



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

CITY COUNCIL MEETING AGENDA

VIRTUAL MEETING

July 27, 2020

7:00 p.m.

Citizen Access: URL

- I. CALL TO ORDER:** Mayor Jason Lary
- II. ROLL CALL:** Megan Reid, City Clerk
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. APPROVAL OF THE COUNCIL AGENDA**
- VI. MINUTES:**
 - a. Approval of the July 9, 2020 Special Called Meeting
 - b. Approval of the July 13, 2020 Public Hearing
 - c. Approval of the July 13, 2020 City Council Meeting Minutes
- VII. PRESENTATIONS:**
 - a. Mayor
- VIII. APPOINTMENTS:**
 - a. Request for City Manager Appointment
- IX. PUBLIC COMMENTS**

(this meeting will be conducted virtually, the public comments received via email in advance of the meeting will be read into the minutes by the City Clerk)

X. PUBLIC HEARINGS:

- a. **RZ-20-002** (6892 Maddox Road) - rezone the property from M (Light Industrial) to M-2 (Heavy Industrial)
- b. **RZ-20-003** (2547 Lithonia West Drive) rezone the property from M (Light Industrial) to M-2 (Heavy Industrial)

(since this meeting will be conducted virtually, only those public hearing comments received via email in advance of the meeting will be read by the City Clerk)

XI. OLD BUSINESS:

- a. Set Date for **Stonecrest Transportation Master Plan** Public Hearing
- b. Set Date for **Mid-Year Budget Review**
- c. Update on Investigation of **Metro Green Recycling Center** Development

XII. NEW BUSINESS:

- a. **RZ-20-002** (6892 Maddox Road) - rezone the property from M (Light Industrial) to M-2 (Heavy Industrial)
- b. **RZ-20-003** (2547 Lithonia West Drive) rezone the property from M (Light Industrial) to M-2 (Heavy Industrial)

XIII. EXECUTIVE SESSION:

- a. Litigation

*(when an executive session is required, one will be called for the following issues:
1) Personnel, 2) Litigation, 3) Real Estate)*

XIV. CITY MANAGER COMMENTS

XV. CITY ATTORNEY COMMENTS

XVI. MAYOR AND COUNCIL COMMENTS

XVII. ADJOURNMENT

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Megan Reid, as soon as possible, preferably 2 days before the activity or event.



CITY COUNCIL AGENDA ITEM

**SUBJECT: Ordinance for Rezoning Application
RZ-20-002 (6892 Maddox Road)**

ORDINANCE **POLICY** **STATUS REPORT**
 DISCUSSION ONLY **RESOLUTION** **OTHER**

Date Submitted: 7/22/20 Work Section: Council Meeting: 07/27/20

SUBMITTED BY: Christopher Wheeler, Planning and Zoning Director

PURPOSE: To change the zoning from M (Light Industrial) District to M-2 (Heavy Industrial) District to construct an asphalt plant.

HISTORY: This application was heard at the July 7th, 2020 Planning Commission Meeting. The applicant requested to change their zoning to M (Light Industrial) to M-2 (Heavy Industrial) to construct and operate a new asphalt plant. The Planning Commission recommend approval of the application, with conditions.

OPTIONS: Approve; Deny; or make Alternative conditions

RECOMMENDED ACTION:

Planning Commission recommended approval of petition RZ-20-002 at the July 7th, 2020 meeting with conditions.

ATTACHMENTS:

- # 1 7/22/20 Staff Report
- # 2 7/22/20 Power Point Presentation
- # 3 7/22/20 Supplemental Information



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

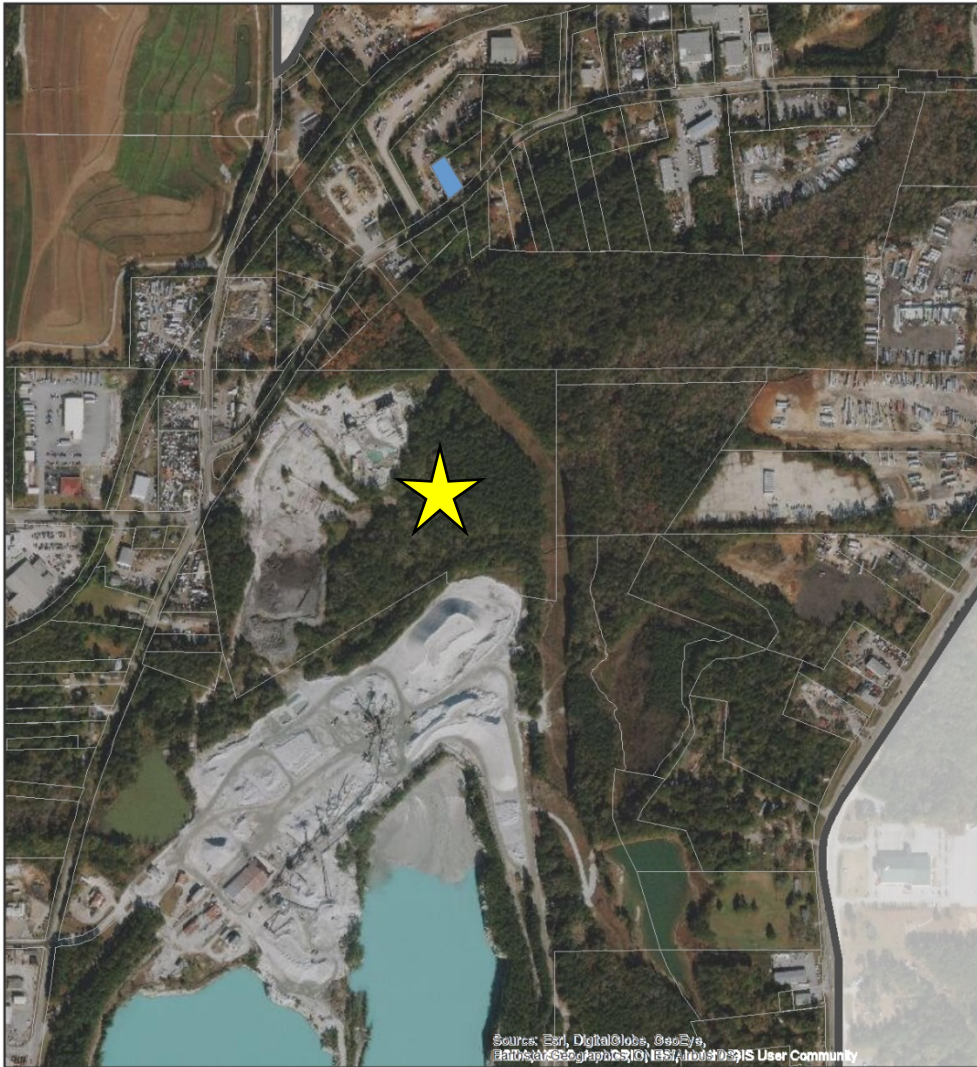
RZ-20-002

Planning Commission July 7th, 2020 / Mayor and City Council Meeting July 27th, 2020

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:	<i>Approval with Conditions</i>
Planning Commission:	<i>Approval with Conditions</i>

Aerial Map



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



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-002

Zoning Map



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

ADDRESS: **6892 Maddox Road**

CURRENT ZONING: **Light Industrial**

FUTURE LAND USE: **Light Industrial**

0 0.1 0.2 mi

 **Subject Property**



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

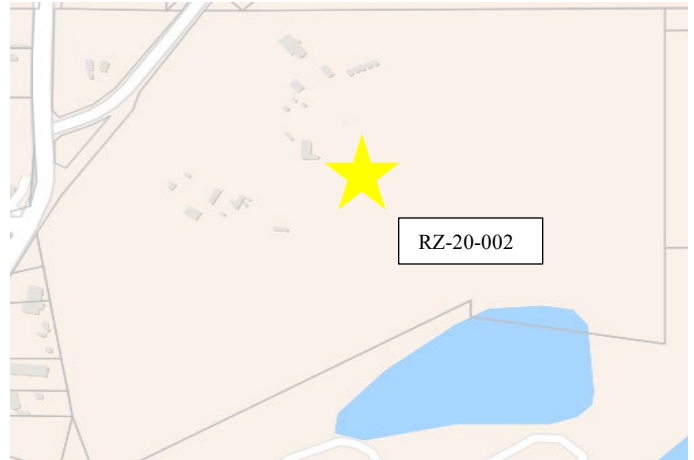
RZ-20-002

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.

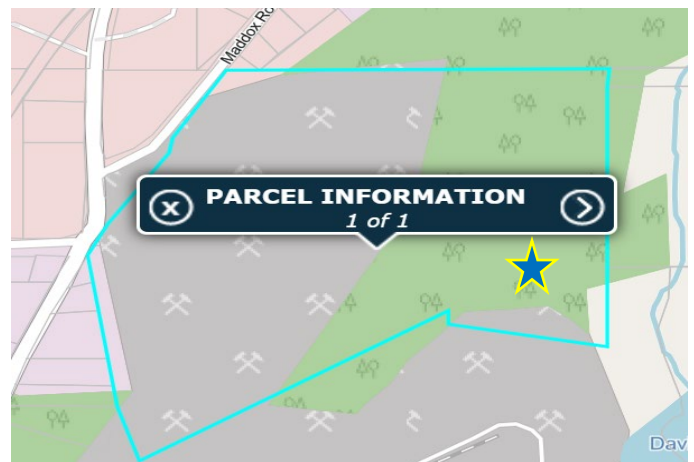


Background

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.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-002

PUBLIC PARTICIPATION

A community meeting was held via www.zoom.com on July 23rd, 2020. Approximately thirty residents attended the community meeting. The main concerns for many residents were air pollution, the specific of use, hours of operation and possible negative impact on residents who live in the immediate area. Another concerns for residents are public notification cards radius not being larger enough.

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

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Applicant	Proposed: M	Industrial	n/a
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.**



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-002

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.

- **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.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-002

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/Developer must obtain building permit and land disturbance permit for the construction of proposed asphalt plant.
3. Owner/Developer must notify surrounding property owners within 500 feet subject property when operating asphalt during night and must obtain written approval from Planning and Zoning Director.
4. The following uses are prohibited on the subject property;
 - A. Brick, clay, tile or concrete product terra cotta manufacturing
 - B. Cement, lime, gypsum or plaster of Paris manufacturing
 - C. Chemical manufacture, organic or inorganic
 - D. Crematoriums
 - E. Distillation of bones or glue manufacturer
 - F. Explosive manufacture or storage
 - G. Fabricated metal manufacture
 - H. Fat rendering or fertilizer manufacture
 - I. Incineration of garbage or refuse when conducted within a enclosed plant
 - J. Leather manufacturing
 - K. Manufacturing operations not housed within a building
 - L. Petroleum or inflammable liquids production, refining
 - M. Radioactive materials: utilization, manufacture processing or emission
 - N. Rubber or plastic manufacture
 - O. Solid waste, general disposal and landfill
 - P. Smelting: copper, iron zinc or ore
 - Q. Storage yard and/or junk and damage vehicles
 - R. Transportation manufacture

Planning Commission Recommendation

On July 7th, 2020, the Planning Commission recommend **conditional** approval for land use petition RZ-20-002 with the following conditions. The Planning Commission recommend condition requiring the applicant to have a community meeting before approval of application. A community meeting was held July 24th, 2020.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-002

1. Owner/Developer must obtain all required federal, state, and local permits to operation asphalt plant.
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 - B. Cement, lime, gypsum or plaster of Paris manufacturing
 - C. Chemical manufacture, organic or inorganic
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 - P. Smelting: copper, iron zinc or ore
 - Q. Storage yard and/or junk and damage vehicles
 - R. Transportation manufacture

ADDITIONAL INFORMATION

Specific operations to be performed.

Asphalt Manufacturing.

Hours of operation.

Standard work day; 7AM to 7PM. Exceptions for occassional night projects, notice to be given to the City of Stonecrest officials.

Whether operations will be indoors or outdoors.

Outdoors.

How long materials will be stored on the property.

Continuous stockpile of aggregate and recycled asphalt material.

Whether any hazardous wastes will be involved in the operation, including an explanation of how safety measures will ensure that there is no air or water contamination and how the operators will safely dispose of such hazardous materials.

None.

A description of any solid wastes handled, produced, or disposed of, including whether the operations will require a solid waste handling permit.

One (1) bathroom on site.

How many employees there will be.

Average between 4-5 employees per work day.

Whether the operation will be open to the public.

Yes.

What types of vehicles will be delivering materials to the property; and, how many and how often, what thoroughfares or major route plan the trucks will take to get to and from the site to minimize any impact on residential area, and whether trucks will be covered to minimize dust/odor impacts on adjacent roadways used to get to the site.

Tandem dump trucks accessing the site throughout the workday utilizing the existing heavy industrial routes currently used in the area.

Whether the proposed use requires the submittal of a development of regional impact (DRI).

We are not aware of a need for DRI given the existing on-going use of the quarry site.

Copies of any required state and/or federal agency applications, requirements, environmental assessment reports, or related data; or, if none have been submitted, an indication as to whether such documentation is required.

None. Filings will be made with Georgia EPD prior to the asphalt plant being operational.

Data from reputable industry sources on current industry standards regarding the proposed land use and how the proposed operation will comply with industry standards to ensure that surrounding properties are not adversely impacted.

Data available from Georgia Highway Contractors Association.

For any of the following uses, certification by an environmental professional that the proposed operation will not have any adverse air or water quality impacts on surrounding properties:

Any use requiring a solid waste handling permit.

None.

Any use which utilizes burning, melting, or degasification.

None.

Any use which involves the emissions of particulate matter.

Yes, the Asphalt Plant utilizes a bag house to limit the emissions of particular matter below state requirements.

Any use which processes or stores hazardous materials.

Any landfill.

None.

Detailed information on proposed methods to minimize any adverse air/water quality impacts based on current industry standards.

The Asphalt Plant utilizes a Bag House to limit the emissions of a particular matter below state requirements.

Detailed information on proposed methods to minimize any noise, odor, dust, and vibration on surrounding properties in light of current industry standards.

There are other heavy industrial uses ongoing in the area which would minimize specific noise from this site. Each plant site has a water truck that applies water to minimize dust. The bag house serves to limit odor and other emissions. There should be no vibration impacts from operations on this site.

Detailed information regarding how traffic impacts will be accommodated on the surrounding road network.

This is an existing heavy industrial site area with trucks coming and going each day.

Any data regarding any monthly, quarterly, or yearly required inspections by any state or federal agency to ensure compliance with any state or federal permits once use has been approved by DeKalb County.

The Georgia EPD regulates asphalt plants continuously for compliance with environmental laws.



April 7, 2020

City of Stonecrest
Division of Planning and Zoning
3120 Stonecrest Blvd
Stonecrest, GA 30038

RE: Letter of Intent – 6892 Maddox Rd Quarry Site – Parcel ID: 16-155-03-002

To whom it may concern:

As discussed during previous communications with City of Stonecrest officials in 2019, Baldwin Paving Company, Inc. made plans to erect and operate an asphalt plant on the Hanson Aggregate Southeast LLC site located at 6892 Maddox Rd. Prior to the incorporation of the City of Stonecrest, another company had operated an asphalt plant on this same site and decided to move their operations elsewhere which made this site available. It became apparent during the planning phases for erecting the BPC plant that the site had been zoned M (Light Industrial) instead of M-2 (Heavy Industrial) by the City of Stonecrest which created a legal impediment to erecting and operating the asphalt plant. After some considerable discussion with the City of Stonecrest staff, it was requested that we file this re-zoning application to address that issue. Please accept this as our Letter of Intent and the accompanying application as our submission to re-zone this site back to M-2 so it may continue to be used as a heavy industrial site.

Please call me at 770-425-919 if there are any questions or concerns and we just very much appreciate your willingness to work with us on this issue and we look forward to the opportunity to do business in the City of Stonecrest.

Best regards,

Ryan Teague
Co-President/Owner/Chief Legal Officer
Baldwin Paving Company, Inc.



