

Planning Commission Hearing Date: May 5, 2026
Board of Commissioners Hearing Date: May 28, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1247921	File ID #: 2026-0146
Address:	1313 & 1303 Lithonia-Industrial Blvd, Lithonia, GA 30058	Commission District: 5; Super District: 7
Parcel ID(s):	16 164 02 007 & 16 164 02 005	
Request:	A Special Land Use Permit (SLUP) to allow a recycling plant (recycling concrete business) in the M (Industrial) zoning district.	
Property Owner(s):	SAWA Partners, LLC	
Applicant/Agent:	SAWA Partners, LLC	
Acreage:	38.3	
Existing Land Use:	Vacant Land, Structure, and Transportation Equipment Storage	
Surrounding Properties:	North: N/A—Avondale Estates; South: Gas Station; East: Multi-Family Apartments; West: Retail & Single-Family Residential	
Adjacent Zoning:	North: M South: N/A City of Stonecrest East: M West: M & M-2	
Comprehensive Plan:	LIGHT INDUSTRIAL (LIND) <u> X </u> Consistent <u> </u> Inconsistent	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The request is for a Special Land Use Permit (SLUP) to allow a recycling business within the M (Light Industrial) zoning district. The subject site contains vacant land, a structure, and Transportation Equipment Storage. Based on county records it does not appear that a building permit has been issued for the existing structure on site.

The proposed recycling business is consistent with the light industrial (M) and industrial (M-2) zoning and development pattern in the surrounding area which is developed with truck parking, a landfill, quarries, and vacant land. The Comprehensive Plan designates this site and the surrounding industrial (M) zoned properties within a Light Industrial (LIND) Character Area designated by the 2050 Comprehensive Land Use Plan Map, and the proposed use is consistent with the following plan strategies: “*Locate industrial centers in areas with good access to interstates, truck routes, and direct industrial development to existing industrial districts*” (2050 Comprehensive Plan, Light Industrial, page 51).

Additionally, the applicant has submitted documentation of compliance with the heavy industrial supplemental regulations per Section 4.2.29 (See attached). The proposal was “deferred, full-cycle” from the March 26, 2026, Board of Commissioners Zoning meeting to allow the updated site plan (see attached) and information relating to the proposed recycle plant could be reviewed again by the Planning Commission who requested to see the application when it was more complete. It appears that the applicant has provided an updated site plan (see attached) and information relating to questions from City of Stonecrest and Staff (see attached). Therefore, based

on review of Section 7.4.6 (SLUP criteria) of the Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that the application be ***“Approved, with the following conditions”***:

1. Use limited to a recycling plant (recycling concrete business). Hours of operation shall be no earlier than 7:00 a.m. and no later than 5:00 p.m. Maintain compliance with the DeKalb County Noise Ordinance and OSHA safety standards.
2. Street trees and streetlights are required along Lithonia-Industrial Boulevard in accordance with Article 5 of the Zoning Ordinance.
3. Trackout Control Mats shall be installed at the entrance/exit to knock mud and sediment out of tire treads before accessing Lithonia Industrial Boulevard subject to approval of the DeKalb County Transportation Department.
4. Existing trees within 100 feet of the rear property line shall be preserved except where necessary to remove dead or diseased trees and undergrowth.
5. The Fire Marshall may require outdoor storage areas to have a dedicated all-weather access drive around the piles for fire equipment access and fire safety.
6. Any existing or proposed structure(s) on site must obtain a building permit prior to issuance of any business licenses or certificates of completion.
7. Provide a dust management plan to be submitted and approved by the Department of Planning and Sustainability prior to the issuance of any certificates of occupancy. The Facility manager and the employees will be responsible for managing the dust management plan to minimize fugitive dust beyond the boundaries of the site. Conveyor belts shall have coverings installed during normal operations. Outdoor storage areas shall be confined within three-sided containment walls (block or concrete) subject to Fire Marshal approval. Vehicles delivering materials to and from the site shall use appropriate covering to minimize any dust impacts onto adjacent properties and the surrounding area.
8. Demonstrate compliance with Chapter 14 (Environmental) of the DeKalb County Code, including but not limited to Section 14-40 (Storm Water Management) and Section 14-42 (Storm Water Quality Control) of the DeKalb County Code of Ordinances as approved by the Storm water Management Division of Public Works and the Land Development Division of the Planning and Sustainability Department. A detailed hydrology study is required as part of the land disturbance permit application for a storm water mitigation plan for the area of development. Approval of a Storm Water Pollution Prevention Plan (SWPPP) by the Department of Public Works is required to address any potential water quality impacts from the outdoor storage areas prior to the issuance of any land development permits.
9. Obtain any required air quality permits from the Environmental Protection Division of the Georgia Department of Natural Resources prior to the issuance of any building permits or land development permits.
10. File any required Notice of Intent for coverage under the Georgia National Pollutant Discharge Elimination System (NPDES) for Industrial Activity Permit with the Georgia Environment Protection Division of the Georgia Department of Natural Resources and maintain compliance with NPDES requirements.



Heavy Industrial Uses (Sec. 4.2.29)

In addition to the submission requirements of article 7, any application for a special land use permit (SLUP) or rezoning related to a heavy industrial use shall provide the following information as applicable:

A. Submit within the letter of application the following details:

1. Specific operations to be performed.
 - a. Broken concrete will be delivered to property.
 - b. Concrete crusher will be used to crush concrete into crush and run, then sell to customers.
 - c. Dirt will be delivered to property from construction job site then sold to other job sites.
2. **Hours of operation.**
 - a. Daylight hours – 7am – 5pm
3. **Where operations will be indoors or outdoors.**
 - a. The operations will be outdoors.
4. **How long materials will be stored on the property.**
 - a. Materials will constantly be on the property as some will be sold and broken concrete will delivered for recycling.
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.**
 - a. We will not be using any hazardous materials.
6. **A description of any solid wastes handled, produced, or disposed of, including whether the operations will require a solid waste handling permit.**
 - a. Wood and trash from concrete will be disposed of in a dumpster.
 - b. Rebar and metal from concrete will be set aside a sold to a metal recycling plant.
 - c. We do not need a solid waste handling permit to the best of our knowledge.
7. **How many employees there will be.**
 - a. Possibly two employees. One for recycling, another for sales.
8. **Whether the operation will be open to the public.**

- a. We foresee very little public traffic to our property other than dump truck drivers picking up material or dropping off material.

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.

- a. Dump Trucks will be used to drop off and deliver materials. It is law that all dump trucks use a tarp when they are loaded with any materials.
- b. The trucks will use Rock Chapel Road (124) to Lithonia Industrial Blvd or I-20 to Lithonia Industrial Blvd.

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

- a. We feel that we don't need a (DRI) because the area is primarily industrial. The nearest subdivision is on Rock Chapel Road (124) 2 miles from our property.

B. 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.

- a. The only document that we have is from Dekalb County stating that we are compliant with the stream buffers to insure that streams are not contaminated.

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.

- a. According to Google maps, the businesses around our property is Truck and RV Parking off Lithonia Industrial Blvd., Junk Cars Diesel Fleet Solutions off Scales Road, and Dekalb County East Transfer and AM Grading off Rogers lake Rd.

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:

- a. Any use requiring a solid waste handling permit.
 - i. No
- b. Any use which utilizes burning, melting, or degasification.
 - i. No
- c. Any use which involves the emissions of particulate matter.
 - i. No
- d. Any use which processes or stores hazardous materials.
 - i. No

- e. **Any landfill.**
 - i. No
- f. **Detailed information on proposed methods to minimize any adverse air/water quality impacts based on current industry standards.**
 - i. We will have a water truck to wet the ground to minimize dust in the air.
- g. **Detailed information on proposed methods to minimize any noise, odor, dust, and vibration on surrounding properties in light of current industry standards.**
 - i. **Noise Mitigation –**
 - 1. **Operational Controls:** Limiting operating hours, locating noisy equipment far from property lines, and routine maintenance.
 - ii. **Odor Control –**
 - 1. **Containment:** Keeping materials, machinery, and storage containers clean and sealed.
 - iii. **Surface Treatment –**
 - 1. Spraying down surfaces to eliminate odors at the source.
 - iv. **Dust Suppression –**
 - 1. **Suppression Techniques:** Applying water sprays or dust suppressants on materials.
- h. **Detailed information regarding how traffic impacts will be accommodated on the surrounding road network.**
 - i. The property has a turn in lane which gets adequate ingress and egress and will not have a negative impact on the traffic flow.
- i. **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.**
 - i. N/A



REPLY TO STAFF ANALYSIS

SUBJECT:

COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of SAWA Partners, LLC c/o Teweldemedhin Gebremeskel for a Special Land Use Permit (SLUP) to allow a recycling plant (recycling concrete business) in the M (Industrial) zoning district, at 1313 and 1303 Lithonia-Industrial Boulevard.

PETITION NO: N9-2026-0146 SLUP-26-1247921

PROPOSED USE: Recycling plant (recycling concrete business).

