

**SPECIAL USE PERMIT**

Case Coordinator: Emily Offer

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** (LI) Light Industrial

|       | <b><u>SURROUNDING ZONING</u></b> | <b><u>SURROUNDING LAND USES</u></b> |
|-------|----------------------------------|-------------------------------------|
| NORTH | (LI) Light Industrial            | Automotive Paint and Body           |
| SOUTH | (LI) Light Industrial            | Automotive Repair                   |
| EAST  | (LI) Light Industrial            | Automotive Sales                    |
| WEST  | (LI) Light Industrial            | Multitenant Industrial              |

**REQUEST:** Establish a Special Use Permit (SUP) to allow candle manufacturing.

**PROPOSED USE:** Perfume and Candle Manufacturing, Warehouse and Office

**ACRES/LOTS:** Approximately 1.45-acres / 1 lot

**LOCATION:** 3218 Skylane Drive Suite 102

**HISTORY:** The property was developed in 1988.

The current landowner has owned the property since 2012.

**COMPREHENSIVE PLAN:** Industrial

**TRANSPORTATION PLAN:** Skylane Drive is classified as a local Industrial road.

**OWNER:** Anna Schultz and Barbara Walls/ Maria Concewicz Revocable Trust

**REPRESENTED BY:** Abdul Aziz Mohammad Ghani/ Umbrella Holdings Ltd. LLC

## **STAFF ANALYSIS**

### **REQUEST**

This is a request to establish a SUP for “Miscellaneous Manufacturing” to allow a candle manufacturing facility.

### **ORDINANCE REQUIREMENTS**

Article V. of Carrollton’s Comprehensive Zoning Ordinance (CZO) requires a SUP for Miscellaneous Manufacturing in the (LI) Light Industrial Zoning District. Candle Manufacturing is included under the “Miscellaneous Manufacturing” use outlined in Article V. of Carrollton’s Comprehensive Zoning Ordinance (CZO) according to (NAICS) North American Industry Classification System.

### **ELEMENTS TO CONSIDER**

1. The property is surrounded by similarly intensive uses. The closest residentially zoned area is approximately 2,000 linear feet from the proposed development.
2. The candle manufacturing use will be located in suite 102 and will occupy approximately 2,000 square feet of warehouse space.
3. There will be little to no modifications to the existing site.
4. The candle manufacturing use is in accordance with the Future Land Use Plan.
5. No public comments have been received.

### **PURPOSE OF THE SPECIAL USE PERMIT**

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement, and construction.

### **CONCLUSION**

Staff believes the request should not adversely impact the surrounding properties, with the stipulation recommended in the results sheet.