Rezoning Application

Owner Information

Owner's Name: Hanson Aggregates Southeast LLC		
Owner's Address: 3520 Piedmont Road, Ste 410 Atlanta, Georgia		
Phone: 404/358-7390	Fax: 770/425-0790	Email: rteague@baldwin-paving.com
Property Address: 6892 Maddox Road		Parcel Size: 50.00
Parcel ID: 16 155 03 002		
Current Zoning Classification: M – Light Industrial		
Requested Zoning Classification: M – Z Heavy Industrial		

Property Information

Name: Ryan Teague, Esq – Baldwin Paving Company, Inc.	
Address: 1014 Kenmill Drive, Marietta, Georgia 30060	
Phone: 404/ 358-7390	Fax: 770/ 425-0790
Cell: 404/ 358-7390	Email: rteague@baldwin-paving.com

Questionnaire

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?
 Yes No

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?
 Yes – Continuing use as quarry and asphalt plant operations.

2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?
 Yes – Baldwin Paving Company will provide asphalt for sale and service local infrastructure projects.

3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
 The re-zoning proposal will actually allow the property to continue being used the way it has been used for many years prior to incorporation of Stonecrest.

4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?
 None other than the increasing need for infrastructure improvements.

5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?
 No impact to historic buildings, districts or archaeological resources.

6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?
 As referenced above, the rezoning proposal would promote a use that has been ongoing on this property/site for many years and is the best possible site for an asphalt plant to avoid impact to schools, existing streets, utilities and any other transportation facilities



Affidavit	To the best of my knowledge, this zoning 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: Ryan Teague - Baldwin Paving Company Inc		
Notary	Applicant's Signature: <i>[Signature]</i>		Date: 4/7/2020
	Sworn to and subscribed before me this 7 th Day of April 2020		
	Notary Public: <i>[Signature]</i>		
	Signature: <i>[Signature]</i>		
Fee	My Commission Expires: 3, 2021		
	<input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
	Fee: \$ 1,000	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> CC	Date:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:

*One sign is required per street frontage and/or every 500 feet of street frontage





Property Owner(s) Notarized Certification


The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

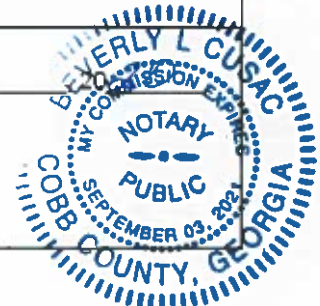
Property Owner (if Applicable)	Signature: <i>SCOTT DICKSON</i> <small>HANSON AGGREGATE</small> VP/GM FOR SOUTHEAST LLC		Date: 10-4-2019
	Address: 3237 SATELLITE BLVD BLDG 300 STE. 210		City, State: DULUTH, GA Zip: 30096
	Phone: (770) 491-2757		
Sworn to and subscribed before me this <u>7th</u> day of <u>October</u> , 20 <u>19</u>			
Notary Public: <i>Saile Rennick</i>			
Signature:		Date:	
Address:		City, State:	Zip:
Phone:			
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			
Signature:		Date:	
Address:		City, State:	Zip:
Phone:			
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			



Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature: 		Date: 4/7/20
	Address: 9014 Kennel Ridge	City, State: Marietta, Ga	Zip: 30067
	Phone:		
Sworn to and subscribed before me this 7 th day of April, 2020			
Notary Public: BEVERLY L CUSAC			
Attorney / Agent	Signature: Beverly L Cusac		Date: 4/7/20
	Address: 2370 Resse Maudin Dr	City, State: Marietta, Ga	Zip: 30066
	Phone: 404/405-6458		
Sworn to and subscribed before me this 7 th day of April, 2020			
Notary Public: Beverly L Cusac			



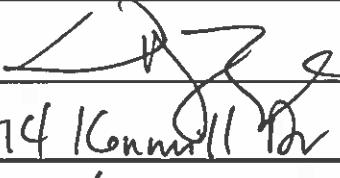




Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes No

Applicant / Owner	Signature: 
	Address: 1014 Kennell Dr Marietta, GA 30060
	Date: 9/4/2019

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount

City of Stonecrest Re-zoning Application: Questions Answered

Parcel ID: 16-155-03-002

Community Participation Meeting Questions (page 7 of 22 - Application):

1. The City of Stonecrest will notify all property owners within a quarter mile of the site. What other groups do you intend to contact?
At this point in time, applicant is not aware of any other groups to contact in this area.
2. How do you plan to contact any interested parties, either before making application or after the city Public Participation Meeting, regarding the rezoning/use permit application?
Applicant intends to be available to speak with any and everyone who would like to discuss the proposal either by phone, video conference or in-person meeting.
3. In addition to the City of Stonecrest Public Participation Meeting, do you plan to provide any other opportunities for discussion with interested parties before the PC and M&CC hearings?
Applicant is amenable to holding a meeting on the site of the property at issue to discuss the planned use of the property.
4. What is your schedule for completing the Public Participation Plan?

The Applicant proposes as the Public Participation Plan to provide a letter that the City of Stonecrest can send out to all property owners in the area as the City deems fit. The Applicant is amenable to meeting with any homeowners association, environmentally stressed communities, political jurisdictions or any other public agencies or organizations that City officials would like use to meet with. At this point in time, given the industrial area that this property is located within, we are not aware of any organizations of this type to meet with as of today. Given the on-going COVID-19 impacts and state of emergency, it is unclear as of the date of filing of this application when we would be able to hold an in-person meeting for Public Participation but applicant is willing to hold that meeting at the date that City officials deem prudent.

Written Legal Description and Site Plan:

Attached as Exhibit A

Zoning Map Amendments Questions (page 4 of 22 - Application):

- a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:
Yes
- b. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:
The zoning proposal is merely to continue using the property as it has been used for many years and the area around the property continues to be industrial activity.
- c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The zoning proposal would have this particular property be used for what is the highest and best use of quarry property – heavy industrial economic activity.

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

Given that this property has been used for many years as quarry and asphalt plant activity, this zoning proposal should have no adverse effects on nearby property as other nearby property is also being used for industrial purposes.

- e. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal:

The applicant is not aware of any other existing or changing conditions that affect the use and development of the property in this way.

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

The applicant is not aware of any historic buildings, sites, districts or archaeological resources on or near this property.

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

Again, given that this property has been used for quarry and asphalt plant operations for many years, the applicant is not aware of any reason that this would cause an excessive or burdensome use of existing streets, transportation facilities or schools. An asphalt plant located on this property would have the least impact on the City of Stonecrest and any other surrounding communities in that this is now and has traditionally been an industrial area.



1/5



July 7th 2020

Planning Commission
Public Hearing



RZ-20-002

**6892 Maddox Road, Stonecrest GA
30038**

Petition Information

- APPLICANT: Baldwin Paving c/o Ryan Teague
- LOCATION: 6892 Maddox Road
- ACREAGE: 53 acres
- REQUEST: The applicant is requesting to rezone the subject property from M (Light Industrial) to M-2 (Heavy Industrial) for existing asphalt plant.

General Information

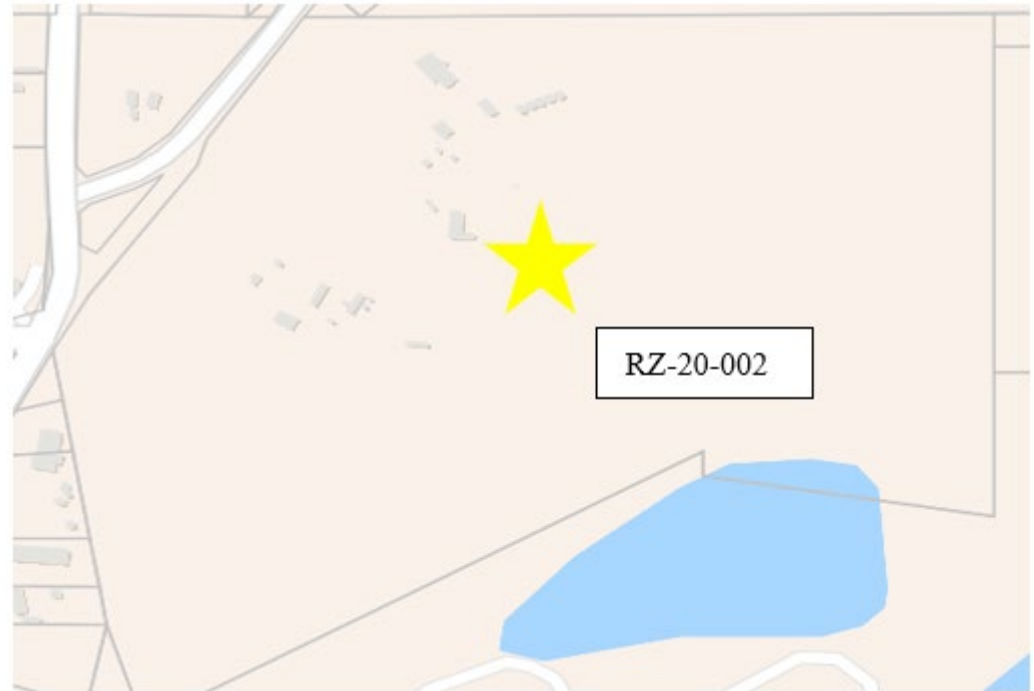
- Current zoning: M (Light Industrial) District
- Future Land Use Character Area: Light Industrial
- Policies / Intent for this area emphasize:
 - Provide appropriate infrastructure support for industrial development in designated industrial areas.
 - Protect surrounding areas from the negative impacts of noise and light pollutants.
- Surrounding uses: Industrial
- Surrounding zoning: M (Light Industrial)

Background Information

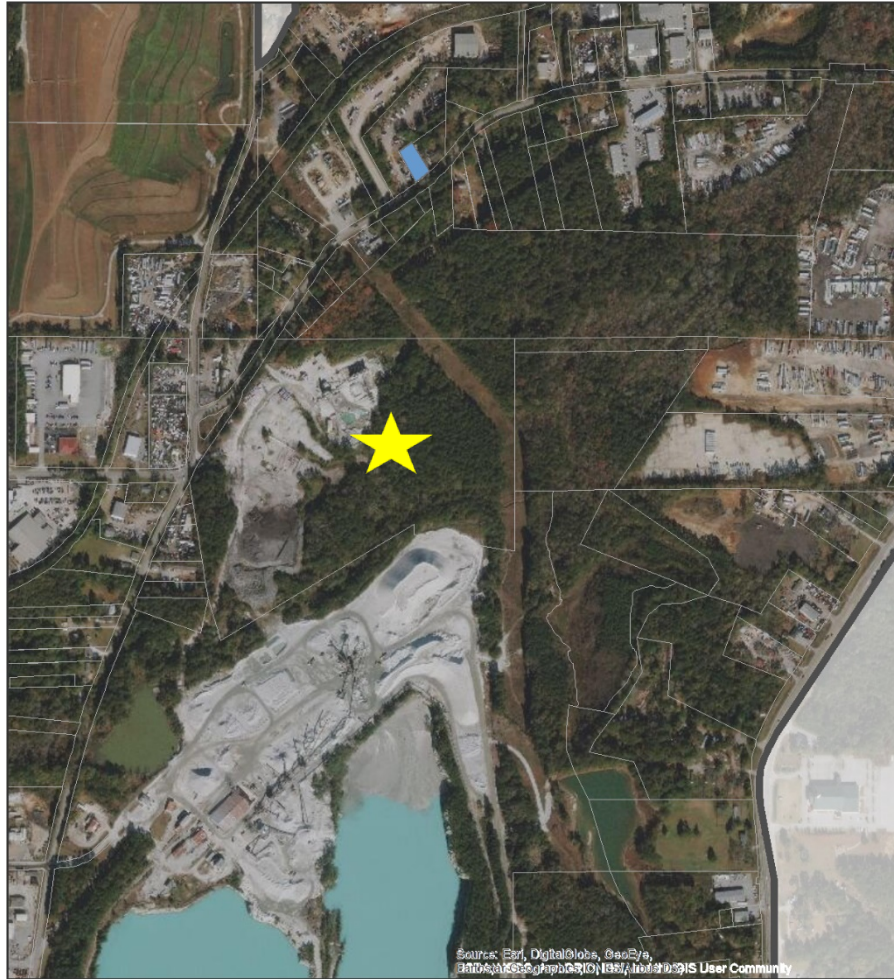
The property has kept its original zoning classification of M (Light Industrial) under Stonecrest Zoning Ordinance.