LOCATION: 1313 and 1303 Lithonia-Industrial Boulevard, Lithonia, GA 30058

PARCEL NO. : 16 164 02 007; 16 164 02 005

STAFF ANALYSIS: The request is for a Special Land Use Permit (SLUP) to allow a recycling business within the M (Light Industrial) zoning district. The subject site contains vacant land, a structure, and Transportation Equipment Storage. **(Transportation Equipment will be removed and relocated to our business in Lilburn.)** Based on county records it does not appear that a building permit has been issued for the structure on site. **(A building permit will be obtained during completion of site plans).** The proposed recycling business is consistent with the light industrial (M) and industrial (M-2) zoning and development pattern in the surrounding area which is developed with truck parking, a landfill, quarries, and vacant land. The Comprehensive Plan designates this site and the surrounding industrial (M) zoned properties within a Light Industrial (LIND) Character Area designated by the 2050 Comprehensive Land Use Plan Map, and the proposed use is consistent with the following plan strategies: “*Locate industrial centers in areas with good access to interstates, truck routes, and direct industrial development to existing industrial districts*” (Light Industrial, page 51). Additionally, the applicant has submitted documentation of compliance with the heavy industrial supplemental regulations per Section 4.2.29 (See attached). However, there are several development issues that need to be addressed as follows:

1. Street trees and streetlights are required along Lithonia-Industrial Boulevard.

We will plant trees along the front of the property as per our site plans for noise and decorative purposes.

Streetlights will be requested for installation through Dekalb County Public Works.

2. The Fire Marshall may require outdoor storage areas to have a dedicated allweather access drive around the piles for fire equipment access and fire safety.

An access drive will be placed from the entry to exit according to our site plans.

3. Transportation Department indicates the following: “*Lithonia-Industrial Boulevard is classified as a “Minor Arterial” road. There is not enough information to properly review. Access points were set based on the Lithonia Industrial Blvd Road Plans. Applicant does not show interior routes on plans. Streetlights will be required on Lithonia-Industrial Boulevard*”.

The concern for Lithonia Industrial Blvd as A Minor Arterial road, will not be affected. We foresee only a few dump trucks to be coming in and out of our property per day which will not affect any concerns with the traffic. Also, Streetlights will be requested through Dekalb County Public Works.

4. Any future SLUP approval will require that the existing structure on site obtain a building permit. Clarify on plan if the existing structure complies with minimum building setbacks.

As per our site plans, we will comply with all requirements for obtaining a building permit.

5. Show how trucks will enter and exit the property, noting on the plan where the paved surfaces for the transportation equipment storage will be located, and clarify whether the secondary curb cut off Lithonia Industrial Boulevard will be used for the proposed operation.

- **The entrance into property is already paved with concrete. According to our site plans, and the site plan shows the entrance and exit will be paved with concrete. Also a secondary curb cut off will be necessary for a exit out of the property.**

- **Heavy equipment such as excavators and dozers have track chains which can not be stored on concrete nor paved areas.**

6. Any future approval shall require a dust management plan to be submitted and approved by the Department of Planning and Sustainability prior to the issuance of any certificates of occupancy. The Facility manager and the employees will be responsible for managing the dust management plan to minimize fugitive dust beyond the boundaries of the site. Conveyor belts shall have coverings installed during normal operations. Outdoor storage areas shall be confined within three-sided containment walls (block or concrete) subject to Fire Marshal approval. Vehicles delivering materials to and from the site shall use appropriate covering to minimize any dust impacts onto adjacent properties and the surrounding area.

- Our plan for a dust management plan is that conveyor belts be covered and utilized a water truck during operating hours, in which management will insure.**

- 20 x 60 retaining wall bins will be utilized for separating different materials. (Different sized rocks and sand etc.)**

- Dump trucks are required to use tarps when driving to and from site.**

7. Any future approval shall require demonstration of compliance with Chapter 14 (Environmental) of the DeKalb County Code, including but not limited to Section 14-40 (Storm Water Management) and Section 14-42 (Storm Water Quality Control) of the DeKalb County Code of Ordinances as approved by the Storm water Management Division of Public Works and the Land Development Division of the Planning and Sustainability Department. A detailed hydrology study is required as part of the land disturbance permit application for a storm water mitigation plan for the area of development. Approval of a Storm Water Pollution Prevention Plan (SWPPP) by the Department of Public Works is required to address any potential water quality impacts from the Ready-mix plant and outdoor storage areas prior to the issuance of any land development permits.

- A detailed hydrology study will be conducted by our engineer as required.**

8. Verify if issuance of an air quality permit from the Environmental Protection Division of the Georgia Department of Natural Resources is required prior to the issuance of any building permits or land development permits.

- **Will verify if an air quality permit is required.**

9. Verify if applicant must file a Notice of Intent for coverage under the Georgia National Pollutant Discharge Elimination System (NPDES) for Industrial Activity Permit with the Georgia Environment

Protection Division of the Georgia Department of Natural Resources and maintain compliance with NPDES requirements.

- Will verify with Georgia Environment Protection Division requires a permit.

10. All future approvals shall demonstrate compliance with the DeKalb County Noise Ordinance and shall be maintained and comply with OSHA safety standards.

- Will comply with Dekalb County Noise Ordinance and OSHA standards.

11. Since the property abuts land in the City of Stonecrest, Staff has sent the application to that jurisdiction. But, as of the time of this writing, has not received any comments.

12. City of Stonecrest

- The property contains floodplain and flood way.
- Will there be any tree canopy preservation?
- What measures are taken to minimize air pollution?
 - **A water truck will be utilized during operating hours to control dust. Also, the crusher has a water sprayer to control dust.**
- What equipment will be used to crush the concrete?
 - **Mobile/Portable Crushers: Track-mounted units (e.g., Rebel Crusher) designed to process materials directly on demolition sites.**
- What are the hours of operation?
 - **Daylight hours. 7am – 5pm**
- How will you mitigate the sound?
 - **The rear of the property is areas of an old growth forest which will not be disturbed which is natural sound barrier.**
- Will there be a sound wall?
- Explain how the recycling process will work?
 - **Recycling broken concrete involves collecting broken concrete, and crushing the material into smaller, reusable aggregate using industrial crushers. The material is then sorted, providing a sustainable, cost-effective substitute for gravel in road bases, foundations, and new concrete projects.**
- What will become of the final product?

Common Uses for Recycled Concrete:

- **Base Material:** Used for constructing road bases, driveways, and sidewalks.
- **Aggregate for New Concrete:** High-quality processed concrete can replace virgin aggregate in new concrete mixes.
- **Landscaping:** Crushed concrete serves as a cost-effective alternative to gravel in landscaping, such as in retaining walls or walkways. This process reduces landfill waste and the need for new aggregate mining.
- What measures will be taken to prevent downstream contamination?
 - **The site has two sediment ponds.**

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments March 2026

N1. Z-26-1247920 (2026-0138) 1437 & 1453 S. Indian Creek Drive:

South Indian Creek is classified as a “Collector” road. All interior streets are to be private, designed to local street standards. Verify there is enough parking provided interior to the site for residents and guests. South Indian Creek Road is classified as a collector road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limit. All poles and other obstructions must be relocated out of the multi-use path.

N2. Z-26-1247923 (2026-0139) 3003 Chamblee-Tucker Road; 2936 Mercer University Drive:

All interior streets must be private. Mercer University Drive is classified as a “Collector” road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). The requirements are for the entire frontage unless a variance is sought. All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path. The access entrance requires reworking due to possible driver confusion and impact to Mercer University Drive. Eliminate the acceleration lane along Mercer University Drive. Chamblee-Tucker Road is classified as a “Minor Arterial” road. If a land development permit is required, please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot multi-use path. Requires pedestrian scale streetlights.

N3/N4/N5. Z-26-1247929 (2026-0140); SLUP-26-1247927 (026-0141); SLUP-26-1247928 (2026-0142) 3820 & 3828 North Decatur Road:

Rockbridge Road is classified as a “Minor Arterial” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions (hydrant) must be relocated out of the multi-use path. Site engineer to determine if guardrail along the property is still required

N6. Z-26-1247933 (2026-0143) 2674, 2682 & 2690 Gresham Road:

All interior streets are to be private, designed to local street standards. Gresham Road is classified as a “Collector” road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N7/N8. Z-26-1247935 (2026-0144); SLUP-26-1247934 (2026-0145) 2111 Poplar Falls Road:

The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. Poplar Falls Road is classified as a “Local” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip and a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N9. SLUP-26-1247921 (2026-0146) 1313 & 1303 Lithonia-Industrial Boulevard:

Lithonia-Industrial Boulevard is classified as a “Minor Arterial” road. Not enough information to properly review. Access points were set based on the Lithonia Industrial Blvd Road Plans. Applicant does not show interior routes on plans. Streetlights will be required on Lithonia-Industrial Boulevard.

N10. Z-26-1247922 (2026-0147) 6136 Shadow Rock Lane:

Shadow Rock Lane is classified as a “Local” road. The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. The entire right of way width of the corridor is 20 feet wide with a +/- 8-foot road/driveway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N11. SLUP-26-1247926 (2026-0148) 4031 Rainbow Drive:

Rainbow Drive is classified as a “Minor Arterial” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N12. SLUP-26-1247930 (2026-0149) 1890 Week Kirk Road:

Week Kirk is classified as a “Local” road. No comments

N13/N14. LP-26-1247932 (2026-0150); Z-26-1247931 (2026-0151) 1680, 1690, & 1700 Henrico Road:

Henrico Road is classified as a “Collector” road. Please refer to the zoning and land development requirements of Tier 5 of the Bouldercrest Overlay District, Tier 4A within the Soapstone Historic district for development requirements. Concerned about the encroachment of residential into the industrial area and the conflict (truck traffic/noise) that may develop. The two properties on either side of this development are active industrial properties. While overlay infrastructure standards apply. Where silent the Zoning and Land Development Codes are enforced, in respective order. Site plan needs work. At a minimum, the requirements are as follows: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Prefer internal streets to be private. If public, the internal streets require a right of way dedication of 55 feet (total) OR such that all public infrastructure is within right of way, whichever greater. Requires 24 feet of pavement with curb and gutter. Requires 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). Internal roundabout must be one-lane, one direction. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. All intersections must meet AASHTO sight distance requirements based on speed limits. Concerned about entrance location based on horizontal and vertical curves along the site. All poles and other obstructions must be relocated out of the multi-use path.



