hereby certifying that the foregoing is a true and correct representation of the facts as shown on the ground.

Surveyed and Platted this 15th day of January, 2015.
 [Signature]
 Surveyor







LOPEZ ROOFING
Roofing, Siding, Gutters, Storm Damage
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824.332.2022

HANSEN
RENTAL
SERVICES

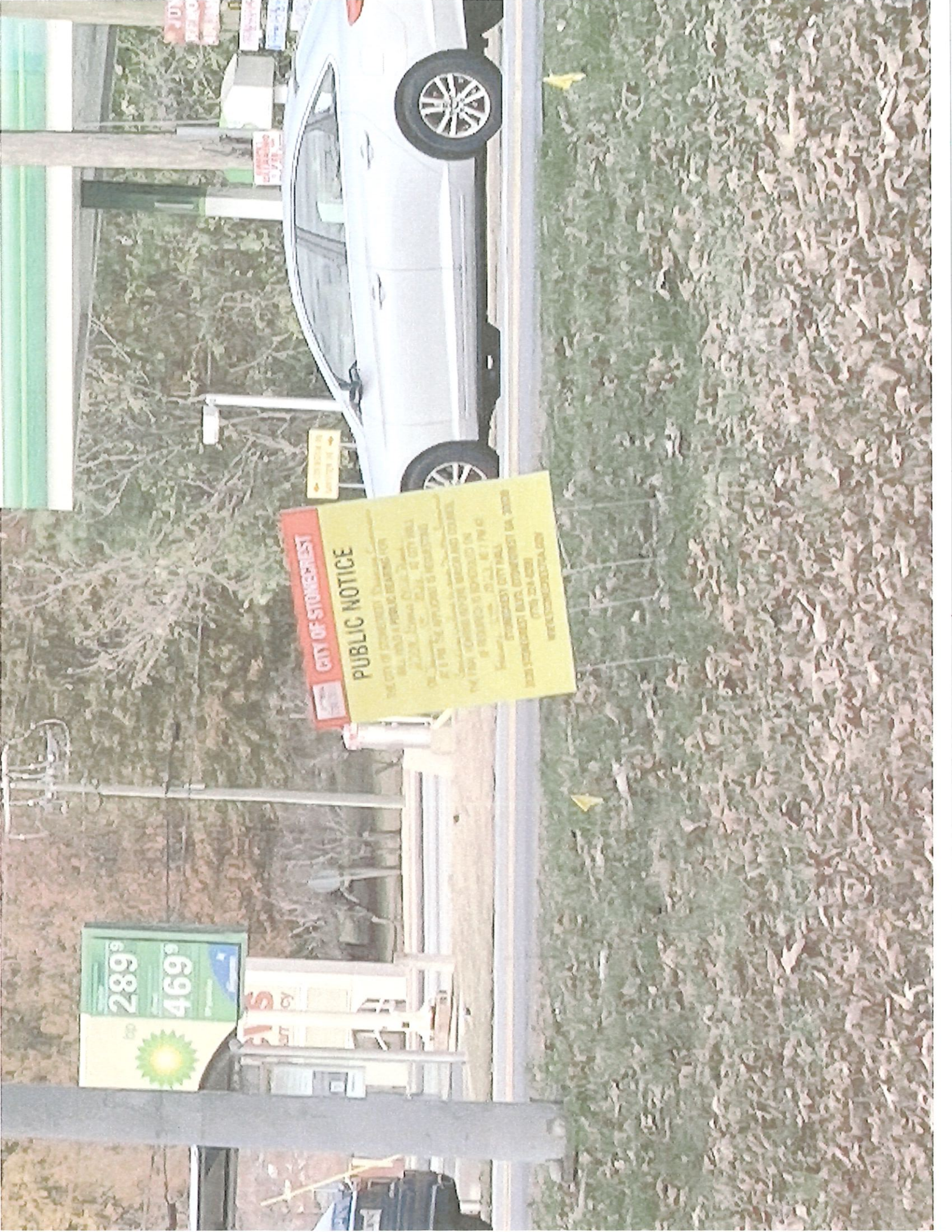
 CITY OF STONECREST
PUBLIC NOTICE
THE CITY OF STONECREST Planning Department
WILL HOLD A PUBLIC HEARING FOR
2100 Call for 20-23 AT CITY HALL
ON Monday 20-23 AT 6 PM. THE APPLICANT IS REQUESTING
THE PRIMAL HEARING BEFORE MAYOR AND COUNCIL
(IF REQUIRED) IS SCHEDULED ON
2100 Call for 20-23 AT 7 PM AT
STONECREST CITY HALL
3120 STONECREST BLVD, STONECREST GA, 30038
(770) 224-0200
WWW.STONECRESTGA.GOV



CITY OF STONEHURST
PUBLIC NOTICE
THE CITY OF STONEHURST IS REQUESTING FOR
ALL WHOSE PUBLIC RECORDS ARE
2228 LAMAR BLVD. ST. LOUIS, MO 63104
TO HAVE THE APPROVAL TO REPRODUCE
THEIR RECORDS FOR WHICH AND TO HAVE
THEIR RECORDS REPRODUCED IN
STONEHURST CITY HALL
FOR STONEHURST PUBLIC RECORDS DEPARTMENT ON
17th JULY 2011 AT 11:14 AM
WWW.STONEHURST.IL.GOV

289⁹
469⁹

51
by







Public Notices
488
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488
489

CIS