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



Aerial Map



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

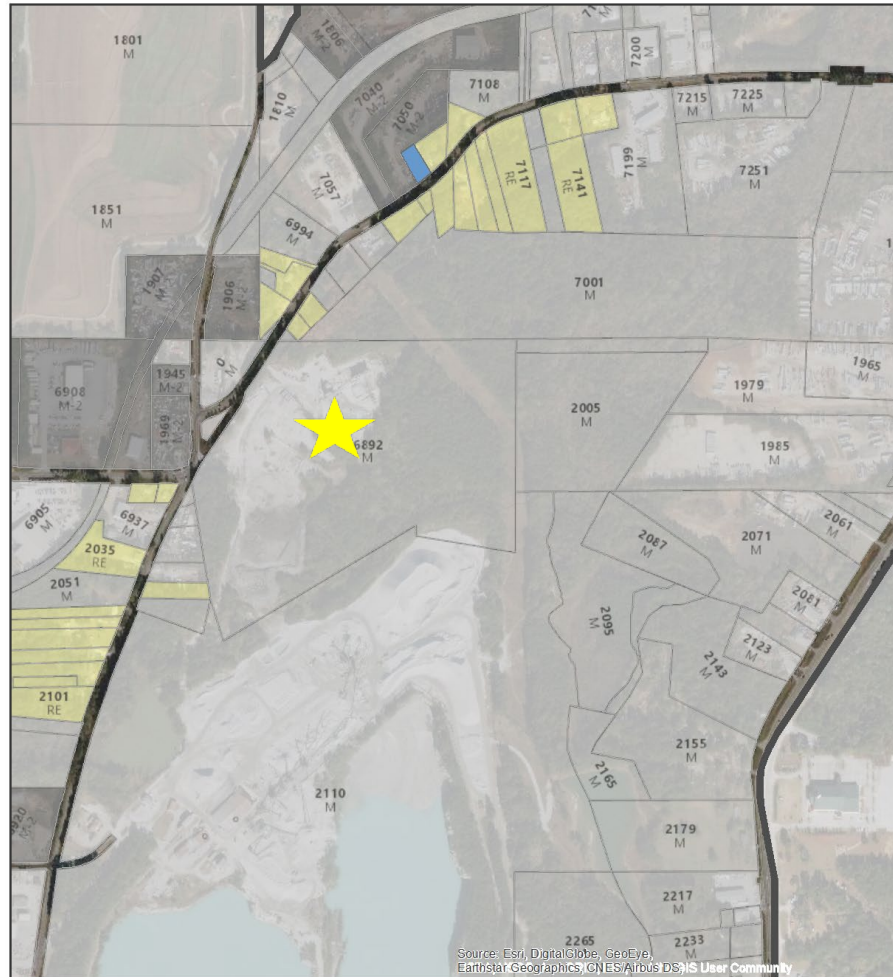
ADDRESS: **6892 Maddox Road**

CURRENT ZONING: **Light Industrial**

FUTURE LAND USE: **Light Industrial**

0 0.1 0.2 mi

Zoning Map



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

ADDRESS: **6892 Maddox Road**

CURRENT ZONING: **Light Industrial**

FUTURE LAND USE: **Light Industrial**

0 0.1 0.2 mi

Conceptual Plans

**DILLMAN ENGINEERING
NOTICE:**

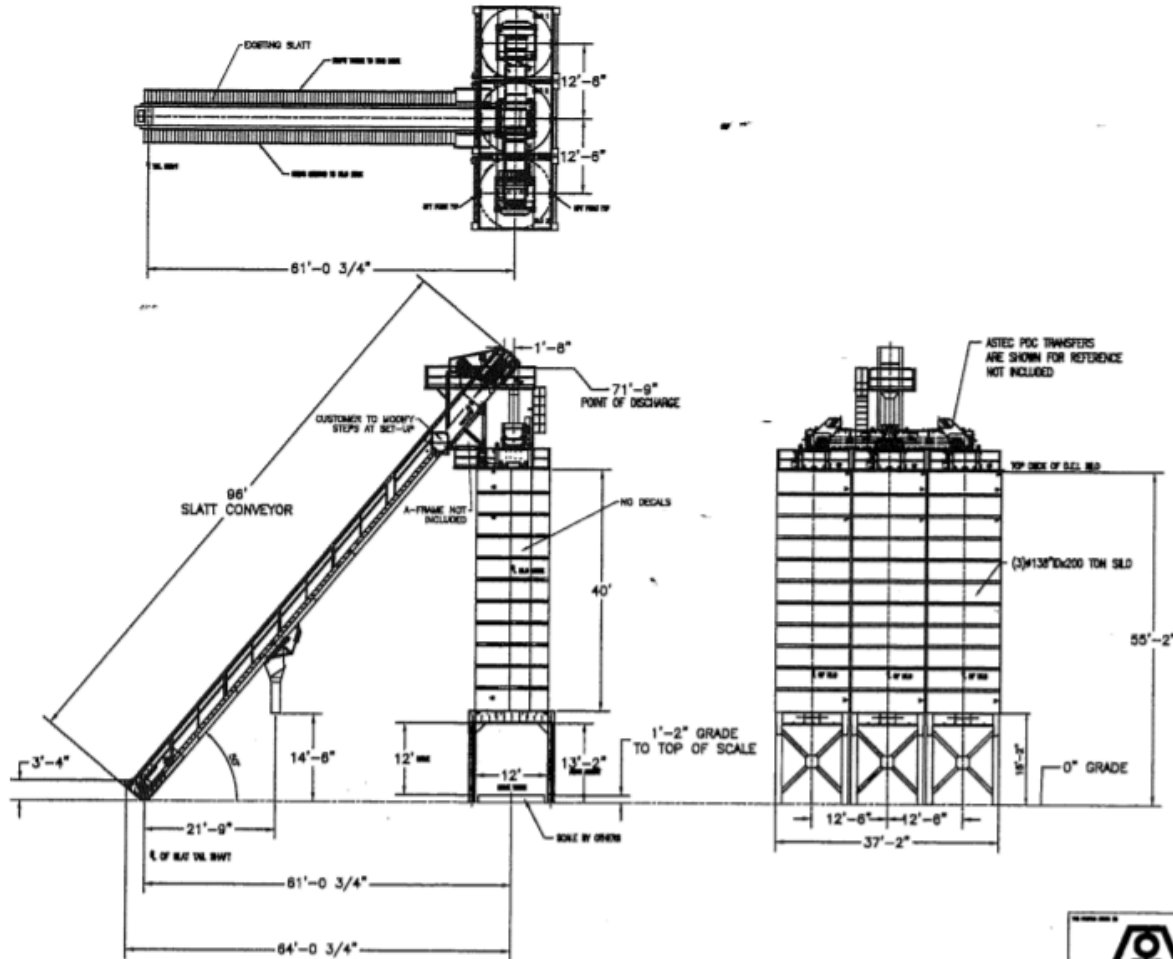
PRECISION OF THIS DRAWING WILL BE
DETERMINED BY THE CLIENT'S DESIGN APPROVAL.
THIS DRAWING IS FOR REFERENCE ONLY AND
SHOULD NOT BE USED FOR CONSTRUCTION
WITHOUT THE DESIGNER'S APPROVAL.

DESIGNED & APPROVED FOR CLIENTS:


BY: _____

DATE: _____

CONTRACTOR IS RESPONSIBLE FOR FIELD REVIEW
OF THIS DRAWING. PRELIMINARY PLAN AND
PROVIDING CONTRACTOR IS ADVISED TO VERIFY
ALL THE PROPOSED LAYOUT AND THE PROPOSED
DIMENSIONS BY A SURVEYOR'S INSTRUMENTS
TO OBTAIN ACCURATE DIMENSIONS. CONTRACTOR
IS ADVISED TO VERIFY ALL DIMENSIONS
OF THE LAYOUT AND/OR DRAWING.



**PRELIMINARY
NOT FOR CONSTRUCTION**

 <p>DILLMAN A Division of Atlas, Inc. THIRD COUNTY SQUARE & Plymouth, WI 53091</p>	<p>20-098 06/06/2020 SILLOS 200 TON 138" SILD</p>
	<p>DATE: _____ BY: _____ CHECKED: _____ DATE: _____</p>
	<p>PROJECT: _____ SHEET: _____</p>
	<p>SCALE: _____ DATE: _____</p>

STANDARDS OF REVIEW (Zoning)

- **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.**
- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**
- **Whether the property to be affected by the zoning proposal has a 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.**
- **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.**
- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**
- **Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**
- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

Zoning Review-Permit a use that is suitable in view of the use and development



Zoning Review- Conformity with Policy and Intent of Comp Plan



- The subject property is located within the Light Industrial Character area of the Comprehensive Plan.
- The proposed zoning change and development would not be in keeping with the policy of the comp plan. However, due to the past use and surrounding use of heavy industrial the proposed use would still meet the intent of the comprehensive plan.

Zoning Review

Reasonable Economic Use

- The property is currently zoned M, which permits a light industrial uses and manufacturing on the property. The property does have reasonable economic use as currently zoned.

Adversely affect environmental and historic sites

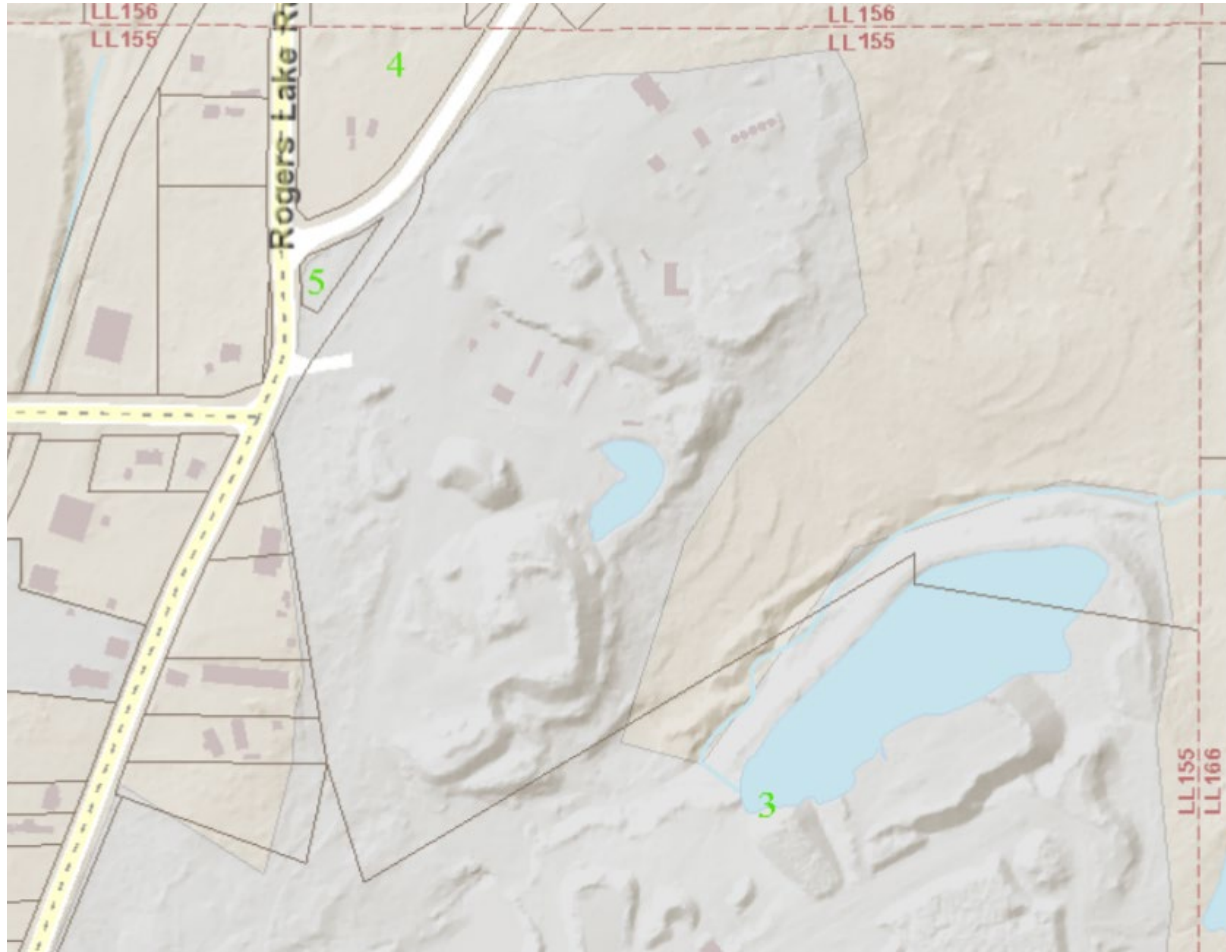
- There are currently no historic building, sites, districts or archaeological resources on the subject property.
- The zoning proposal will not adversely impact the environment or surrounding natural resources. The applicant will have to provide for the management of stormwater according to the City's regulations and state regulations.

Zoning Review

Conditions giving either approval or disapproval

- 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.
- Affect existing use or usability of nearby 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 industrial development would not adversely affect the existing use of the nearby properties have similar uses.

Zoning Review- Excessive use of streets, transporation, utilities and schools.



Staff Analysis

Therefore Staff recommends *APPROVAL* of RZ-20-002, subject to the following conditions;

1. Owner/Developer must obtain all required federal, state, and local permits to operation asphalt plant.
2. Owner/Developer must obtain building permit and land disturbance permit for the construction of proposed asphalt plant.
3. Owner/Developer must notify surrounding property owners within 500 feet subject property when operating ashplant during night and must obtain written approval from Planning and Zoning Director.
4. The following uses are prohibited on the subject property;
 - a. Brick, clay, tile or concrete product terra cotta manufacturing
 - b. Cement, lime, gypsum or plaster of Paris manufacturing
 - c. Chemical manufacture, organic or inorganic
 - d. Crematoriums
 - e. Distillation of bones or glue manufacturer
 - f. Explosive manufacture or storage
 - g. Fabricated metal manufacture
 - h. Fat rendering or fertilizer manufacture
 - i. Incineration of garbage or refuse when conducted within a enclosed plant
 - j. Leather manufacturing
 - k. Manufacturing operations not housed within a building
 - l. Petroleum or inflammable liquids production, refining
 - m. Radioactive materials: utilization, manufacture processing or emission
 - n. Rubber or plastic manufacture
 - o. Solid waste, general disposal and landfill
 - p. Smelting: copper, iron zinc or ore
 - q. Storage yard and/or junk and damage vehicles
 - r. Transportation manufacture



RZ-20-003

**6892 Maddox Road, Stonecrest GA
30038**

Petition Information

- APPLICANT: 404 Concrete, LLC c/o Hana Caswell
- LOCATION: 2547 Lithonia West Drive
- ACREAGE: 2.212 acres
- REQUEST: The applicant is requesting to rezone the subject property from M (Light Industrial) to M-2 (Heavy Industrial) for concrete mix plant.

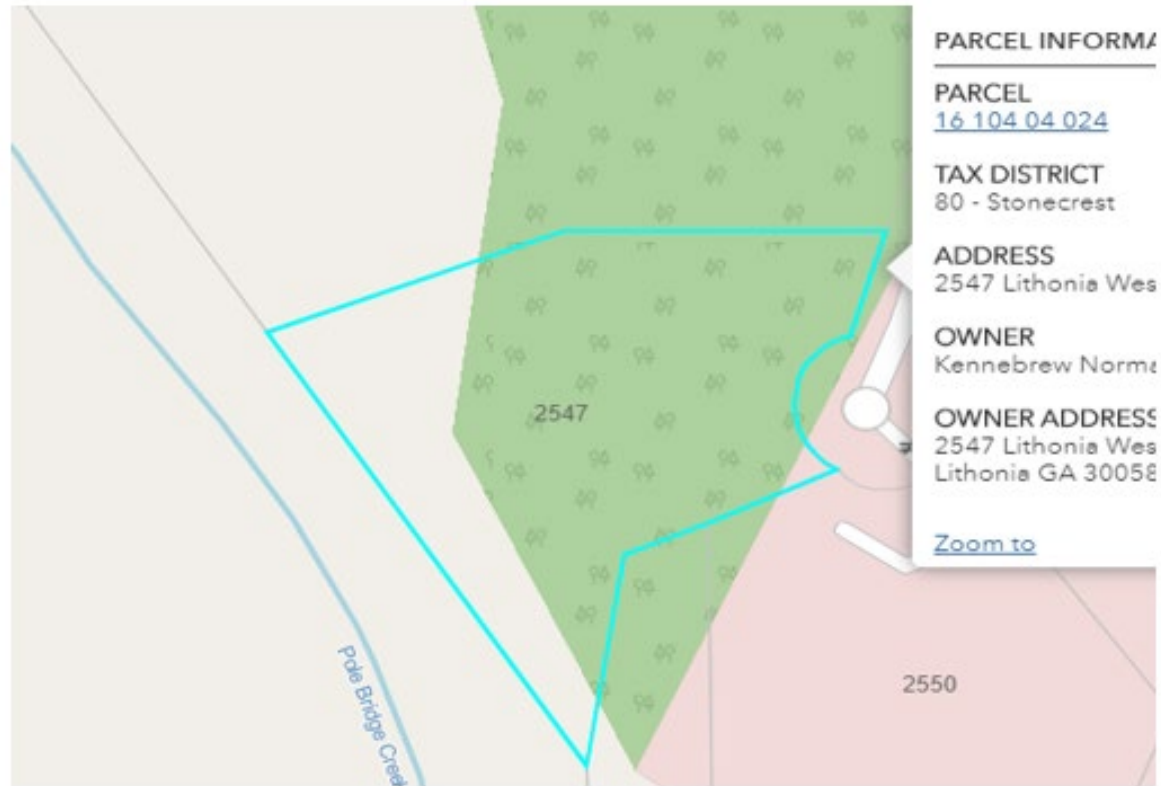
General Information

- Current zoning: M (Light Industrial) District
- Future Land Use Character Area: Light Industrial
- Policies / Intent for this area emphasize:
 - Provide appropriate infrastructure support for industrial development in designated industrial areas.
 - Protect surrounding areas from the negative impacts of noise and light pollutants.
- Surrounding uses: Industrial
- Surrounding zoning: M (Light Industrial)

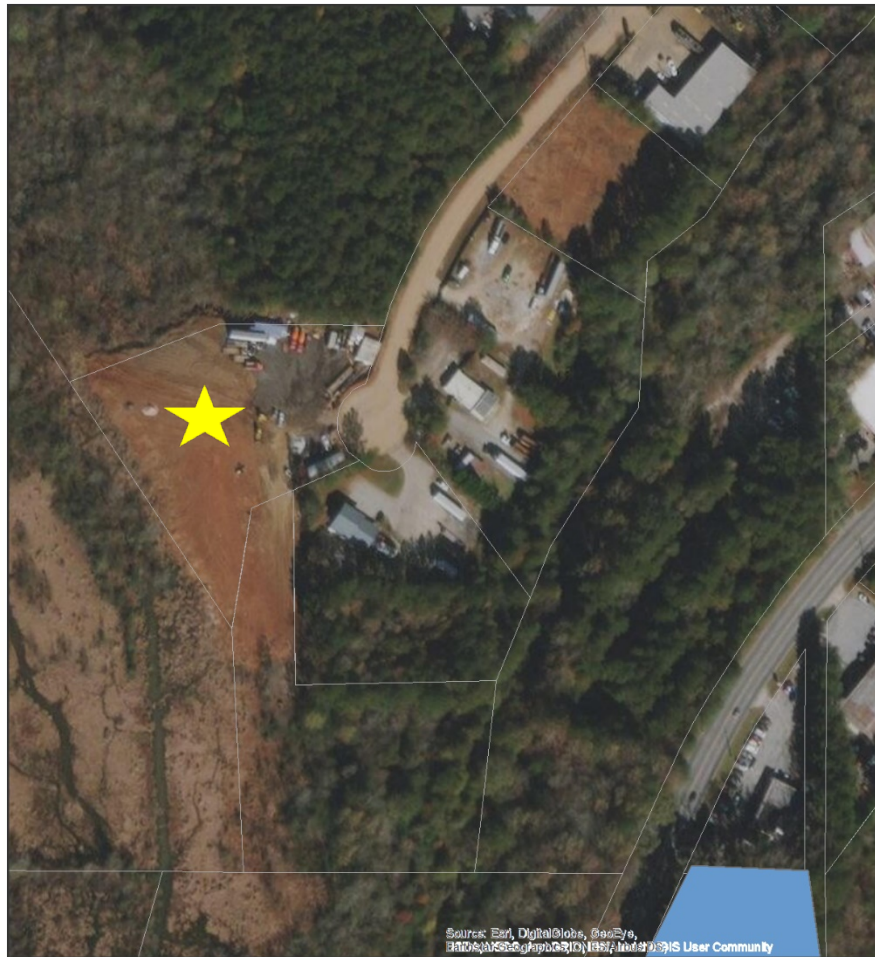
Background Information

This is an after the fact request, as the applicant developed the property without correct zoning and proper permit. The property has kept its original zoning classification of M (Light Industrial) under Stonecrest Zoning Ordinance.