Thursday, January 29, 2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network
or
begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

1/29/2026

N7-2026-0144 Z-26-1247935
2111 Poplar Falls Road, Lithonia, Ga 30058

- See general comments.

N8-2026-0145 SLUP-26-1247934
2111 Poplar Falls Road, Lithonia, Ga 30058

- SLUP- Senior Housing. See general comments.

N9-2026-0146 SLUP-26-1247921
1313 & 1303 Lithonia-Industrial Blvd, Lithonia, GA 30058

- SLUP. See general comments.

N10-2026-0147 Z-26-1247922
6136 Shadow Roack Lane, Lithonia, Ga 30058

- DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for multiple dwellings. Triplex will need to be on sewer.

N11-2026-0148 SLUP-26-1247926
4031 Rainbow Drive, Decatur, GA 30034

- SLUP. See general comments.

N12-2026-0149 SLUP-26-1247930
1890 Wee Kirk Road, Atlanta, GA 30316

- SLUP. Childcare Institution. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

Case # and Address/Parcel: _____

- **Transportation/Access/Row**

- **Stormwater Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS: _____

Signature: _____ *Akin Akinsola*

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – TRAFFIC ENGINEERING - ZONING COMMENTS FORM

Case No.: SLUP-26-1247921 (2026-0146) Parcel ID#: 16 164 02 007; 16 164 02 005

Address: 1313 & 1303 Lithonia-Industrial Blvd, Lithonia 30058

Adjacent Roadway(s):

Classification:

Capacity (TPD): _____	Capacity (TPD): _____
Latest Count (TPD): _____	Latest Count (TPD): _____
Hourly Capacity (VPH): _____	Hourly Capacity (VPH): _____
Peak Hour Volume (VPH): _____	Peak Hour Volume (VPH): _____
Existing number of traffic lanes: _____	Existing number of traffic lanes: _____
Proposed number of traffic lanes: _____	Proposed number of traffic lanes: _____
Proposed right-of-way width: _____	Proposed right-of-way width: _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: After reviewing the location no traffic concern were found.

Signature: Randall

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

WATER:

Size of existing water main: _____ adequate _____ inadequate _____

Distance of property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property? Yes _____ No _____ If no, distance to nearest line: _____

Water Treatment Facility: _____ Adequate? Yes _____ No _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS: _____

Signature: _____



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: Teweldemedhin Gebremeskel

Applicant Email Address: [Redacted]

Applicant Mailing Address: [Redacted]

Applicant Phone Number: [Redacted]

Owner Name: Teweldemedhin Gebremeskel
(If more than one owner, attach list of owners.)

Owner Email Address: [Redacted]

Owner Mailing Address: [Redacted]

Owner Phone Number: [Redacted]

Subject Property Address: 1313 Lithonia Industrial Blvd. Lithonia, GA 30058

Parcel ID Number(s): 16 164 02 007

Acreage: 28.84 Commission District(s): 5 Super District: 7

Existing Zoning District(s): M Proposed Zoning District(s): M

Existing Land Use Designation(s): Quarry/Asphalt Proposed Land Use Designation(s): Recycling Concrete (if applicable)



I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: [checked] Agent: [Signature of Teweldemedhin Gebremeskel] Signature of Applicant:

Search

Community Meeting Chat Files Photos





Wednesday, November 19 3:29 PM

-  Wanda Benjamin joined the conversation.
-  Wanda Benjamin named the meeting Community Meeting.

You created this meeting

5
Dec | **Community Meeting**
5:00 PM - 6:00 PM, Fri
Microsoft Team Meeting

Friday 4:53 PM

-  Friday 4:53 PM Meeting started
-  Frank Redding was invited to the meeting.
-  Gina Mangham (Guest) was invited to the meeting.
-  Friday 5:46 PM Meeting ended: 54m 6s

Recording

Friday, December 5, 2025 5:03 PM - 5:45 PM

 Download



 Expires in 24 days.

Search

Chat

Community Meeting Chat Files Photos

Join

Community Meeting
Recording is ready

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Recording
Friday, December 5, 2025 5:03 PM - 5:45 PM

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Expires in 24 days.

Type a message

Invite to Teams



Notice of Special Land Use Permit Application Community Meeting

Dear Property Owner

We are planning to apply for a Dekalb County Special Land Use Permit to open a Recycling Concrete business. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Re: 1313 Lithonia Industrial Blvd., Lithonia, GA 30058
Parcel ID: 16 164 02 007

Wanda Benjamin invited you to a Microsoft Teams Meeting:

Community Meeting

Friday, December 5, 2025

5:00 PM - 6:00 PM (EST)

Meeting link: [Community Meeting | Microsoft Teams | Meetup-Join Microsoft Teams meeting](#)

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 934 820 198 110 4

Passcode: 9B88Um

If you have any questions about the meeting, please call 770.925.2441 or email sawatrucking775@bellsouth.net. We look forward to seeing you there!

Sincerely,

A handwritten signature in black ink, appearing to read 'Teweldemedhin Gebremeskel', written in a cursive style.

Teweldemedhin Gebremeskel





LETTER OF APPLICATION

1313 Lithonia Industrial Blvd, Lithonia, GA 30058

Please identify the following details such as:

- The proposed zoning classification?

The existing zoning classification is M and we are not proposing any changes.

- The reason for the Special Land Use Permit (SLUP) request?

The reason for the Special Land Use Permit is for the collection of broken concrete which will be crushed & sold as recycled crush and run and 57 stone as well as storing dirt from construction sites and selling to other construction projects. Any rebar from concrete will be sold as scrap metal.

- The existing and proposed use of property?

At this time the property does not have an existing use. Our proposed use is for the collection of broken concrete which will be crushed & sold as recycled crush and run and 57 stone as well as storing dirt from construction sites and selling to other construction projects.

- Detail characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation)?

The property will be a aggregate recycling facility with contractor labor. The hours of operation will be daylight hours, using a mobile office trailer.



IMPACT ANALYSIS

1313 LITHONIA INDUSTRIAL BLVD, LITHONIA, GA 30058

- A. Is the size of the site adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the is proposed to be located.

This property is 28+ acres with a travel lane. Very little parking is necessary

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use be reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

This property is M zone surrounded by trucking companies, wrecker yard, quarry and related industries.

- C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

Yes, water and electricity is available but very little will be used.

- D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?

Lithonia Industrial Blvd is a major thoroughfare with a turning lane into the property.

- E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency?

The property has a turn in lane which gets adequate ingress and egress and will not have a negative impact on the traffic flow.

- F. Will the proposed use create adverse impacts upon any adjoining and use be reason of the manner and hours of operation of the proposed use?

The proposed use will not create any adverse impact to any adjoining land. Our proposed land use is compatible to in the industrial area.

- G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?

The existing zoning is M and the proposed use is M-light industrial.

- H. Is the proposed use consistent with advances, conflicts, or detracts from the policies of the comprehensive plan?



Our business type of business should be located in M zone.

I. Is there adequate provision of refuse and service areas?

N/A

J. Should the length of time for which the SLUP is granted be limited in duration?

No, we believe the SLUP should be unlimited, in view of the possibility of the sell of the business.

K. Is the size, scale and massing of proposed buildings appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and will the proposed use create any shadow impact on any adjoining lot or building as result of the proposed building height?

We will be using a mobile office trailer and a port-a-potty.

L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?

No, there is no close historic buildings, sites, or archaeological resources near our property.

M. Does the proposed use satisfy the requirements contained with the supplemental regulations for such special land use permit?

Yes, SLUP for recycling construction materials.

N. Will the proposed use be consistent with the needs of the neighborhood or community as a whole, as expressed and evidenced during the review process?

We believe the needs and desires of the construction community will be provided materials to new projects so that it doesn't go to landfills.



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 12/17/25

TO WHOM IT MAY CONCERN:

I/WE: T. EWELDEMEDHINI
Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

T. EWELDEMEDHINI, GEBREMESKE
Name of Agent or Representative

to file an application on my/our behalf.

[Signature]
Notary Public

[Signature]
Owner





DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes: _____ No: **X** _____ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

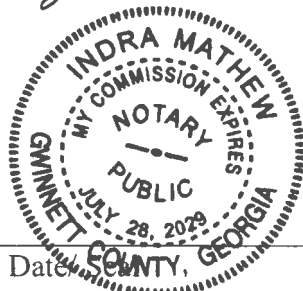
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Signature of Applicant /Date

Check one: Owner **X** Agent _____



Expiration Date 7/28/2029

*Notary seal not needed if answer is "No".

EROSION CONTROL NOTES

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2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
4. USE NORTH AMERICAN GREEN S150 OR EQUIVALENT FOR ALL CUT AND FILL SLOPES TO RECEIVE EROSION CONTROL BLANKET.
5. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
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11. STATE WATERS WERE LOCATED ON THE SITE.
12. THERE ARE WETLANDS AND FLOOD PLAIN LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY KEVIN EDWARDS DATED 08/06/2020.