Currently the property has an mobile concrete mixing plant and several dump truck located on the property. Under the Stonecrest Zoning Ordinance a concrete plant is only permitted in M-2 (Heavy Industrial) zoned properties.



Aerial Map



ZONING CASE: **RZ-20-003**

ADDRESS: **2547 Lithonia West Drive**

CURRENT ZONING: **Light Industrial**

FUTURE LAND USE: **Light Industrial**

0 0.025 0.05 mi

Zoning Map



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

ZONING CASE: **RZ-20-003**

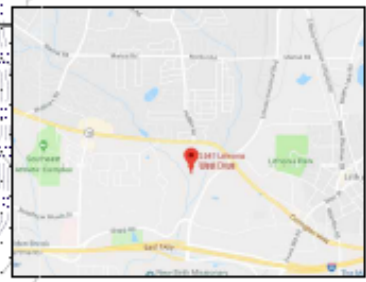
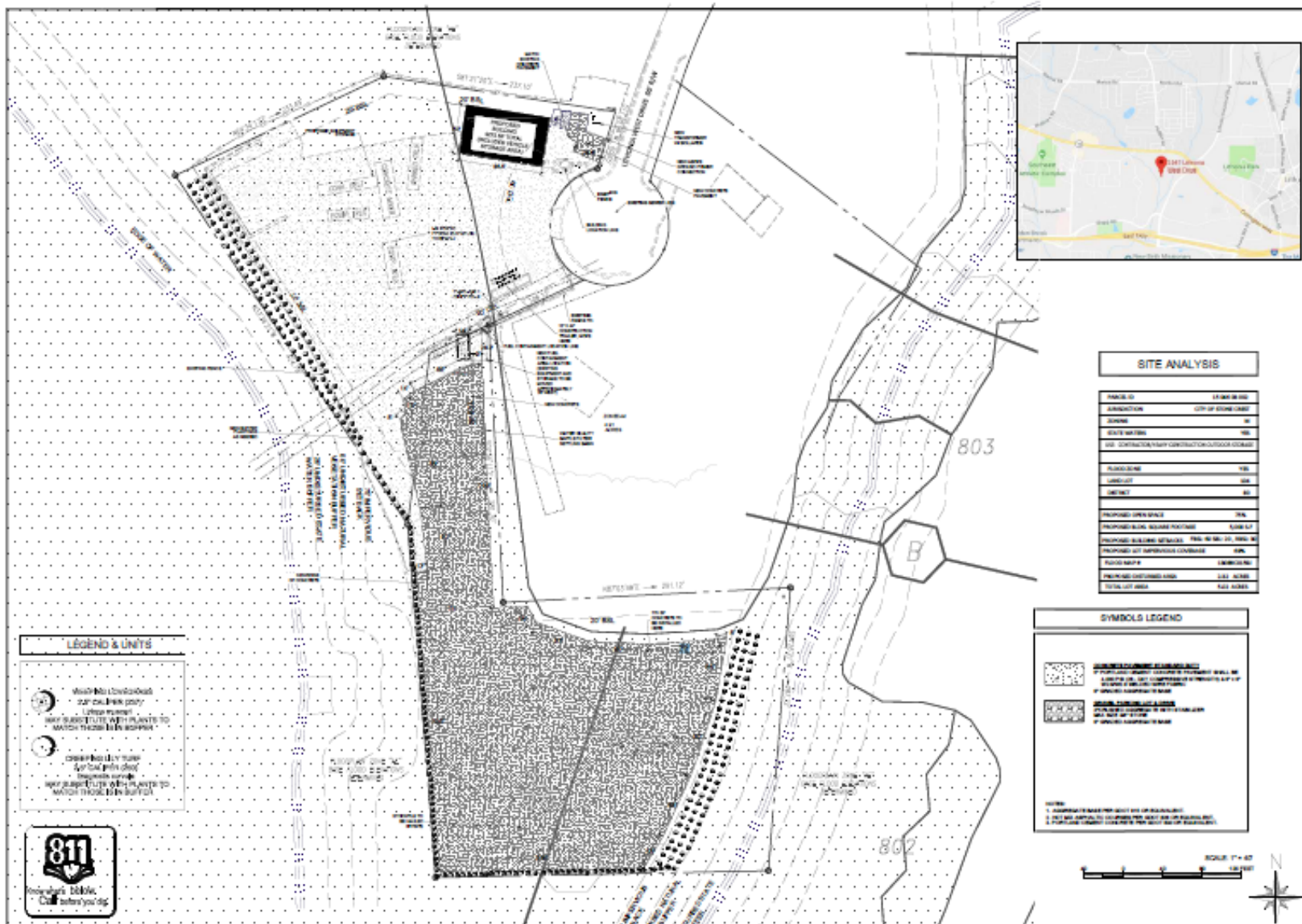
ADDRESS: **2547 Lithonia West Drive**

CURRENT ZONING: **Light Industrial**

FUTURE LAND USE: **Light Industrial**

0 0.025 0.05 mi

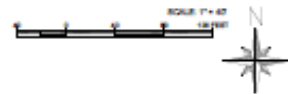
Conceptual Plans



SITE ANALYSIS	
PARCEL ID	14-000-00-000
EXHIBITION	LOT 101 OF EXHIBIT
OWNER	W
DATE MAPS	7/03
PER CONTRACTOR'S CONTRACT DOCUMENTS	
FLOORING	120
LANDSCAPE	300
INSET	80
PROPOSED OPEN SPACE	79%
PROPOSED PLANTING	100% 3500 S.F.
PROPOSED BUILDING SERVICES	100% 14,000 S.F.
PROPOSED LOT IMPROVEMENTS	100%
PLANTING	1,800,000 S.F.
PROPOSED COSTS	1.11 MILLION
TOTAL COST	5.22 MILLION

SYMBOLS LEGEND	
	PERMANENT TURF PERMANENT TURF SHALL BE LAYED ON A 10% COMPACTED SUBGRADE TO BE MAINTAINED IN A HEALTHY STATE AT ALL TIMES.
	PLANTING PLANTING SHALL BE 10' TYPICAL ON 10' SPACES. PLANTING SHALL BE MAINTAINED AT ALL TIMES.

NOTES:
1. ALL PLANTING SHALL BE 10' TYPICAL ON 10' SPACES.
2. ALL PLANTING SHALL BE MAINTAINED AT ALL TIMES.



LEGEND & UNITS

Shrub Plantings
 • 2-3' Caliper plant
 • 1/2" Caliper plant
 • MAY SUBSTITUTE WITH PLANTS TO MATCH THOSE IN EXHIBIT

Tree Plantings
 • 4" DBH Plant
 • 1/2" Caliper plant
 • MAY SUBSTITUTE WITH PLANTS TO MATCH THOSE IN EXHIBIT



811
Know what's below.
Call before you dig.

GSB WILL DESIGN GROUP LLC
 375 W. GORDAN ST., LAWRENCEVILLE, GA 30046
 844.517.8186 gsbwilldesign.com/jrjmt

404 CONTRACTOR OFFICE
 Kennelbrew Norman L.
 1700 MAIN, ATLANTA, GA 30309
 404.522.7878

NO. 102 SITE PLAN
C201
18465
 JANUARY 04, 2020

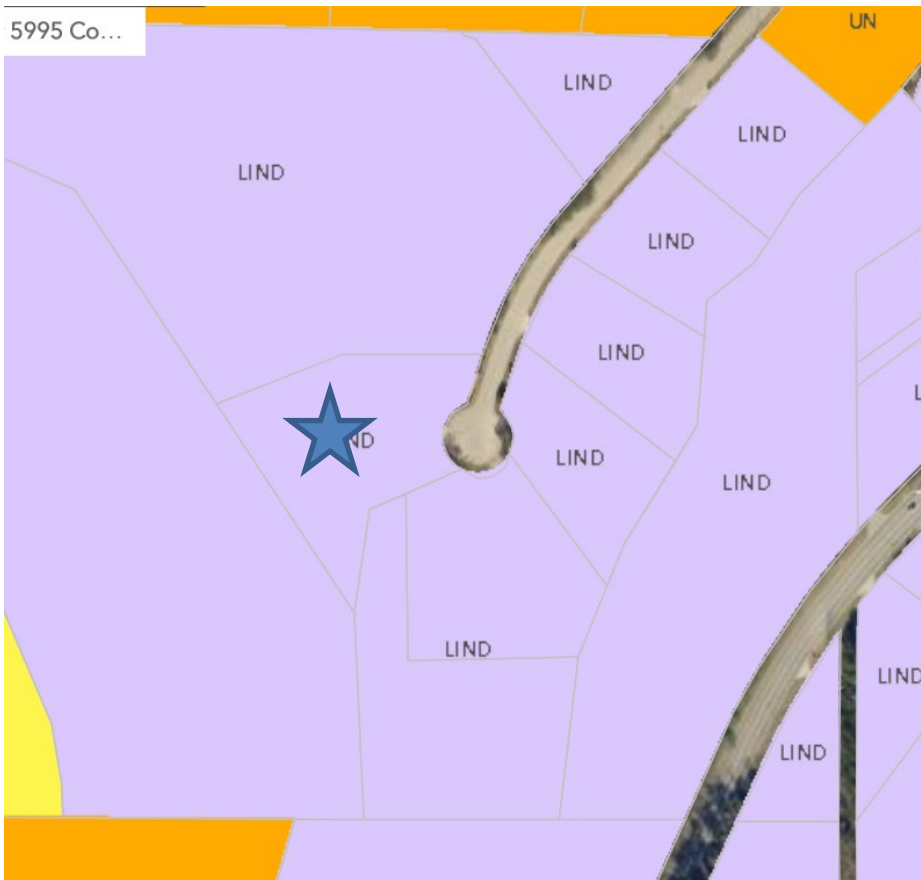
STANDARDS OF REVIEW (Zoning)

- **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.**
- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**
- **Whether the property to be affected by the zoning proposal has a 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.**
- **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.**
- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**
- **Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**
- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

Zoning Review-Permit a use that is suitable in view of the use and development



Zoning Review- Conformity with Policy and Intent of Comp 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 not be in keeping with the policy and intent of the comp plan.

Zoning Review

Reasonable Economic Use

- The property is currently zoned M, which permits a light industrial uses and manufacturing on the property. The property does have reasonable economic use as currently zoned.

Adversely affect environmental and historic sites

- There are currently no historic building, sites, districts or archaeological resources on the subject property.
- The subject property abuts Pole Bridge Creek to the southwest and is a majority tributary that drains south river. The applicant has indicated the property will have stormwater detention on the property; however, the staff has significant concerns the stormwater runoff from the property will adversely impact the water quality of the creek.

Zoning Review

Conditions giving either approval or disapproval

- Existing conditions are affecting the use and development of the property, which give supporting grounds for disapproval for zoning request. The subject property was undeveloped and was zoned for an light industrial use while the existing use is heavy industrial.
- Affect existing use or usability of nearby 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 keeping with the character of the surrounding area.

Zoning Review- Excessive use of streets, transporation, utilities and schools.



Staff Analysis

Staff recommends *DENIAL of RZ-20-003*. However, should the Commission choose to approve the request in whole, staff recommends that approval be subject to the following conditions:

1. The use of the Subject Property for any other use beside the request use shall be strictly prohibited.
2. The owner/Developer must obtain all required federal, state, and local permits to the operation asphalt plant.
3. Owner/Development must obtain a building permit and land disturbance permit for the construction of the proposed mobile concrete plant.
4. Operations hours shall be limited to 7 am – 7 pm.
5. Owner/Developer shall provide detention, water quality, and channel protection in accordance with the Georgia Stormwater Manual. Detention shall be provided for the 1 thru 100-year storm events with no increased runoff. For the purpose of these calculations, the existing runoff rate shall be considered to be a wooded, predeveloped condition.
6. Owner/Developer shall comply with the City of Stonecrest Tree Protection Ordinance concerning tree protection and replacement. A minimum on-site tree density of fifteen (15) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree recompense units as required in the ordinance.



August 6th 2019

**Planning Commission
Public Hearing**



CITY COUNCIL AGENDA ITEM

**SUBJECT: Ordinance for Rezoning Application
RZ-20-003 (2547 Lithonia West Drive)**

ORDINANCE **POLICY** **STATUS REPORT**
 DISCUSSION ONLY **RESOLUTION** **OTHER**

Date Submitted: 7/22/20 Work Section: Council Meeting: 07/27/20

SUBMITTED BY: Christopher Wheeler, Planning and Zoning Director

PURPOSE: To change the zoning from M (Light Industrial) District to M-2 (Heavy Industrial) District to construct an concrete mixing plant.

HISTORY: This application was heard at the July 7th, 2020 Planning Commission Meeting. The applicant requested to change their zoning to M (Light Industrial) to M-2 (Heavy Industrial) to construct and operate a concrete mixing plant. This is an after the fact request. The Planning Commission recommend approval of the application, with conditions.

OPTIONS: Approve; Deny; or make Alternative conditions

RECOMMENDED ACTION:

Planning Commission recommended approval of petition RZ-20-003 at the July 7th, 2020 meeting with conditions.