UTILITY DISCLAIMER

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OWNER/DEVELOPER

SAWA PARTNERS, LLC
P.O. BOX 2085
LILBURN, GA. 30048
CONTACT: SAMMY GEBREMESKEL
770-616-4617

DEVELOPER/24 HOUR CONTACT

MR. TEWELDEMEDHIN "SAMMY" GEBREMESKEL
SAWA TRANSPORTATION, INC.
4354 LILBURN INDUSTRIAL WAY
LILBURN, GA. 30047
770-616-4617

ENGINEER

EDWARDS ENGINEERING CONSULTANTS
5456 PEACHTREE BOULEVARD #108
ATLANTA, GA. 30341
CONTACT: KEVIN EDWARDS
(678) 575-9263

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&P PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

ITEM # 45
TOTAL SITE AREA = 28.68 ACRES
DISTURBED AREA = 5.36 ACRES

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

RESTORE DETENTION PONDS TO ORIGINAL DESIGN CONDITIONS ONCE SITE HAS BEEN STABILIZED AND THE TEMPORARY SEDIMENT PONDS AND RETROFITS HAVE BEEN REMOVED. THIS INCLUDES REMOVING SILT AND MUCK FROM THE BOTTOM OF THE PONDS AND INSTALLING PERMANENT GRASS.

MAINTENANCE STATEMENT:
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY

SEE TREE PROTECTION AND REPLACEMENT PLAN FOR TREE REMOVAL WITHIN THE LIMITS OF DISTURBANCE.



ITEM # 10
LOCATION MAP
N.T.S.

DeKalb County
DEVELOPMENT SERVICES

APPROVED

AP 1244204
DATE 02/22/21

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of error.

Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.

COUNTY STAMP

EEC
Edwards Engineering Consultants, LLC

CIVIL ENGINEERING & LAND PLANNING
5456 PEACHTREE BOULEVARD #108
ATLANTA, GA 30341
PHONE: (678) 575-9263

AP#: 1244204

PROJECT:
1313 LITHONIA INDUSTRIAL BLVD.
CLEARING & GRADING PLAN
LAND LOT 164
16TH DISTRICT
STONECREST, DEKALB CO.
1313 LITHONIA INDUSTRIAL BLVD.,
LITHONIA GA 30058

REVISIONS:

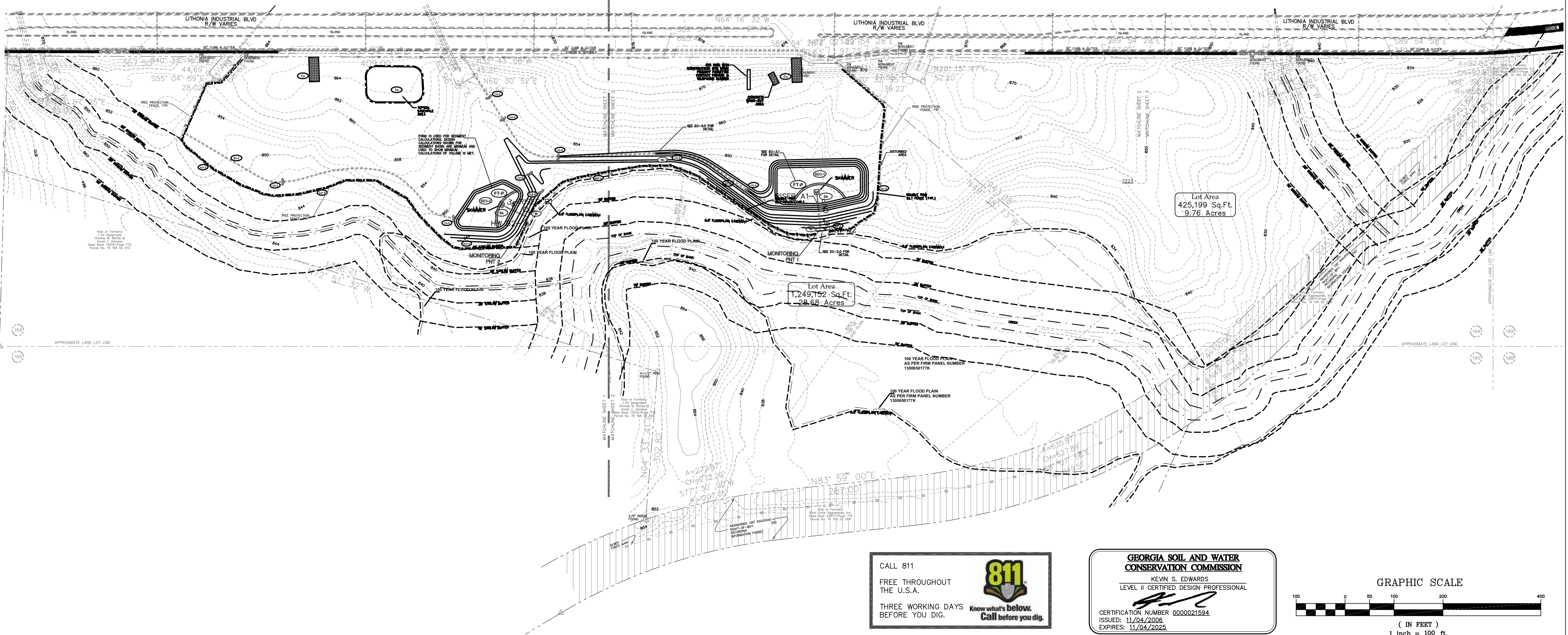
DATE	REVISION
12/14/20	COUNTY COMMENTS
02/05/21	COUNTY COMMENTS

OVERALL - INITIAL EROSION SEDIMENTATION & POLLUTION CONTROL PLAN I

SCALE:	1" = 100'
DATE:	08/04/20
DRAWN BY:	MAW
PROJECT MANAGER:	KSE
QA/QC CHECK:	

PROJECT NO.
20-217

EC2.0

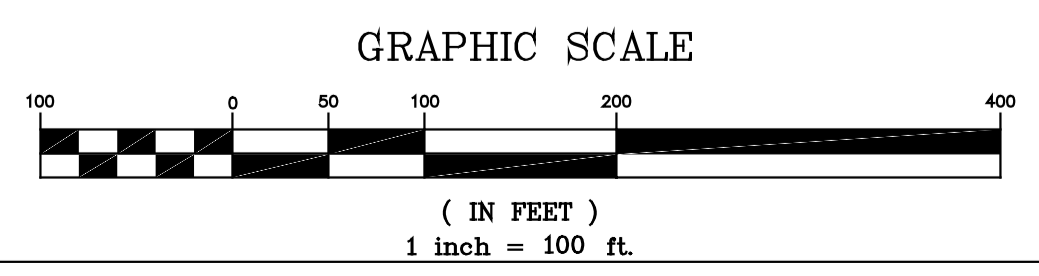


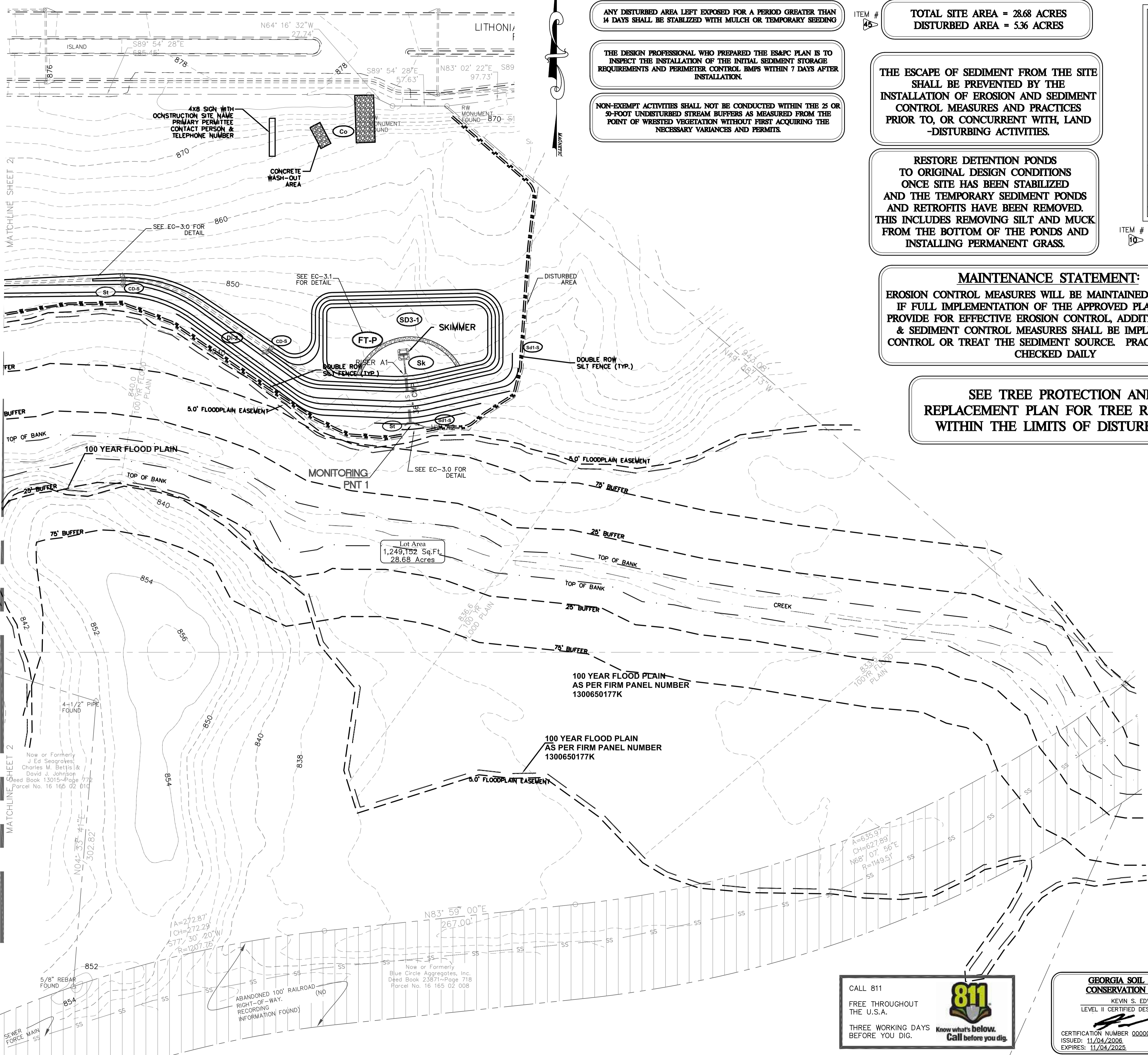
CALL 811
FREE THROUGHOUT THE U.S.A.
THREE WORKING DAYS BEFORE YOU DIG.