ATTACHMENTS:

- # 1 7/22/20 Staff Report
- # 2 7/22/20 Power Point Presentation
- # 3 7/22/20 Supplemental Information



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

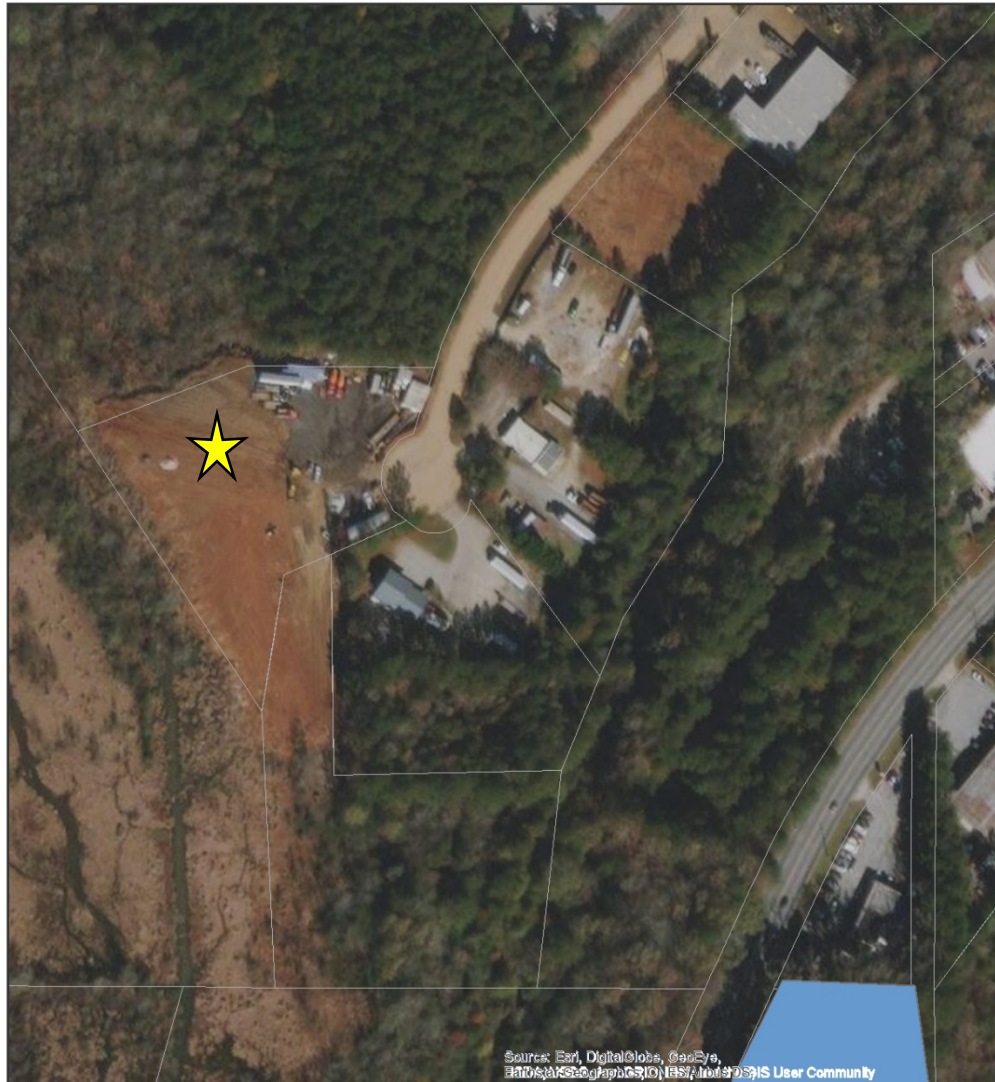
RZ-20-003

Planning Commission July 7th, 2020 / Mayor and City Council Meeting July 27th, 2020

GENERAL INFORMATION

Petition Number:	RZ-20-003
Applicant:	Concrete, LLC
Owner:	Ron Kennebrew
Project Location:	2547 Lithonia West Drive
District:	District 2
Acreage:	2.12
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 concrete mix plant
Staff Recommendations:	<i>Denial</i>
Planning Commission:	<i>Approval with Conditions</i>

Aerial Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, AeroGRID, IGN, and the GIS User Community

ZONING CASE: RZ-20-003

ADDRESS: **2547 Lithonia West Drive**

CURRENT ZONING: **Light Industrial**

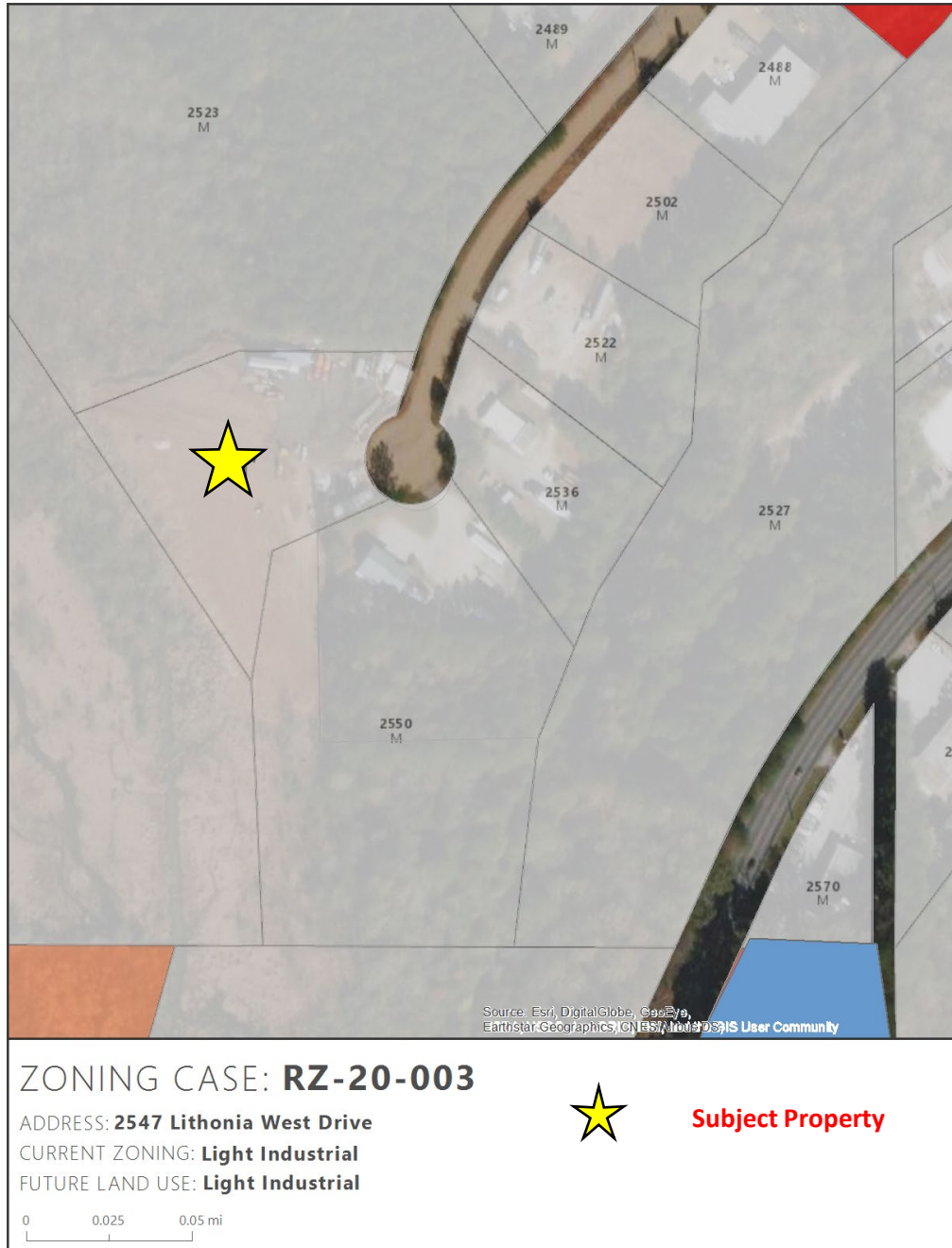
FUTURE LAND USE: **Light Industrial**



Subject Property

0 0.025 0.05 mi

Zoning Map





PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

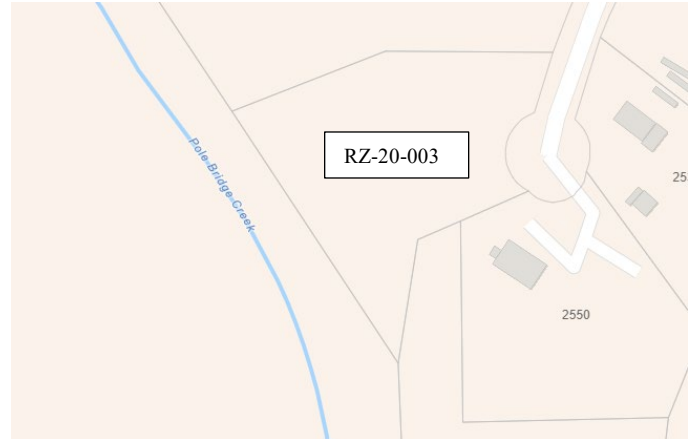
RZ-20-003

PROJECT OVERVIEW

Location

The subject property is located at 2547 Lithonia West Drive.

The subject property abuts Pole Bridge Creek to the west and south, undeveloped land to the north and southeast. A small light industrial use development is located to the east of the property.

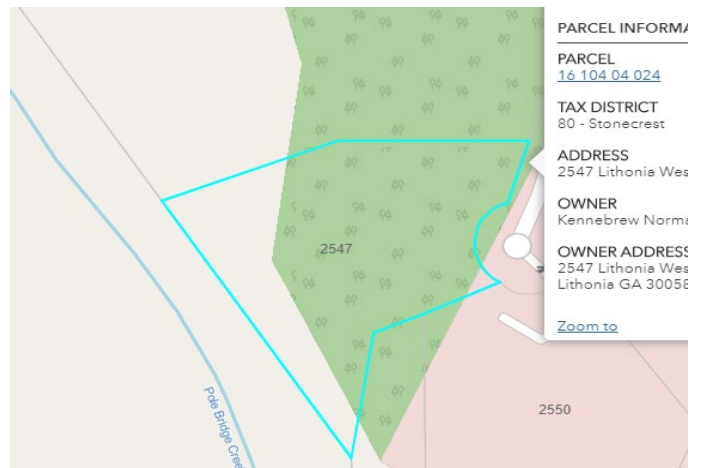


Background

This is an after the fact request, as the applicant developed the property without correct zoning and proper permit. The property has kept its original zoning classification of M (Light Industrial) under Stonecrest Zoning Ordinance.

Currently the property has an mobile concrete mixing plant and several dump truck located on the property.

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



Rezoning Request

The applicant is requesting to rezone the 2.2 acres of the subject property from M (Light Industrial) to M-2 (Heavy Industrial) for the operation of a mobile concrete mixing plant.

This application is after the fact request as the applicant had begun operation of the concrete mixing plant before given approval from the city council. After being contacted by the land development division, the applicant submitted a rezoning application and land disturbance permit for the operation of mobile concrete mixing plant.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-003

PUBLIC PARTICIPATION

A community meeting was held via www.zoom.com on July 16th, 2020. Approximately forty-five residents attended the community meeting. The main concerns for many residents were air pollution, the specific of use, hours of operation and possible negative impact of zoning change in the immediate area. Another concerns for residents are public notification cards radius not being larger enough.

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

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Applicant	Proposed: M-2	Industrial	n/a
Adjacent: North	M (Light Industrial) District	Undeveloped Land (Industrial)	n/a
Adjacent: West	M (Light Industrial) District	Undeveloped Land (Pole Bridge Creek)	n/a
Adjacent: East	M (Light Industrial) District	Small Industrial parcels	n/a
Nearby: South	M (Light Industrial) District	Undeveloped Land	n/a

The proposed change in zoning would not permit a use that would be suitable in view and development of the nearby properties. The surrounding uses are strictly light industrial uses.

- **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 not be in keeping with the policy and intent of the comp plan.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-003

- **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.**

Existing conditions are affecting the use and development of the property, which give supporting grounds for disapproval for zoning request. The subject property was undeveloped and was zoned for an light industrial use while the existing use is light industrial.

- **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 Lithonia West Drive, 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.

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

The subject property abuts Pole Bridge Creek to the southwest and is a majority tributary that drains south river. The applicant has indicated the property will have stormwater detention on the property; however, the staff has significant concerns the stormwater runoff from the property will adversely impact the water quality of the creek.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-003

STAFF RECOMMENDATION

Staff recommends **DENIAL** of RZ-20-003. However, should the Commission choose to approve the request in whole, staff recommends that approval be subject to the following conditions:

1. The use of the Subject Property for any other use beside the request use shall be strictly prohibited.
2. The owner/Developer must obtain all required federal, state, and local permits to the operation asphalt plant.
3. Owner/Development must obtain a building permit and land disturbance permit for the construction of the proposed mobile concrete plant.
4. Operations hours shall be limited to 7 am – 7 pm.
5. Owner/Developer shall provide detention, water quality, and channel protection in accordance with the Georgia Stormwater Manual. Detention shall be provided for the 1 thru 100-year storm events with no increased runoff. For the purpose of these calculations, the existing runoff rate shall be considered to be a wooded, predeveloped condition.
6. Owner/Developer shall comply with the City of Stonecrest Tree Protection Ordinance concerning tree protection and replacement. A minimum on-site tree density of fifteen (15) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree recompense units as required in the ordinance.

Planning Commission Recommendation

On July 7th, 2020, the Planning Commission recommend *conditional* approval for land use petition RZ-20-003 with the following conditions.

1. The use of the Subject Property for any other use beside the request use shall be strictly prohibited.
2. The owner/Developer must obtain all required federal, state, and local permits to the operation asphalt plant.
3. Owner/Development must obtain a building permit and land disturbance permit for the construction of the proposed mobile concrete plant.
4. Operations hours shall be limited to 7 am – 7 pm.
5. Owner/Developer shall provide detention, water quality, and channel protection in accordance with the Georgia Stormwater Manual. Detention shall be provided for the 1 thru 100-year storm events with no increased runoff. For the purpose of these calculations, the existing runoff rate shall be considered to be a wooded, predeveloped condition.
6. Owner/Developer shall comply with the City of Stonecrest Tree Protection Ordinance concerning tree protection and replacement. A minimum on-site tree density of fifteen (15) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree recompense units as required in the ordinance



July 20, 2020

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Re: Additional information requested for 2547 Lithonia West Dr, Lithonia, GA 30058
Parcels 16 104 04 024 & 16 104 04 024

To Whom It May Concern:

The purpose of this letter is to provide information, as requested, regarding the request that the City made for 404Concrete's request to rezone from M to M-2. The recent Planning Commission recommended approval of the rezoning. Our team would like to express our appreciation for the approval and are excited about developing in the community. Casswell Design Group, LLC is a LEED® certified company and we take great pride in serving and protecting the community. 404Concrete is a veteran and minority owned company who is also a citizen of the community.

404Concrete will be a mobile concrete plant, designed as a portable mixing plant offering a localized facility to keep trucks off arterial roads. The proposed location will offer an additional localized advantage and will employ 25 to 30 people in the local community. Casswell Design Group, LLC (CDG) feels that the proposed use would be an acceptable use for the property and would contribute to the local community development and overall growth of the surrounding area. The area is currently industrial and zoned light industrial. All sides of the site border against other industrial zoned properties. There are two heavy industrial uses that have been grandfathered in; although they are not zoned M-2. These two heavy industrial use parcels are each only two parcels away from the subject property, one in the southerly direction and the other in the northerly direction. One of the parcels is zoned M and the other is zoned C-2. We feel that the approval of the mobile concrete plant compliments the nearby uses in the community. The actual M-2 zoning cluster parcels start at 2,761 feet from the site. There are no residential sites that border the subject site.

1.The specific operations to be performed are as follows:

Use equipment to produce concrete and concrete products by batching or mixing cements.

2.The hours of operation are as follows: 7am-7pm

Casswell Design Group, LLC 279 W. Crogan St, Lawrenceville, GA 30046
404-317-9766



3. Operations will be indoors or outdoors. Plant mixing will be outdoors. Office will be indoors. Mr. Kennebrew is willing to enclose the plant as much as regulations allow in order to make the community feel as comfortable as legally allowable.

4. Materials will be stored on the property.

Aggregate (sand rock gravel) and cementitious material (Concrete powder, fly ash) will be stored on site.

5. Whether any hazardous wastes will be involved in the operation, including an explanation of how safety measures will ensure that there is no air or water contamination and how the operators will safely dispose of such hazardous materials.

Concrete as a building material is not a waste material; therefore, it is not a waste material. Concrete has an MSDS due to its potentially corrosive nature (high pH) and the need to take proper precautions. According to the EPA, if the waste material has a pH greater than 12.5, it is by nature a corrosive material, and by default, a hazardous waste. Concrete eliminates waste by using cement dust in crushed concrete or running through a reclaimer and essentially is not a waste at all. However, we have taken several precautions and design measures for any waste that may occur in capturing the dust.

One form of capturing the concrete waste particles is the 3-bay concrete washout. The EPA regulations for concrete washouts are to contain concrete and liquids when the chutes of concrete mixers and hoppers of concrete pumps are rinsed out after delivery. The washout facilities consolidate solids for easier disposal and prevent runoff of liquids. The washout prevents any runoff into the ground and prevents contaminating the groundwater. It also prevents the migration into any of the storm drains, which ensures that the pH of area waters do not increase and that there is no harm to aquatic life. We also propose the installation of a Cascade filter for additional protection. The filter is designed downstream the concrete washout and upstream from the detention/water quality pond. This location ensures that solids are not able to clog the storm drain pipes or cause flooding.