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

GEORGIA SOIL AND WATER CONSERVATION COMMISSION
KEVIN S. EDWARDS
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000021594
ISSUED: 11/04/2006
EXPIRES: 11/04/2025





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ITEM # 100
LOCATION MAP
 N.T.S.

DeKalb County
 DEVELOPMENT SERVICES

APPROVED

AP 1244204
 DATE 02/22/21

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 Edwards Engineering Consultants, LLC

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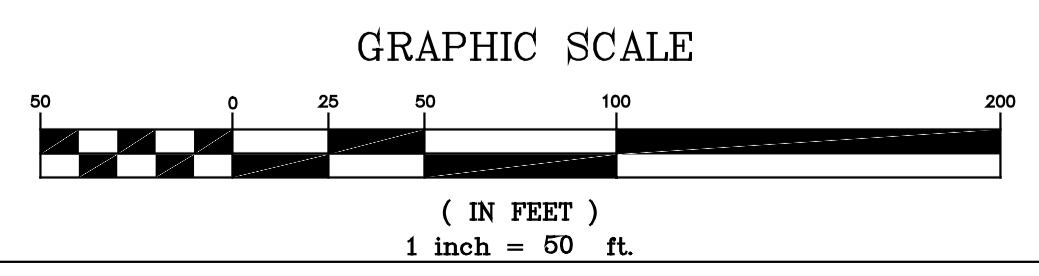
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REVISIONS:

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INITIAL EROSION & SEDIMENTATION & POLLUTION CONTROL PLAN I

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DRAWN BY:	MAW
PROJECT MANAGER:	KSE
QA/QC CHECK:	

PROJECT NO.
 20-217

EC2.0A

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ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&P PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

TOTAL SITE AREA = 28.68 ACRES
DISTURBED AREA = 5.36 ACRES

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

RESTORE DETENTION PONDS TO ORIGINAL DESIGN CONDITIONS ONCE SITE HAS BEEN STABILIZED AND THE TEMPORARY SEDIMENT PONDS AND RETROFITS HAVE BEEN REMOVED. THIS INCLUDES REMOVING SILT AND MUCK FROM THE BOTTOM OF THE PONDS AND INSTALLING PERMANENT GRASS.

DeKalb County
DEVELOPMENT SERVICES

APPROVED

AP 1244204
DATE 02/22/21

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits are issued presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of error.

Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

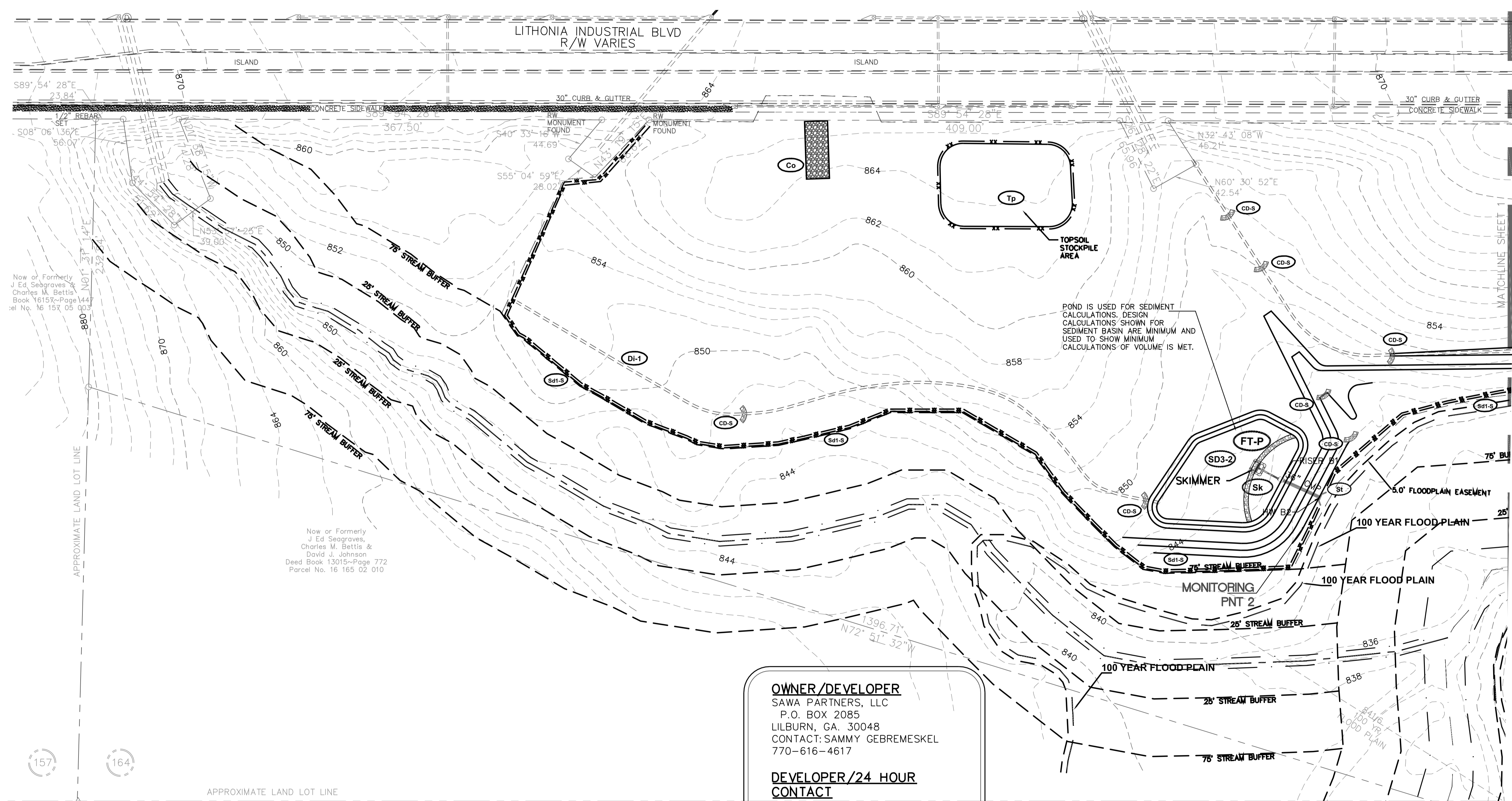
A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.

COUNTY STAMP

EEC
Edwards Engineering Consultants, LLC

CIVIL ENGINEERING & LAND PLANNING
5456 PEACHTREE BOULEVARD #108
ATLANTA, GA 30341
PHONE: (678) 575-9263

LOCATION MAP
N.T.S.



Now or Formerly
J. Ed. Seagraves &
Charles M. Bettis
Book 16157-Page 144
Parcel No. 16 157 05 002

Now or Formerly
J. Ed. Seagraves,
Charles M. Bettis &
David J. Johnson
Deed Book 13015-Page 772
Parcel No. 16 165 02 010

OWNER / DEVELOPER
SAWA PARTNERS, LLC
P.O. BOX 2085
LILBURN, GA. 30048
CONTACT: SAMMY GEBREMESKEL
770-616-4617

DEVELOPER / 24 HOUR CONTACT
MR. TEWELDEMEDHIN "SAMMY" GEBREMESKEL
SAWA TRANSPORTATION, INC.
4354 LILBURN INDUSTRIAL WAY
LILBURN, GA. 30047
770-616-4617

ENGINEER
EDWARDS ENGINEERING CONSULTANTS
5456 PEACHTREE BOULEVARD #108
ATLANTA, GA. 30341
CONTACT: KEVIN EDWARDS
(678) 575-9263

UTILITY DISCLAIMER
UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

CALL 811
FREE THROUGHOUT THE U.S.A.
THREE WORKING DAYS BEFORE YOU DIG.

Know what's below.
Call before you dig.

GEORGIA SOIL AND WATER CONSERVATION COMMISSION
KEVIN S. EDWARDS
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000021594
ISSUED: 11/04/2006
EXPIRES: 11/04/2025

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PROJECT:
1313 LITHONIA INDUSTRIAL BLVD.
CLEARING & GRADING PLAN
LAND LOT 164
16TH DISTRICT
STONECREST, DEKALB CO.
1313 LITHONIA INDUSTRIAL BLVD.,
LITHONIA GA 30058

REVISIONS:

DATE	DESCRIPTION
12/14/20	COUNTY COMMENTS
02/05/21	COUNTY COMMENTS

INITIAL EROSION & SEDIMENTATION & POLLUTION CONTROL PLAN II

SCALE:	1" = 50'
DATE:	08/04/20
DRAWN BY:	MAW
PROJECT MANAGER:	KSE
QA/QC CHECK:	

PROJECT NO.
20-217

EC2.0B



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing.)