An additional method of dust control for air quality is dust collection from particles in the air. Our on-site state of the art dust collectors use a pulse of compressed air controlled by a timer and designed to specify the air inlet pressure to the manifold and pulse valves necessary for effective dust removal. Any cement dust will be collected in a fleece bag with a multi-ply fabric design that helps manage air equilibrium while collecting 0.3 micron or larger dust particles. The fleece bags have port-closing mechanisms for containment. This keeps the dust contained after removing the bag from the vacuum canister's port. The fleece bag has enough structural integrity to withstand the weight of the collected dust and prevent tearing. We only fill the bags 80% full to prevent busting.

6. A description of any solid wastes handled, produced, or disposed of, including whether the operations will require a solid waste handling permit. Dekalb County Sanitation Department, Account in place

7. How many employees there will be. 25 to 30

8. Whether the operation will be open to the public. Open to serve public via delivery.



9. What types of vehicles will be delivering materials to the property; and, how many and how often, what thoroughfares or major route plan the trucks will take to get to and from the site to minimize any impact on residential area, and whether trucks will be covered to minimize dust/odor impacts on adjacent roadways used to get to the site. 15 ready mix trucks per day. Lithonia Industrial to Covington Hwy. There are no residential parcels bordering the site. As the trucks are travelling along Covington Hwy, they do pass some residential parcels; however, so do many other industrial vehicles. Cleaning trucks and reducing any odor that a concrete truck may produce (although this is not a common problem) we implore Synpro Products, which are all acid free and they clean concrete off mixer trucks and are safe for equipment, employees and the environment. They are also an approved truck wash and concrete remover that have EPA approval.

10. Whether the proposed use requires the submittal of a development of regional impact (DRI). N/A

This is actually from the Rules of the Georgia Department of Natural Resources. DNR & DCA share responsibilities in this area. DCA is responsible for ensuring that local governments have adopted development regulations consistent with the Rules for Environmental Planning Criteria. Federal and State requirements shall be complied with.

State EPD

Facility and/or Equipment Design Restrictions and/or Requirements

- A. Production on the plant site shall be limited to 800,000 cubic yards during any twelve consecutive months.
- B. Facility may not have any fuel burning equipment (i.e., no diesel generators).
- C. The facility shall include no other equipment that is subject to Georgia air quality permitting requirements.
- D. Must report the hourly production capacity

Federal EPA

If construction, modification or operation of a concrete batch plant does not comply with all conditions of this regulation, the owner must apply for and obtain an air emission license. A Concrete Batch Plant General Permit Number (GPN) for each unit may be obtained by submitting an application with Notification of Intent to Comply (NOITC)

C. Data from reputable industry sources on current industry standards regarding the proposed land use and how the proposed operation will comply with industry standards to ensure that surrounding properties are not adversely impacted. The Environmental Protection Act, which it does not override or replace federal, state or local government legislation, regulation, plans or policies. The standards include duty to notify, environmental protection, clearly labelling waste containers, minimizing waste, reducing the generation of waste, reusing as much as possible, recycling as much as possible. Where noise sensitive receptors are nearby, ensure that noise emissions from noisy equipment are managed appropriately, including using measures such as acoustic shielding or enclosures, and silencers, ensuring that reversing alarms are of the squawker type rather than beepers, only operating within your approved operating hour; ensuring that all equipment and vehicles are adequately maintained, reusing water captured water for slumping and dust suppression, developing a site storm water



management plan that describes the correct management of all water on the site and designing the batching plant so that it is segregated into contaminated (alkaline), dirty (sand and aggregate storage) and clean areas to assist with water management; diverting clean stormwater away from contaminated and dirty operational areas.

D. For any of the following uses, certification by an environmental professional that the proposed operation will not have any adverse air or water quality impacts on surrounding properties: State of the art dust collectors on the concrete plant, mobile and mounted.

1. Any use requiring a solid waste handling permit. N/A

2. Any use which utilizes burning, melting, or degasification. N/A

3. Any use which involves the emissions of particulate matter. Cement dust

4. Any use which processes or stores hazardous materials. At certain levels, cement dust waste (if not properly disposed or re-used) can be hazardous.

5. Any landfill. N/A

E. Detailed information on proposed methods to minimize any adverse air/water quality impacts based on current industry standards.

3-bay concrete washout to capture particle

The washout prevents any runoff into the ground and prevents contaminating the groundwater. It also prevents the migration into any of the storm drains, which ensures that the pH of area waters do not increase and that there is no harm to aquatic life.

We also propose the installation of a Cascade filter for additional protection. The filter is designed downstream the concrete washout and upstream from the detention/water quality pond. This location ensures that solids are not able to clog the storm drain pipes or cause flooding.

Our on-site state of the art dust collectors.
Any cement dust will be collected in a fleece bag.

Water Quality:

- Stormwater Detention and Water Quality will protect Pole Bridge Creek
- 3-bay washout settling pool
- Larger enhanced detention water quality pond with gravel base for water quality filtering and infiltration
- Adding a cascade separator filter for additional water quality
- Storm water quality design meets GA current Stormwater Manual
- 25 feet, 50 feet and 75 feet buffers are preserved and completely vegetated with trees and plants
- Complies with GSWCC and GA EPD standards

Air Quality

F. Detailed information on proposed methods to minimize any noise, odor, dust, and vibration on surrounding properties in light of current industry standards.

G. Detailed information regarding how traffic impacts will be accommodated on the surrounding road network.



15 trips per day

H.Any data regarding any monthly, quarterly, or yearly required inspections by any state or federal agency to ensure compliance with any state or federal permits once use has been approved by DeKalb County.

Please reach out if you have questions.

Best regards,

Hanna Casswell, LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766



February 18, 2020

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Re: 2547 Lithonia West Dr, Lithonia, GA 30058
Parcels 16 104 04 024 & 16 104 04 024

To Whom It May Concern:

We would like to request rezoning from M to M-2.

404Concrete will be manufacturing concrete and recycling concrete as well as offering a more localized facility to keep trucks off arterial roads. The two nearest concrete recycling facilities are located at Jimmy Carter in Norcross and Covington. The new proposed location would offer an additional localized advantage. Casswell Design Group, LLC (CDG) feels that the proposed use would be an acceptable use for the property and would contribute to the local community development and overall growth of the surrounding area. The area is currently industrial.

The design team (CDG) is a LEED certified company. Please reach out if you have questions.

Best regards,

Hanna Casswell, LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766



- Required

Site Plan Checklist

(All items must be included on the Site Plan; separate sheets may be used)

- Key and/or legend and site location map with North arrow
- Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- Acreage of subject property
- Location of land lot lines and identification of land lots
- Existing, proposed new, dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
- Proposed streets on the subject site
- Current zoning of the subject site and adjoining properties
- Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
- Existing buildings' locations and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement on adjacent properties within 200 feet of the subject property.
- Location of proposed buildings with total square footage
- Layout and minimum lot size of proposed single family residential lots
- Topography on the subject site and adjacent property up to 200 feet as required to assess runoff effects
- Location of overhead and underground electrical and pipeline transmission/conveyance lines
- Required and/or proposed setbacks.
- 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
- Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
- Required and proposed parking spaces; Loading and unloading facilities.
- Lakes, streams, wetlands, and Waters of the State and associated buffers.
- Proposed stormwater management facilities. ~~SEE~~ C301
- Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access.
- Availability of water system and sanitary sewer system.
- Location of existing trees and trees to be removed, or a statement that there are none, and whether the trees identified are specimen trees. (A specimen tree is any hardwood (oak, hickories, poplars, etc.) or softwood (pines, evergreens, etc.) tree with a diameter at breast height (DBH) of 30 inches and larger, or a small tree (dogwoods, redbuds, sourwoods, etc.) with a DBH of 10 inches and larger. If no specimen trees exist on the site, note their absence on the plans. If a specimen tree is to be removed, provide a calculation for recompense at 1.5x the diameter.)



Rezoning Application

Owner Information	Owner's Name: 404 Concrete, LLC
	Owner's Address: 2547 Lithonia West Dr Lithonia, GA 30058
	Phone: 706-564-4663 Fax: Email:
	Property Address: 2547 Lithonia West Dr. Parcel Size: 2.212
	Parcel ID: 16 104 04 024
	Current Zoning Classification: M (CZ-85125)
	Requested Zoning Classification: M-2
	Name: Ron Kennebrew
	Address: 2547 Lithonia West Dr. Lithonia, GA 30058
	Phone: Cell: 706-564-4663 Fax: Email: ron@404concrete.com
Property Information	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="checkbox"/> Yes <input type="checkbox"/> No
	1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? Yes, the site is located in an industrial area and will contribute to local growth.
	2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? Yes, will contribute to the local community's economy, workforce and commerce.
	3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? No, surrounding property is industrial
	4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?
	5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? No historical buildings located on or near the site
	6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? no schools or transportation facilities located along the industrial drive accessing the site.
Questionnaire	



Affidavit Notary Fee	To the best of my knowledge, this zoning 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 Ordinances.	
	Applicant's Name: <u>Norman Kenneth</u>	
	Applicant's Signature: <u>Norman Kenneth</u>	
	Date: <u>14 Feb 2020</u>	
	Sworn to and subscribed before me this: <u>14</u> Day of <u>Feb</u> 20 <u>20</u>	
	Notary Public: <u>Jalah Ayjah Sonia Falcher</u>	
	Signature: <u>Jalah Ayjah Sonia Falcher</u>	
	My Commission Expires:	
	Jalah Ayjah Sonia Falcher NOTARY PUBLIC DeKalb County, Georgia My Commission Expires 7/17/2023	
	<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:

*One sign is required per street frontage and/or every 500 feet of street frontage



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)	Signature: <u>N.L. Kenneth</u>		Date: <u>14 Feb 2022</u>
	Address: <u>2547 Lithonia West Drive</u>		City, State: <u>Stonecrest Georgia</u> Zip: <u>30058</u>
	Phone: <u>404 873-3626</u>		
	Sworn to and subscribed before me this <u>14th</u> day of <u>Feb.</u> , 20 <u>20</u>		
	Notary Public: <u>Jalah Aayah Sonia Falcher</u> <u>NOTARY PUBLIC</u> <u>DeKalb County, Georgia</u> <u>My Commission Expires 7/17/2023</u>		
Property Owner (If Applicable)	Signature:		Date:
	Address:		City, State: Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		
Property Owner (If Applicable)	Signature:		Date:
	Address:		City, State: Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		



Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature: _____		Date: _____
	Address: _____	City, State: _____	Zip: _____
	Phone: _____		
Sworn to and subscribed before me this _____ day of _____, 20_____			
Notary Public: _____			
Attorney / Agent	Signature: _____		Date: _____
	Address: _____	City, State: _____	Zip: _____
	Phone: _____		
Sworn to and subscribed before me this _____ day of _____, 20_____			
Notary Public: _____			



Campaign Disclosure Ordinance

Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions *38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS
(Current through 2000 General Assembly)

36-67 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 – 2000 State of Georgia.



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes No

Applicant / Owner	Signature: <i>M.H. Kennel</i>
	Address: <i>2547 Lithonia West Drive Stonecrest Ga. 30058</i>
	Date: <i>14 Feb 2020</i>

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



February 18, 2020

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

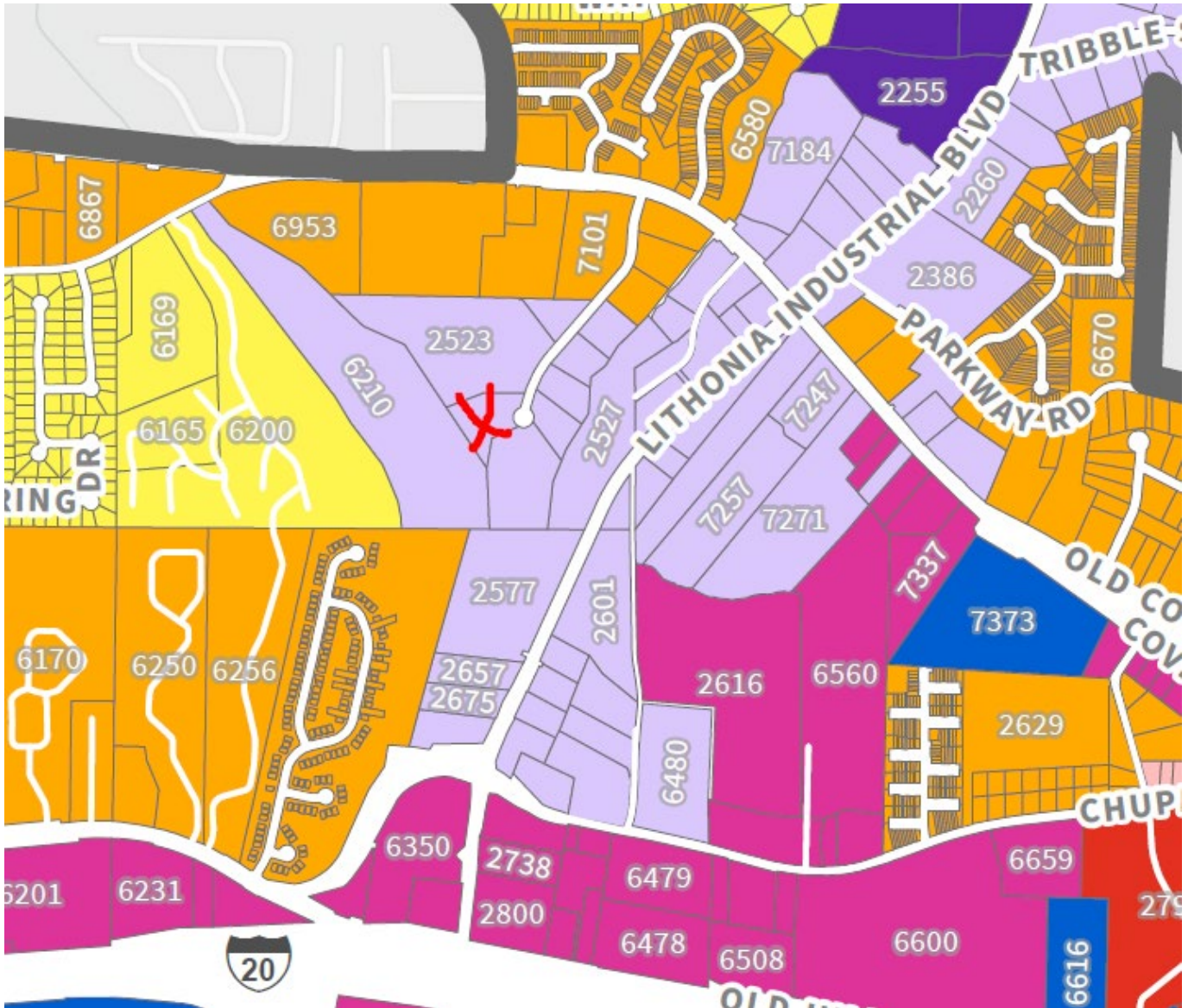
Re: **Environmental Site Analysis**
2547 Lithonia West Dr, Lithonia, GA 30058
Parcels 16 104 04 024 & 16 104 04 024

To Whom It May Concern:

We would like to request rezoning from M to M-2. As part of this process, an Environmental Site Analysis is required.

404Concrete will be manufacturing concrete and recycling concrete as well as offering a more localized facility to keep trucks off arterial roads. The two nearest concrete recycling facilities are located at Jimmy Carter in Norcross and Covington. The new proposed location would offer an additional localized advantage. Casswell Design Group, LLC (CDG) feels that the proposed use would be an acceptable use for the property and would contribute to the local community development and overall growth of the surrounding area. The area is currently industrial.