Applicant(s) Name: Teweldemedhin Gebremeskel

Phone: [REDACTED] Email: [REDACTED]

Property Address: 1313 Lithonia Industrial Boulevard, Lithonia 30058

Tax Parcel ID: 16 164 02 007 Comm. District(s): 5 & 7 Acreage: 28.84

Existing Use: quarry and asphalt plant Proposed Use: Recycling concrete

Supplemental Regs: 4.2.34 (quarry) Overlay District: No

Rezoning: Yes No Existing Zoning: M Proposed Zoning: _____

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes No Existing Land Use: LIND

Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes No Article Number(s) 27- _____

Special Land Use Request(s): Collecting broken concrete which will be crushed & sold as recycled crush and run on 57 stone as well as storing dirt from construction sites and selling to other construction projects. Applicant disagrees that a SLUP is required based on previous SLUP approved.

Major Modification: Yes No Existing Zoning Conditions: SLUP-03031

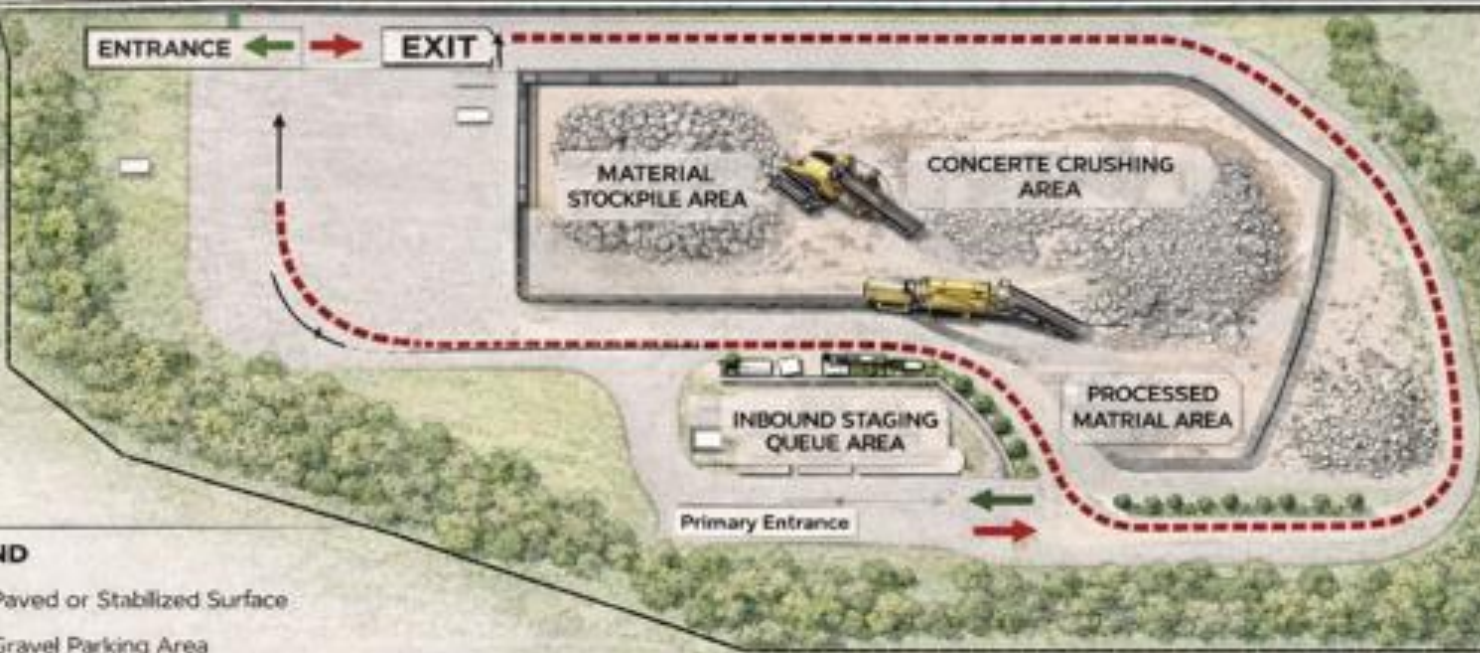
Major Modification Request: _____

Condition(s) to be modified: _____

LITHONIA INDUSTRIAL BLVD



ENTRANCE → → EXIT



LEGEND

- Paved or Stabilized Surface
- Gravel Parking Area
- 20' Fire Access Lane
- Truck Circulation
- Entry
- Exit Only
- Perimeter Fence
- Street Trees (80' Spacing)
- Floodplain Area
- Or Stabilized Surface
- Gravel Parking Area
- Truck Circulation
- Perimeter Fence

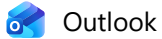
----- DUST CONTROL:
Water Spray System Required During Crushing.

----- CRUSHING HOURS:
9:00 AM - 4:00 PM.

----- NOISE:
Complies with DeKalb County ordinance



1313 Lithonia Industrial Blvd | Lithonia, GA 30058 | 28.72 Acres



RE: John Reid--this is the SLUP in Dekalb County that abuts Stonecrest

From Ellis Still <estill@stonecrestga.gov>
Date Tue 3/3/2026 4:39 PM
To Reid, John <jreid@dekalbcountyga.gov>
Cc Shawanna Qawiy <sqawiy@stonecrestga.gov>

Hi John,

The below are our comments and concerns:

- The property contains floodplain and flood way.
- Will there be any tree canopy preservation.
- What measures are taken to minimize air pollution?
- What equipment will be used to crush the concrete?
- What are the hours of operation?
- How will you mitigate the sound? Will there be a sound wall?
- Explain how the recycling process will work? What will become of the final product?
- What measures will be taken to prevent downstream contamination?



Ellis Still
Deputy Director, Planning & Zoning
3120 Stonecrest Blvd
Stonecrest, GA 30038
T: 700.224.0200 | M: 470.727.0062
estill@stonecrestga.gov
www.stonecrestga.gov



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From: Reid, John <jreid@dekalbcountyga.gov>
Sent: Tuesday, March 3, 2026 11:38 AM
To: Ellis Still <estill@stonecrestga.gov>
Cc: Shawanna Qawiy <sqawiy@stonecrestga.gov>
Subject: Re: John Reid--this is the SLUP in Dekalb County that abuts Stonecrest

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ok sounds good

John Reid
Senior Planner, Lead Public Hearing
DeKalb County Government | Department of Planning & Sustainability
Current Planning | Zoning Division
Government Services Center | 178 Sams Street | Decatur, GA 30030
Email: jreid@dekalbcountyga.gov
Office: 404-275-3944



- [Click here for Permit Status and Tracker](#)
- [Click here for Permit Guide](#)
- [Click here for Zoning Map](#)

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Be aware of scammers and fraudulent emails.**

From: Ellis Still <estill@stonecrestga.gov>
Sent: Tuesday, March 3, 2026 11:21 AM
To: Reid, John <jreid@dekalbcountyga.gov>
Cc: Shawanna Qawiy <sqawiy@stonecrestga.gov>
Subject: RE: John Reid--this is the SLUP in Dekalb County that abuts Stonecrest

Hi John,
 Let me check with Staff and respond back this afternoon.



Ellis Still
 Deputy Director, Planning & Zoning
 3120 Stonecrest Blvd
 Stonecrest, GA 30038
 T: [700.224.0200](tel:700.224.0200) | M: [470.727.0062](tel:470.727.0062)
estill@stonecrestga.gov
www.stonecrestga.gov

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From: Reid, John <jreid@dekalbcountyga.gov>
Sent: Tuesday, March 3, 2026 11:18 AM
To: Ellis Still <estill@stonecrestga.gov>
Cc: Shawanna Qawiy <sqawiy@stonecrestga.gov>
Subject: Re: John Reid--this is the SLUP in Dekalb County that abuts Stonecrest

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey Ellis—did you guys have any comments on the concrete recycling project I sent last week

John Reid

Senior Planner, Lead Public Hearing

DeKalb County Government | Department of Planning & Sustainability
 Current Planning | Zoning Division
 Government Services Center | 178 Sams Street | Decatur, GA 30030
 Email: jreid@dekalbcountyga.gov
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[Click here for Permit Status and Tracker](#)

[Click here for Permit Guide](#)

[Click here for Zoning Map](#)

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From: Ellis Still <estill@stonecrestga.gov>
Sent: Friday, February 13, 2026 3:51 PM
To: Reid, John <jreid@dekalbcountyga.gov>

Cc: Shawanna Qawiy <sqawiy@stonecrestga.gov>

Subject: RE: John Reid--this is the SLUP in Dekalb County that abuts Stonecrest

Hi John,

Thanks for reaching out to the City of Stonecrest regarding this request. We are currently having an issue with a concrete company. We will review this request and give comments. Great catching up with you. Have a great weekend.



Ellis Still

Deputy Director, Planning & Zoning

3120 Stonecrest Blvd

Stonecrest, GA 30038

T: [700.224.0200](tel:700.224.0200) | M: [470.727.0062](tel:470.727.0062)

estill@stonecrestga.gov

www.stonecrestga.gov



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From: Reid, John <jreid@dekalbcountyga.gov>

Sent: Friday, February 13, 2026 12:04 PM

To: Ellis Still <estill@stonecrestga.gov>

Subject: John Reid--this is the SLUP in Dekalb County that abuts Stonecrest

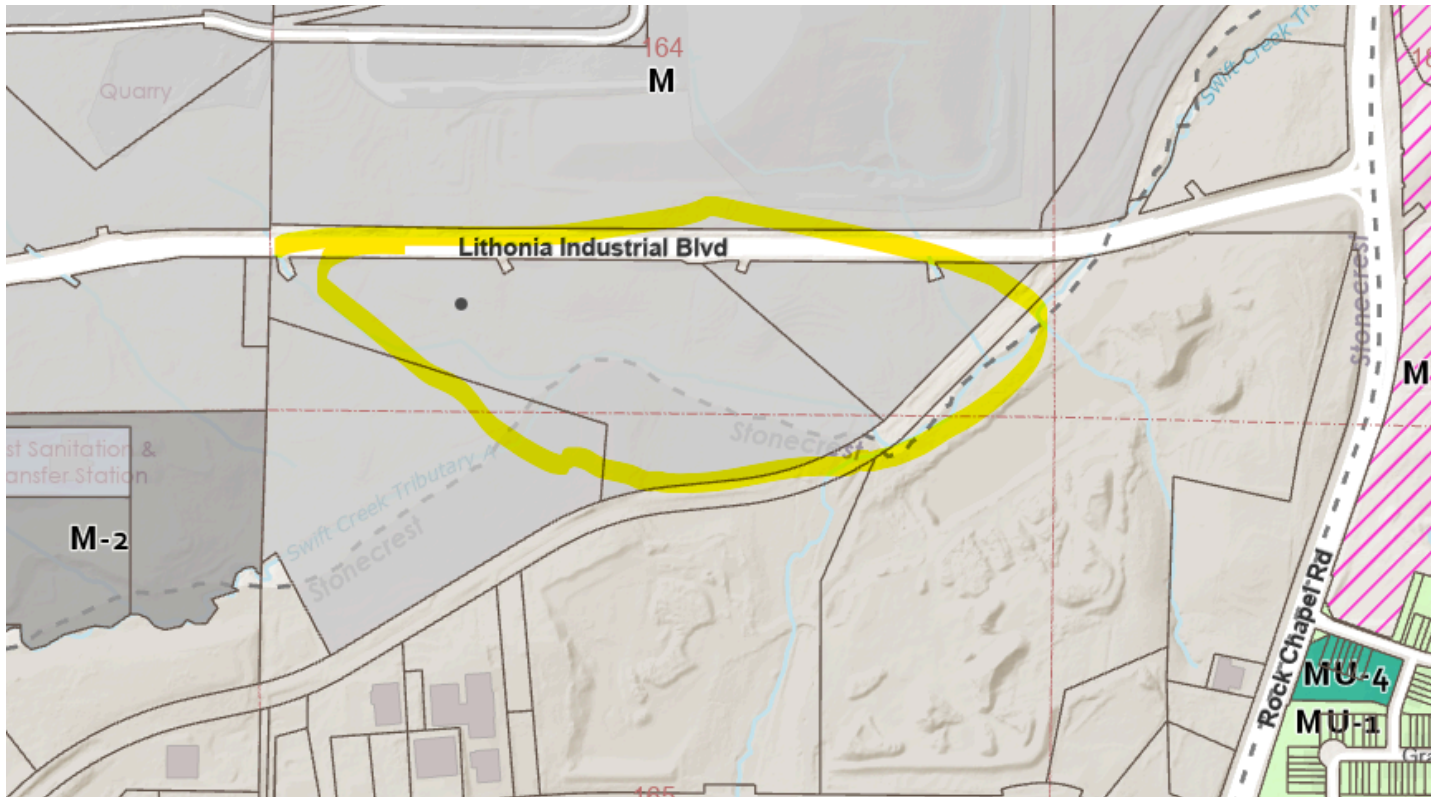
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Ellis—see screenshot and application link below—the site is at 1313 & 1303 Lithonia Industrial Boulevard-near the Lithonia Industrial Boulevard/Rock Chapel Road intersection. They are applying for a Special Land Use Permit (SLUP) in DeKalb County to operate a concrete recycle business. They are scheduled for the March 6th Planning Commission meeting and March 26th Board of Commissioners meeting.

Please let me know you received, and please feel free to review and provide comment.

Cordially
John

<https://www.dekalbcountyga.gov/sites/default/files/2026-01/1313%20Lithonia%20Ind%20Blvd%20SLUP-26-1247921%20March%202026%20application.pdf>



John Reid
Senior Planner, Lead Public Hearing

DeKalb County Government | Department of Planning & Sustainability
Current Planning | Zoning Division
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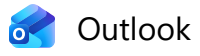
- [Click here for Permit Status and Tracker](#)
- [Click here for Permit Guide](#)
- [Click here for Zoning Map](#)

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SAWA Recycling property entrance and exit will utilize Trackout Control Mats designed to knock mud and sediment out of tire treads before vehicles exits the site - supports SWPPP/NPDES compliance.

Debris releases and drops into the mat's base instead of getting carried onto public roads.



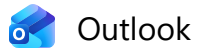


(No subject)

From john reid [REDACTED]
Date Wed 2/18/2026 3:26 PM
To Reid, John <jreid@dekalbcountyga.gov>



[Yahoo Mail: Search, Organize, Conquer](#)

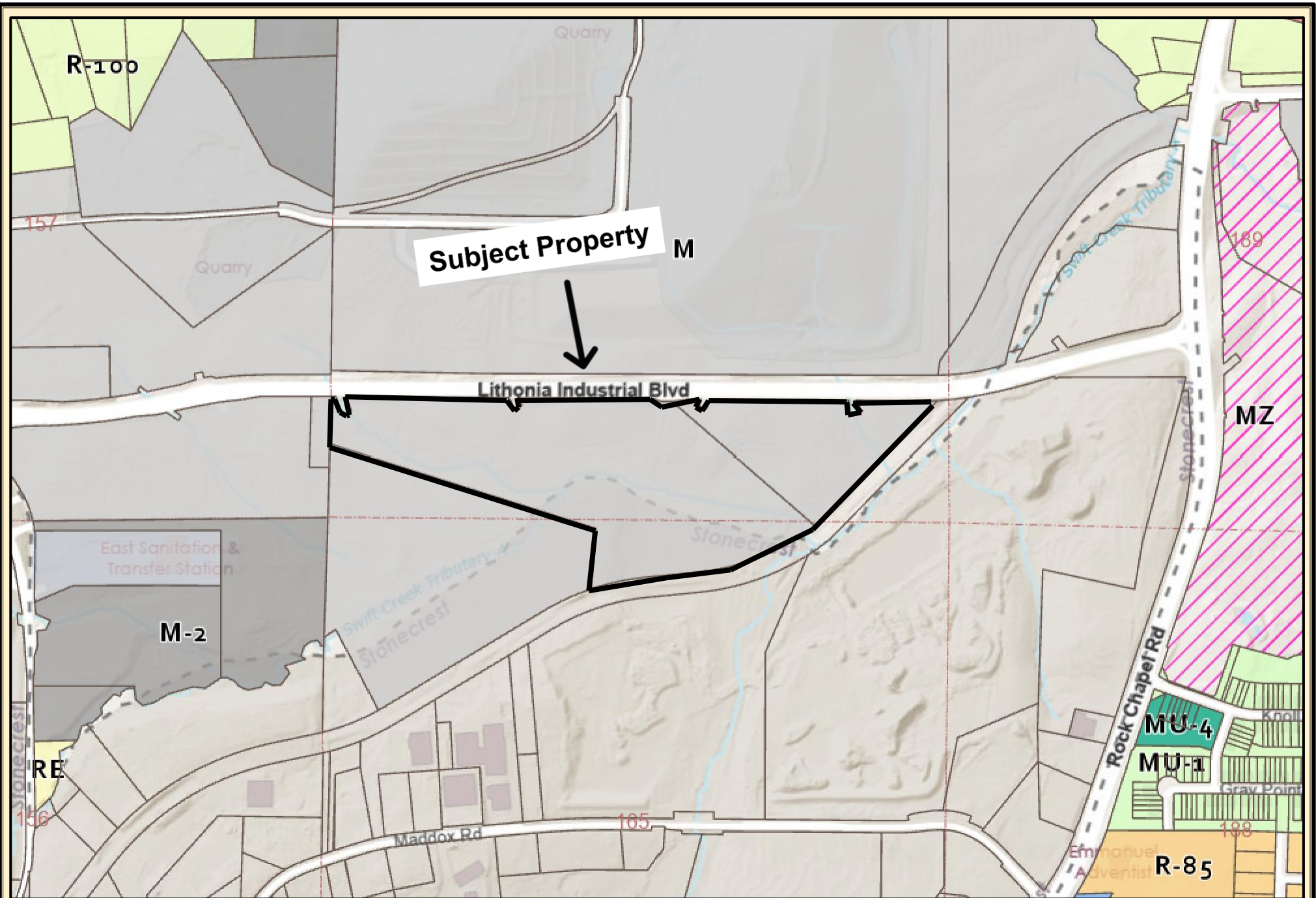


(No subject)

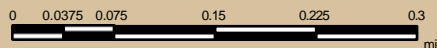
From john reid [REDACTED]
Date Wed 2/18/2026 3:28 PM
To Reid, John <jreid@dekalbcountyga.gov>



[Yahoo Mail: Search, Organize, Conquer](#)