1. Conformance to the Comprehensive Plan:
 - a. Describe the proposed project and the existing environmental conditions on the site.
 - b. Describe adjacent properties. Include a site plan that depicts the proposed project. **Adjacent properties are industrial**
 - c. Describe how the project conforms to the Comprehensive Land Use Plan.
The use will be industrial manufacturing with portable equipment
 - d. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. **Please see the portion of the plan on the next page that shows the entire property is surrounded by Light Industrial**



e. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. Environmental Impacts of The Proposed Project

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands – **Wetlands are located within 200’ of the site. Buildings and structures are not proposed within wetland area**

- U.S. Fish and Wildlife Service, National Wetlands Inventory

N/A(<http://wetlands.fws.gov/downloads.html>)

- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain **Please see attached Survey. No Buildings are proposed within the floodplain**

- Federal Emergency Management Agency (<http://www.fema.org>)



- Field observation and verification. **Several Site visits have been made and documented as follows:**
- c. Streams/stream buffers
 - Field observation and verification
- d. Slopes exceeding 25 percent over a 10-foot rise in elevation **No slopes exceeding 25% within property lines**
 - United States Geologic Survey Topographic Quadrangle Map – **Topographic Survey provided in lieu**
 - Field observation and verification
- e. Vegetation
 - United States Department of Agriculture, Nature Resource Conservation Service
 - Field observation

Existing Vegetation is noted and bank vegetation will be improved under the proposed development as part of the landscape perimeter
- f. Wildlife Species (including fish)
 - United States Fish and Wildlife Service **N/A**
 - Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
 - Field observation
- g. Archeological/Historical Sites
 - Historic Resources Survey – **N/A**
 - Georgia Department of Natural Resources, Historic Preservation Division
 - Field observation and verification

The design team (CDG) is a LEED certified company. Please reach out if you have questions.

Best regards,

Hanna Casswell, LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766

LOT 10
 #2523 LITHONIA WEST DRIVE
 TAX ID: 16 104 04 010
 N/F 404 CONCRETE, LLC
 ZONED M
 #CZ-85125

STORAGE TRAILERS X 4

24 INCH HIGHBACK CURB AND GUTTER

PORTION OF LOT 8
 #2550 LITHONIA WEST DRIVE
 TAX ID: 16 104 04 016
 N/F HAROLD CLIFFORD GILLES
 ZONED M
 #CZ-85125

#2527 LITHONIA INDUSTRIAL BLVD
 TAX ID: 16 104 04 009
 N/F WHR INVESTMENT HOLDINGS, INC.
 ZONED M

LOT 9
 TAX ID: 16 104 04 024
 96,364 SF, 2.212 ACRES
 ZONED M (CZ-85125)

SSMH
 TOP: 807.39
 10" PVC INV. IN: 794.89'
 10" PVC INV. OUT: 794.69'

DWCB
 TOP: 807.90'
 24" CMP INV. IN: 803.40'
 24" CMP INV. OUT: 803.50'

JB
 TOP: 809.83
 24" CMP INV. IN: 801.33'
 24" CMP INV. OUT: 801.23'

HW
 24" CMP INV.
 OUT: 798.38'

WEIR
 TOP: 801.25'
 WEIR INLET SEALED WITH
 CONCRETE: ELEV IS 800.67'
 18" CMP INV. OUT: 795.85'

FLOODPLAIN ZONE "AE"
 BASE FLOOD ELEVATIONS
 DETERMINED

FLOODPLAIN ZONE "AE"
 BASE FLOOD ELEVATIONS
 DETERMINED

FLOODPLAIN ZONE "AE"
 BASE FLOOD ELEVATIONS
 DETERMINED

PORTION OF LOT 8
 TAX ID: 16 104 04 025
 122,300 SF, 2.808 ACRES
 ZONED M (CZ-85125)

SOILS STOCKPILE
 NOT INCLUDED IN
 TOPOGRAPHY

APPROX LOCATION OF SSMH
 IN WETLANDS (INACCESSIBLE)

#6210 HILLVALE ROAD
 TAX ID: 16 104 04 013
 N/F SEAMOUNT CAPITAL FUND, LLC
 ZONED M
 #CZ-85125

#2577 LITHONIA INDUSTRIAL BLVD
 TAX ID: 16 104 04 008
 N/F SUDIE, INC.
 ZONED M

FLOODPLAIN ZONE "AE"
 BASE FLOOD ELEVATIONS
 DETERMINED



SURVEYORS CERTIFICATION (iii):

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67.

Zachary R. Garrett
 Georgia Registered Land Surveyor #3169
 DATE: 11/21/2019

FLOOD NOTES:

I HAVE REVIEWED THE FEMA F.I.R.M. PANEL 13089C0159J, LAST REVISED MAY 16, 2013. PER THAT PANEL, A LARGE PORTION OF THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE "AE". ZONE "AE" IS DEFINED AS A FLOOD ZONE WITH BASE FLOOD ELEVATIONS DETERMINED.

SAID FLOOD PANEL INFORMATION INCLUDING LIMITS OF FLOODING AND THE FLOOD STUDY CROSS SECTION LINES HAVE BEEN DIGITIZED AND OVERLAID ON TO THIS PLAT.

ZONING NOTES:

THIS PROPERTY IS ZONED M WITH CONDITIONS PERSUANT TO ZONING CASE CZ-85125

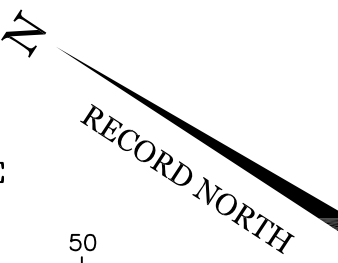
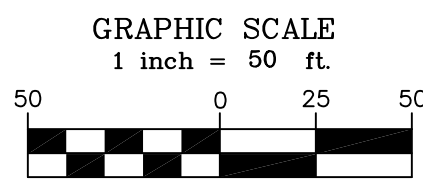
DEED AND PLAT REFERENCES:

- LOT 9: WARRANTY DEED FOR NORMAN L. KENNEBREW, RECORDED IN DEED BOOK 26884, PG 11 OF DEKALB COUNTY, GEORGIA LAND RECORDS.
- SOUTHERN PORTION OF LOT 8: CORRECTIVE QUITCLAIM DEED FOR NORMAN L. KENNEBREW, RECORDED IN PLAT BOOK 27290, PAGE 229 OF DEKALB COUNTY, GEORGIA LAND RECORDS.

SURVEY NOTES:

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.
- LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION AND A CARLSON SURVEYOR 2 NETWORK GPS ROVER.
- ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
- IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THE THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A "GROUND RUN" TOPOGRAPHIC SURVEY. HORIZONTAL DATUM IS NAD 83 (GA WEST ZONE). VERTICAL DATUM IS NAVD 88.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	149.42	60.00	S06°54'57"W	113.70



LEGEND		
R/W	RIGHT-OF-WAY	CMF / X CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	C CENTER LINE
B/L	BUILDING LINE	DB DEED BOOK
CTP	CRIMPED TOP PIPE	PB PLAT BOOK
OTP	OPEN TOP PIPE	FFE FINISHED FLOOR ELEVATION
IPF / O	IRON PIN FOUND	EOP EDGE OF PAVEMENT
IPS / O	IRON PIN SET	BC BACK OF CURB
O	COMPUTED CORNER	RB REBAR

GARRETT LAND SURVEYING, LLC
 604 WARREN WAY
 WINDER, GA 30680
 770-883-2609
 garrettlandsurvey@gmail.com

STATE: GEORGIA
 COUNTY: DEKALB
 CITY: N/A
 LAND DISTRICT: 16
 DATE OF FIELD WORK : 11/14/2019

REVISION INDEX:

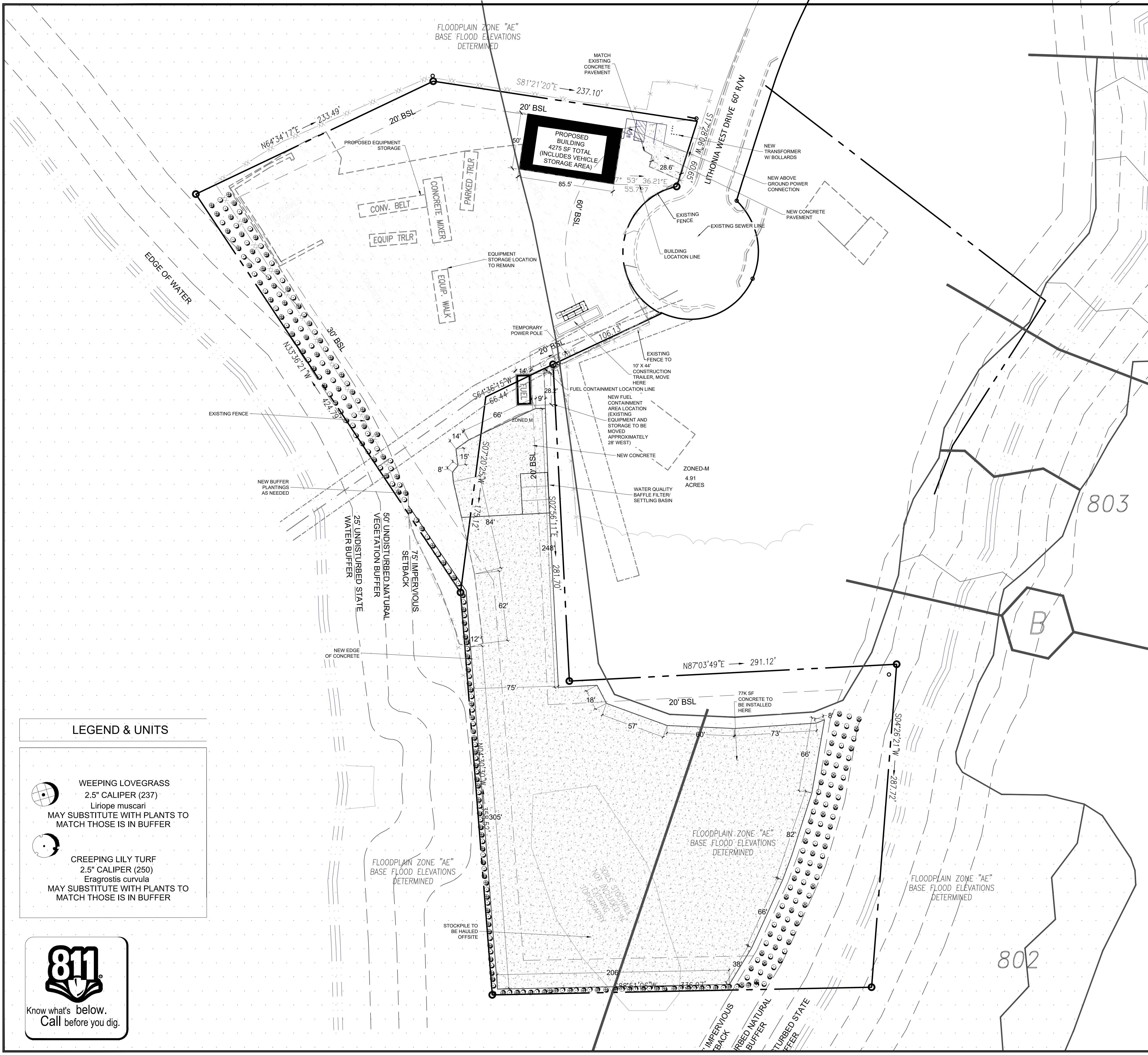
RETRACEMENT AND TOPOGRAPHIC SURVEY FOR:

OWNERS NAME: 404 CONCRETE, LLC

2547 LITHONIA WEST DRIVE, LITHONIA, GA 30058

SHEET#

1 of 1



SITE ANALYSIS

PARCEL ID	15 046 03 002
JURISDICTION	CITY OF STONE CREST
ZONING	M
STATE WATERS	YES
USE: CONTRACTOR/HEAVY CONSTRUCTION OUTDOOR STORAGE	
FLOOD ZONE	YES
LAND LOT	104
DISTRICT	80
PROPOSED OPEN SPACE	75%
PROPOSED BLDG. SQUARE FOOTAGE	5,000 S.F.
PROPOSED BUILDING SETBACKS	FBSL: 60 SBL: 20, RBSL: 30
PROPOSED LOT IMPERVIOUS COVERAGE	69%
FLOOD MAP #	13089C0159J
PROPOSED DISTURBED AREA	2.32 ACRES
TOTAL LOT AREA	5.02 ACRES

SYMBOLS LEGEND

CONCRETE PAVEMENT STANDARD DUTY
 5" PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE 4,000 PSI (28 - DAY COMPRESSIVE STRENGTH) & 6" x 6" W/2.9 W/2.9 WELDED WIRE FABRIC & 6" GRADED AGGREGATE BASE

GRAVEL PARKING LOT & DRIVE
 3" CRUSHED AGGREGATE WITH STABILIZER MAX SIZE 3/4" STONE & 6" GRADED AGGREGATE BASE

NOTES:
 1. AGGREGATE BASE PER GDOT 815 OR EQUIVALENT.
 2. HOT MIX ASPHALTIC COURSES PER GDOT 828 OR EQUIVALENT.
 3. PORTLAND CEMENT CONCRETE PER GDOT 830 OR EQUIVALENT.

LEGEND & UNITS

WEEPING LOVEGRASS
 2.5" CALIPER (237)
Liriope muscari
 MAY SUBSTITUTE WITH PLANTS TO MATCH THOSE IS IN BUFFER

CREeping LILY TURF
 2.5" CALIPER (250)
Eragrostis curvula
 MAY SUBSTITUTE WITH PLANTS TO MATCH THOSE IS IN BUFFER



SCALE: 1" = 40'

CASSWELL DESIGN GROUP LLC
 279 W. CROGAN ST., LAWRENCEVILLE, GA. 30046
 [404] 317-9766 casswelldesigngroup.net



SITE PLAN

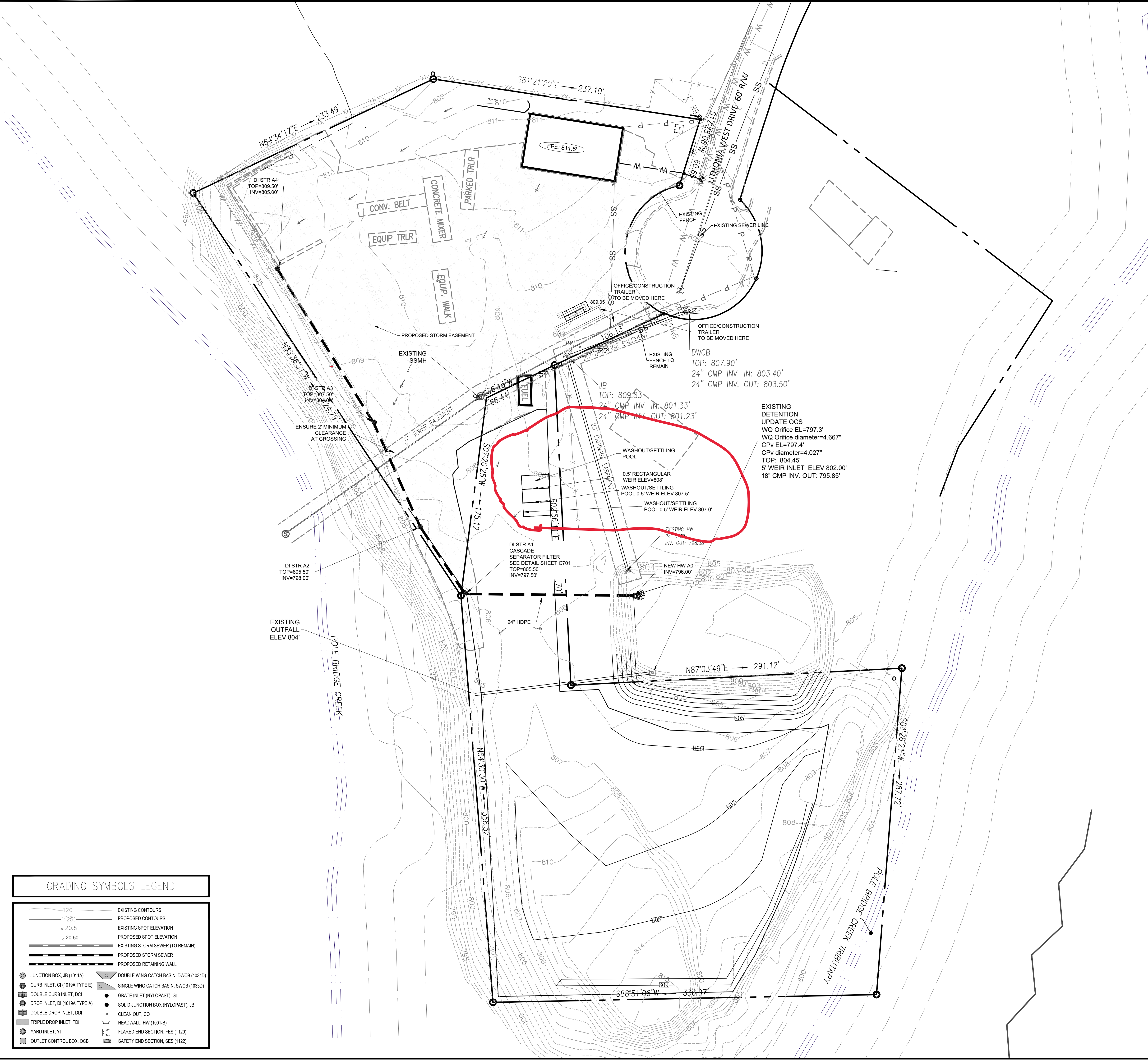
PROJECT FOR
Kennebrew Norman L
 404 CONTRACTOR OFFICE
 2550 LITHONIA WEST DRIVE
 LITHONIA, GA 30058