DeKalb County Parcel Map



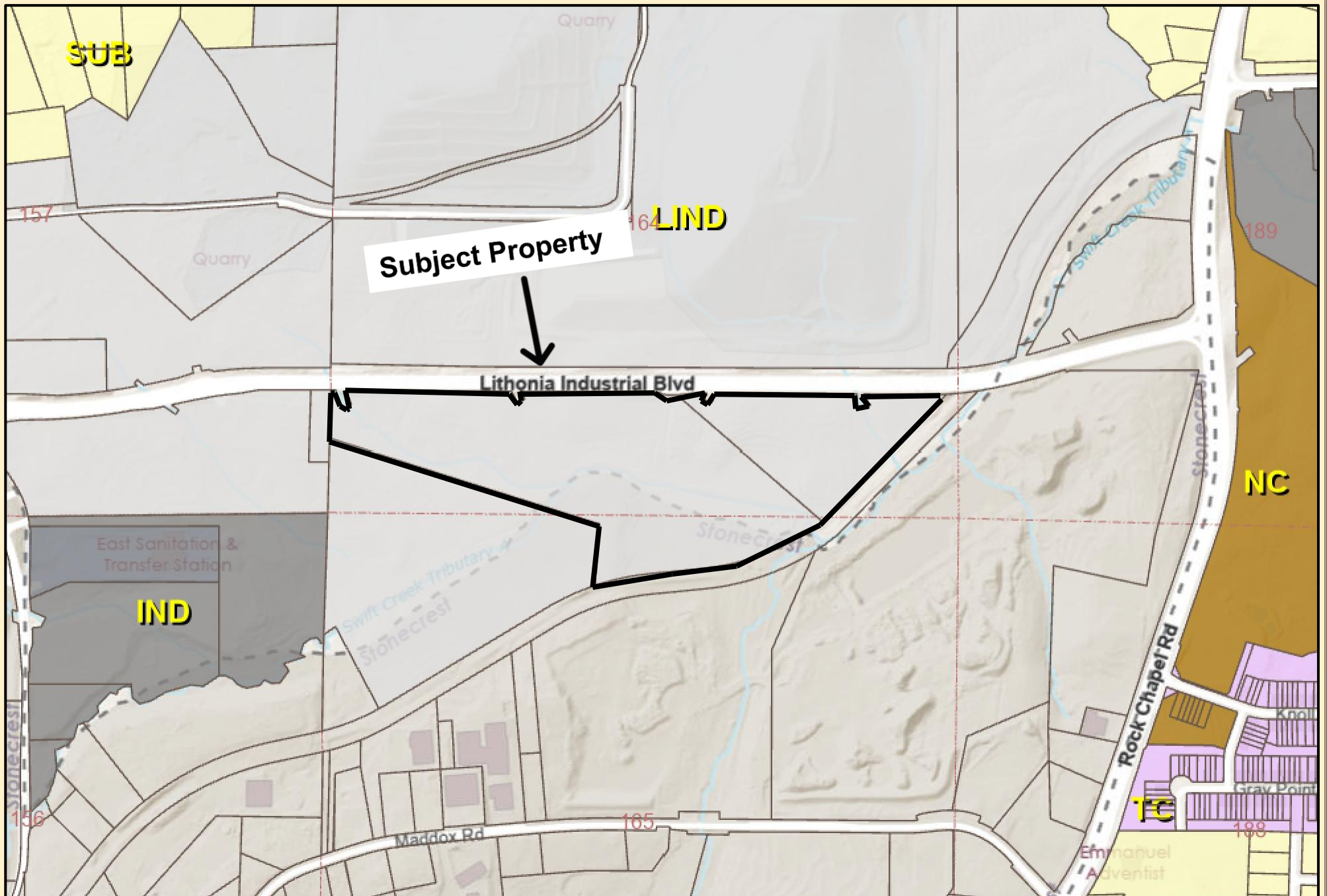
Date Printed: 1/14/2026



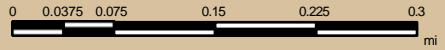
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Subject Property



DeKalb County Parcel Map

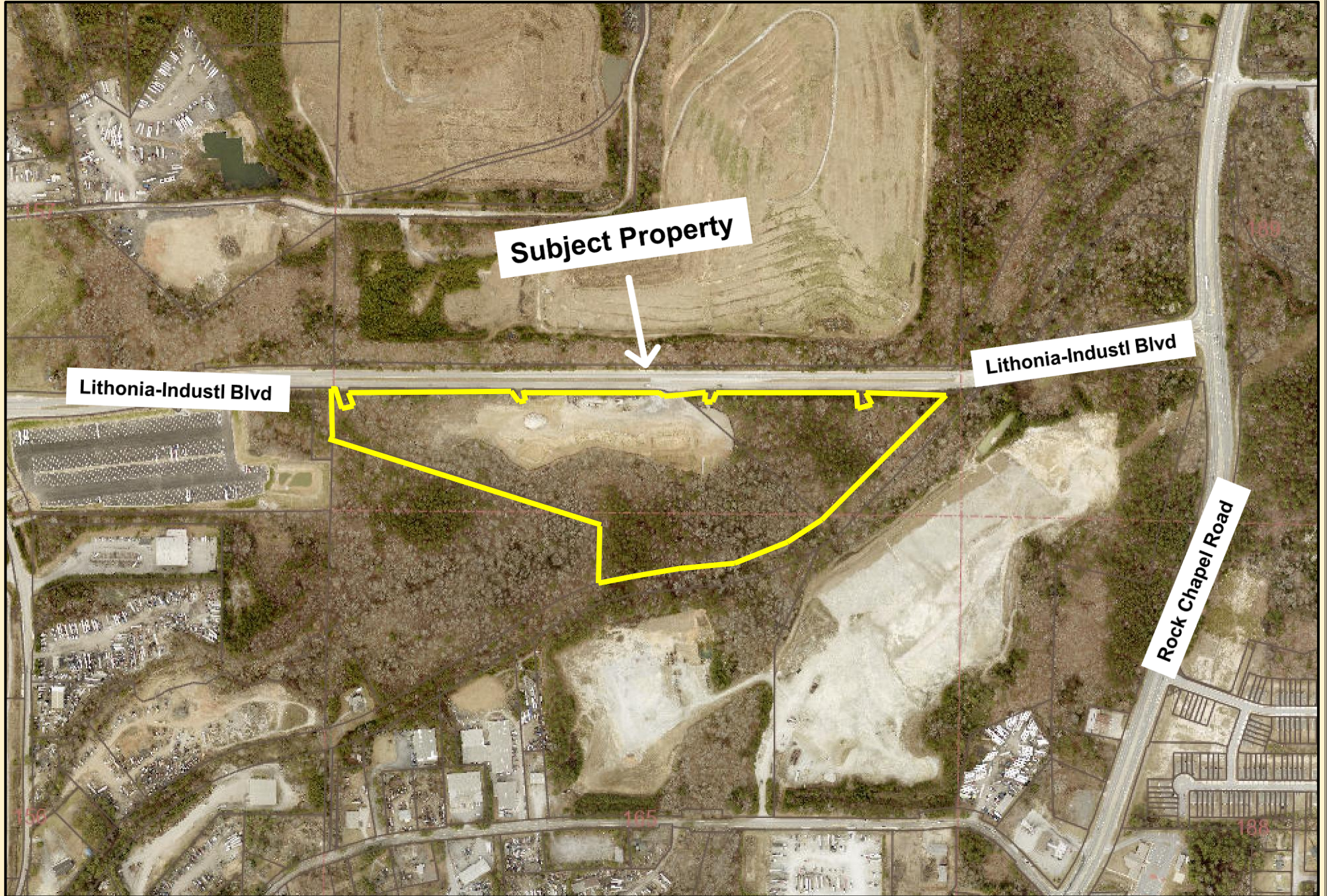


Date Printed: 1/14/2026



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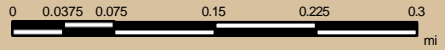
Lithonia-Industl Blvd

Subject Property

Lithonia-Industl Blvd

Rock Chapel Road

DeKalb County Parcel Map



Date Printed: 1/14/2026



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on review of Section 7.4.6 (SLUP criteria) of the Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that the application be ***“Approved, with the following conditions”***:

1. Use limited to a recycling plant (recycling concrete business). Hours of operation shall be no earlier than 7:00 a.m. and no later than 5:00 p.m. Maintain compliance with the DeKalb County Noise Ordinance and OSHA safety standards.
2. Street trees and streetlights are required along Lithonia-Industrial Boulevard in accordance with Article 5 of the Zoning Ordinance.
3. Trackout Control Mats shall be installed at the entrance/exit to knock mud and sediment out of tire treads before accessing Lithonia Industrial Boulevard subject to approval of the DeKalb County Transportation Department.
4. Existing trees within 100 feet of the rear property line shall be preserved except where necessary to remove dead or diseased trees and undergrowth.
5. The Fire Marshall may require outdoor storage areas to have a dedicated all-weather access drive around the piles for fire equipment access and fire safety.
6. Any existing or proposed structure(s) on site must obtain a building permit prior to issuance of any business licenses or certificates of completion.
7. Provide a dust management plan to be submitted and approved by the Department of Planning and Sustainability prior to the issuance of any certificates of occupancy. The Facility manager and the employees will be responsible for managing the dust management plan to minimize fugitive dust beyond the boundaries of the site. Conveyor belts shall have coverings installed during normal operations. Outdoor storage areas shall be confined within three-sided containment walls (block or concrete) subject to Fire Marshal approval. Vehicles delivering materials to and from the site shall use appropriate covering to minimize any dust impacts onto adjacent properties and the surrounding area.
8. Demonstrate compliance with Chapter 14 (Environmental) of the DeKalb County Code, including but not limited to Section 14-40 (Storm Water Management) and Section 14-42 (Storm Water Quality Control) of the DeKalb County Code of Ordinances as approved by the Storm water Management Division of Public Works and the Land Development Division of the Planning and Sustainability Department. A detailed hydrology study is required as part of the land disturbance permit application for a storm water mitigation plan for the area of development. Approval of a Storm Water Pollution Prevention Plan (SWPPP) by the Department of Public Works is required to address any potential water quality impacts from the outdoor storage areas prior to the issuance of any land development permits.
9. Obtain any required air quality permits from the Environmental Protection Division of the Georgia Department of Natural Resources prior to the issuance of any building permits or land development permits.
10. File any required Notice of Intent for coverage under the Georgia National Pollutant Discharge Elimination System (NPDES) for Industrial Activity Permit with the Georgia Environment Protection Division of the Georgia Department of Natural Resources and maintain compliance with NPDES requirements.