SHEET NUMBER
C201

PROJECT NUMBER
18465

DATE
JANUARY 04, 2020

REVISIONS



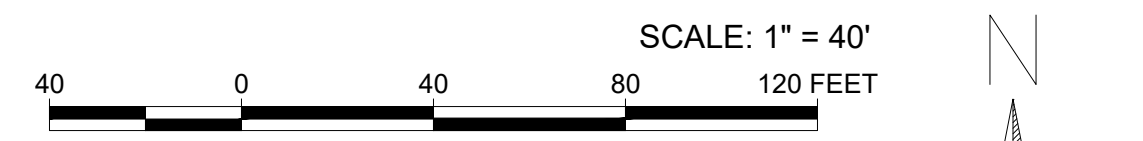
GRADING NOTES

- ALL AREAS TO RECEIVE PAVEMENT, STRUCTURES OR FILL MATERIAL SHALL BE STRIPPED OF ORGANIC MATERIAL, TOPSOIL, AND DEBRIS PRIOR TO CONSTRUCTION.
- ONCE STRIPPING HAS BEEN COMPLETED, ALL AREAS TO RECEIVE FILL SHOULD BE PROOF-ROLLED IN THE PRESENCE OF A REPRESENTATIVE OF THE SOILS ENGINEER. SOFT AREAS ENCOUNTERED DURING PROOF-ROLLING SHALL BE STABILIZED BY COMPACTION OR UNDERCUT.
- ALL FILL AREAS SHALL BE FREE OF ORGANIC OR OTHERWISE UNSUITABLE MATERIALS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR ASTM D698 UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT AS LISTED BELOW. THE TOP TWO (2) FEET OF FILL UNDER STRUCTURES AND PAVEMENT SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR ASTM D698 UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT AS LISTED BELOW.
- ALL SITE PREPARATION SHOULD BE MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. INSPECTIONS AND TESTING FOR ALL UNDERCUT AND FILL OPERATIONS AS WELL AS THE UTILIZATION OF ACCEPTABLE OFF-SITE BORROW MATERIALS SHOULD BE PERFORMED (IF NEEDED). THE OWNER, AT HIS OPTION, MAY HAVE DENSITY TESTS PERFORMED TO VERIFY THAT SPECIFIC COMPACTION IS OBTAINED.
- CUT OR FILL SLOPE SHOULD NOT BE STEEPER THAN 2H:1V. ALL PROPOSED SLOPES SHOULD BE OVERBUILT AND CUT BACK TO THE PROPOSED GRADES, EXPOSING THE FIRM COMPACTED INNER CORE. THE EXCAVATION FOR THE SLOPES SHOULD BE MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. VERTICAL CUTS EXCEED 5 FEET SHOULD BE BRACED AS REQUIRED BY OSHA REGULATIONS FOR SAFETY.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES.
- IF STRUCTURAL FILL IMPORT IS REQUIRED PREPARE THE BUILDING PAD, THE COMPACTED BUILDING PAD(S) MUST EXTEND A MINIMUM OF TEN (10) FEET BEYOND THE BUILDING FOOTPRINT, INCLUDING CANOPES OR OTHER STRUCTURAL APPENDAGES, UNTIL THE PERIMETER FOUNDATIONS AND WALLS ARE CONSTRUCTED AND BACKFILLED. THE EXTENDED PORTION OF THE BUILDING PAD SUBGRADE MAY THEN BE REMOVED/REGRADED TO MEET THE FINAL GRADE AND MATERIAL REQUIREMENTS.
- CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL MEASURES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
- THE CONTRACTOR SHALL ADJUST ALL MANHOLE COVERS, VALVE COVERS, CLEAN OUTS, VAULTS, BOXES, AND GRATES, EXISTING AND PROPOSED, TO "AS-CONSTRUCTED" FINISHED GRADE. IF GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO INVESTIGATE SUCH ADJUSTMENTS.
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL VERIFY THE INVERTS OF EXISTING STRUCTURES AND INFORM THE OWNER AND THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL PROPOSED DRAINAGE STRUCTURES ARE TO BE INSTALLED PER DEKALB COUNTY STANDARDS AND SPECIFICATIONS AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE TO THE OWNER AND ENGINEER OF RECORD, A SURVEYED "AS-BUILT" DRAWING OF EACH DETENTION FACILITY SHOWING POND TOPOGRAPHY (2' CONTOURS AND SPOT ELEVATIONS) AND SIZES AND INVERTS OF ALL OUTLET CONTROLS, AND APPURTENANCES. ADDITIONALLY, THE CONTRACTOR SHALL INCLUDE IN THE AS-BUILT DRAWINGS ALL NECESSARY IMPROVEMENTS, NOTES & CERTIFICATIONS REQUIRED BY THE PERMITTING AUTHORITY.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE CITY/COUNTY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS.

MATERIAL NOTES

- STORM SEWER MATERIALS SHALL BE INSTALLED AS SHOWN ON THE PLANS.
- STORM SEWER MATERIAL DESIGNATIONS SHALL BE FURTHER DEFINED AS FOLLOWS:
 - "HDPE" - HIGH DENSITY POLYETHYLENE PER AASHTO M294 OR ASTM F2306 (ADS N-12 OR EQUIVALENT), INSTALLED PER ASTM D2321
 - "HDPEWT" - HDPE WATER TIGHT PER AASHTO M294 OR ASTM F2306 AND WITH JOINTS PER ASTM D3212 (ADS N-12 WT OR EQUIVALENT), INSTALLED PER ASTM D2321
 - "RCP" - REINFORCED CONCRETE PIPE, CLASS PER ASTM C76/AASHTO M170 (MIN. CLASS III) AND JOINTS PER ASTM C443
 - "SRP" - ALUMINIZED STEEL, TYPE 2, SPIRAL RIB (CORRUGATED METAL) PIPE PER AASHTO M36 AND M274 OR ASTM A760 AND A929, INSTALLED PER ASTM A798
 - "CMP" - ALUMINIZED STEEL, TYPE 2 CORRUGATED METAL PIPE PER AASHTO M36 AND M274 OR ASTM A760 AND A929, INSTALLED PER ASTM A798
 - "BCCMP" - BITUMINOUS COATED CORRUGATED METAL PIPE PER AASHTO M36 AND M274 OR ASTM A760 AND A929, COATED PER ASTM A798, AND INSTALLED PER ASTM A798
 - "PVC" - SDR 26 PVC PER ASTM D3034
- PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. UNLESS OTHERWISE NOTED.
- PROVIDE ANTI-SEEP COLLARS ON ALL PIPES AT OR EXCEEDING 20% SLOPE.
- PROVIDE WATER-TIGHT JOINTS ON ALL STORM SEWER PIPES AT OR EXCEEDING 20% SLOPE.
- PROVIDE ANTI-SEEP COLLARS ON ALL PIPES DISCHARGING THROUGH DETENTION POND EMBANKMENT.

GRADING SYMBOLS LEGEND	
-120	EXISTING CONTOURS
-125	PROPOSED CONTOURS
x 20.5	EXISTING SPOT ELEVATION
x 20.50	PROPOSED SPOT ELEVATION
---	EXISTING STORM SEWER (TO REMAIN)
---	PROPOSED STORM SEWER
---	PROPOSED RETAINING WALL
⊙	JUNCTION BOX, JB (1011A)
⊙	CURB INLET, CI (1019A TYPE E)
⊙	DOUBLE CURB INLET, DCI
⊙	DROP INLET, DI (1019A TYPE A)
⊙	DOUBLE DROP INLET, DDI
⊙	TRIPLE DROP INLET, TDI
⊙	YARD INLET, YI
⊙	OUTLET CONTROL BOX, OCB
⊙	DOUBLE WING CATCH BASIN, DWCB (1034D)
⊙	SINGLE WING CATCH BASIN, SWCB (1033D)
⊙	GRATE INLET (NYLOPAST), GI
⊙	SOLID JUNCTION BOX (NYLOPAST), JB
⊙	CLEAN OUT, CO
⊙	HEADWALL, HW (1001-B)
⊙	FLARED END SECTION, FES (1120)
⊙	SAFETY END SECTION, SES (1122)



GRADING PLAN

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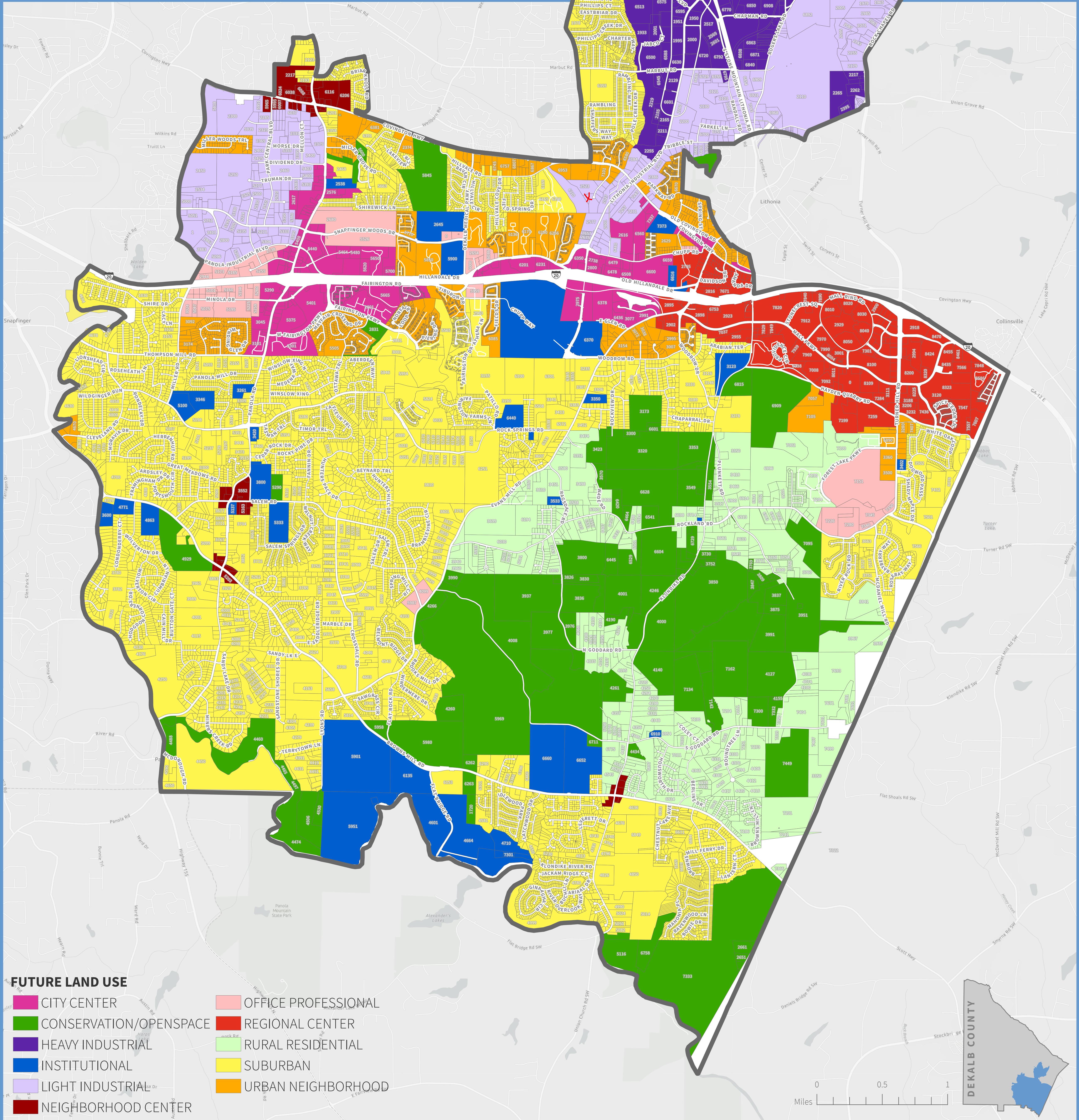
DATE
JANUARY 09, 2020

REVISIONS

FUTURE LAND USE

STONECREST, GEORGIA

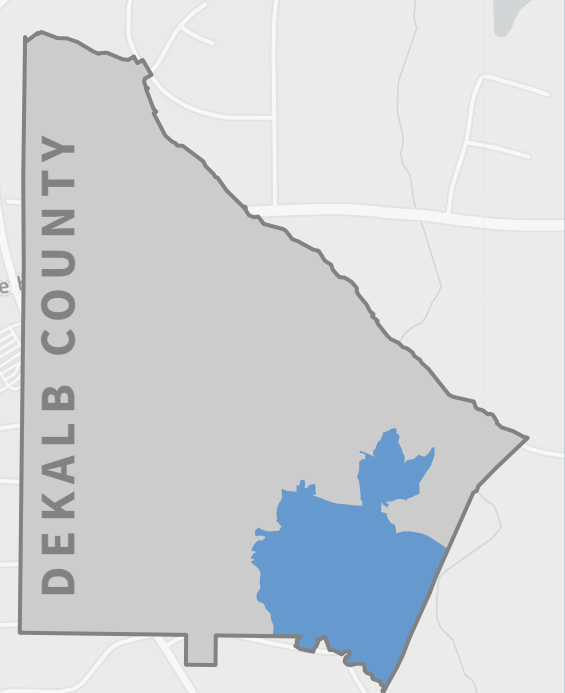
Data Source:
DeKalb County GIS
Parcels
City Boundary
July 8, 2019



FUTURE LAND USE

- CITY CENTER
- CONSERVATION/OPENSOURCE
- HEAVY INDUSTRIAL
- INSTITUTIONAL
- LIGHT INDUSTRIAL
- NEIGHBORHOOD CENTER
- OFFICE PROFESSIONAL
- REGIONAL CENTER
- RURAL RESIDENTIAL
- SUBURBAN
- URBAN NEIGHBORHOOD

0 0.5 1
Miles





CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

CITY COUNCIL WORK SESSION

VIRTUAL MEETING

July 27, 2020 at 6:00 p.m.

Citizen Access: URL

I. CALL TO ORDER: Mayor Jason Lary

II. AGENDA ITEMS:

1. Transportation Master Plan Discussion
2. Mid-Year Budget Review Discussion
3. Follow up discussion on the officers of the city within the charter
4. Discuss the process of staff dismissal/removal
5. Policy on council meeting/work session agenda packets and minutes
6. Discuss funding source of the Stonecrest Cares program
7. Stipend for Planning Commission Members

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Megan Reid, as soon as possible, preferably 2 days before the activity or event.

III. ADJOURNMENT

Americans with Disabilities Act

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