



DeKalb County Department of Planning & Sustainability

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 Decatur, GA 30030
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Planning Commission Hearing Date: July 10, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-18-22308 **Agenda #:** N. 5

Location/Address: 1242 Fleetwood Drive, Atlanta, Georgia **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15 079 01 010

Request: To request a Special Land Use Permit (SLUP) for a Recycling Plant and a Recovered Materials Center in the M (Light Industrial) District in accordance Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code.

Property Owner(s): Georgia Graystone, LLC

Applicant/Agent: Georgia Graystone, LLC

Acreage: 8

Existing Land Use: Recycling Plant and Recovered Materials Center

Surrounding Properties: Auto sales dealer (Alfa auto sales) and truck equipment sales to the north, a prison to the north and east, and vacant land to the west across the Southern Railroad right-of-way.

Adjacent Zoning: North: M South: M East: M West: M

Comprehensive Plan: LIND Consistent Inconsistent

Proposed Density: NA	Existing Density: NA
Proposed Units: Recycling Plant and Recovered	Existing Units: Recycling Plant and Recovered Materials

Materials Center	Center
Proposed Lot Coverage: NA	Existing Lot Coverage: NA

Zoning History: Based on DeKalb County records, it appears that the industrial (M) zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

PROJECT ANALYSIS

The subject properties consist of one parcel totaling eight acres with street frontage along the eastern terminus of Fleetwood Drive and along the east side of the Southern Railroad right-of-way. Based on the submitted information, the property has been operating a Recovered Materials Center for the past several years. A Recovered Material Center requires a Special Land Use Permit (SLUP) approval from the Board of Commissioners. Due to Code Enforcement activity, it was discovered that the applicant did not hold a SLUP or a county business license. Therefore the applicant is formally requesting approval for a SLUP to support operations that have been ongoing for the past several years.

Based on the applicant’s conceptual plan there are no buildings proposed. The applicant only wants to continue to store, crush, and screen various earth materials including stone, rock, concrete, aggregate, tree debris, soil, and dirt. The applicant has amended the application to remove the request for tire recycling (See letter dated June 26, 2018) Based on the submitted information, the applicant states the following concerning their operations:

“Graystone receives recyclable materials that would otherwise be discarded or left on site and turns the material into environmentally friendly products that are generally for erosion control, landscaping, driveways, paving, and construction pads. This process is performed by collecting and separating materials into their various categories, whether it be concrete, soil, or tree debris. The sorted material is then processed by feeding the material through a crushing machine that simultaneously reduces the material into smaller pieces and extracts any metal from the material for recycling. The crushed material is then fed through a screener that ensures the proper sized material is sorted into various types: large landscaping stone, 57 stone, crusher run, rip rap, fill dirt, mulch, and top soil”.

There is non-conforming modular office trailer on the subject site. Otherwise, there are no existing or proposed buildings. There will continue to be one driveway access to the property. The topography of the site is flat. The subject property is surrounded by Auto sales dealer (Alfa auto sales) and truck equipment sales to the north, a prison to the north and east, and vacant land to the west across the Southern Railroad right-of-way.

LAND USE AND ZONING ANALYSIS

Section 27-873 of the DeKalb County Zoning Ordinance, “Special land use permit; criteria to be applied” states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

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

Based on the submitted information as well as field investigation of the project site, it appears that the size of the property is adequate for the recovered materials center. It appears this land use has been operating at the subject site for the past several years. There is non-conforming modular office trailer on the subject site, with

no other existing or proposed buildings. There is adequate area to park on-site for the two to six employees that work on-site. Therefore, it appears that there is adequate land area available for the proposed use as there is compliance with all other required yards, lot area, lot width, and other applicable requirements of the Zoning Ordinance.

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

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed use is compatible with the surrounding industrial and commercial uses along this stretch of Fleetwood Drive.

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

Based on the submitted information, it appears that public transportation facilities are adequate to service the use contemplated. There will be no impact on schools since the proposed use is nonresidential. There is no burdensome impact anticipated on public utilities since the use has been operating for the past several years. Additionally, the site has access to a six-lane major thoroughfare road (Moreland Avenue) via Fayetteville Road approximately a half mile to the west.

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

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located is adequate and will not unduly increase traffic congestion since the use has been operating for the past several years and accesses a major six-lane thoroughfare road (Moreland Avenue) approximately a half mile to the west via Fayetteville Road.

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

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the existing land uses located along access routes to the site would not be adversely affected by the character of the vehicles or the volume of traffic generated since the use has been operating on the site for the past several years and accesses a major six-lane thoroughfare road (Moreland Avenue) approximately a half mile to the west via Fayetteville Road.

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

It appears that there is adequate ingress and egress to the subject property as the use has been operating as a recovered materials center for the past several years.

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

It appears that there should be no adverse impacts on surrounding properties since the property is surrounded by industrial and commercial land uses. Based on the submitted information, operations will adhere to all regulations from the Environmental Protection Agency (EPA) and the DeKalb County Code of Ordinances. Graystone will implement best management practices which include the following: 1. Reducing the risk of dust migration by properly maintaining driving surface; 2. Providing wind screens and water spraying if necessary during periods of high wind velocity; 3. Reducing on-site vehicle speeds; 4. Requiring shrouds or tarps on haul

trucks as necessary; 5. Reducing noise impacts by not operating during evenings; 6. Minimize the drop height of materials, using chutes and conveyors where possible (instead of heavy equipment).

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

Based on the submitted information and elevations, it appears that the proposed use would not create adverse impacts on the adjoining land use by reason of the hours of operation since the hours are typical office business hours.

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

See criteria "H".

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

With the exception of the lot width and the non-conforming modular trailer, it appears that the proposed plan is otherwise consistent with the requirements of the M (Light Industrial) zoning district.

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

It appears that the proposed recycling plant and recovered materials center would be consistent with the following policies and strategies of the Light Industrial (LIND) Character Area of the DeKalb County Comprehensive Plan: 1) Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses (LICAP6); and 2) Locate industrial centers in areas with good access to highway areas (LICAS4).

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

No transitional buffers are required since no new construction is proposed. There is an abundance of mature over-story trees which provide a visual barrier surrounding the outdoor storage areas and recycling operations.

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

Based on the submitted information, refuse and service areas appear to be ample and adequate.

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

The proposed use is permanent in nature and has been operating for the past several years. Therefore there should be no expiration for the proposed request.

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

There is one-story non-conforming modular office trailer on the subject site. Otherwise, there are no existing or proposed buildings. Therefore it appears that the size, scale, or massing of proposed buildings are appropriate.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

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

Based on applicant's submitted information, it appears the proposed use satisfies the supplemental regulations of Section 27-4.2.38 (Outdoor Storage of materials) and Section 4.2.29 (Heavy Industrial Uses) as follows:

- a. Outdoor storage shall be at least 50 feet from the street right-of-way. The Fleetwood Drive right-of-way terminates at the railroad tracks within the Southern Railroad right-of-way. Based on field investigation and county aerial photos, it appear that the existing outdoor storage areas are approximately 70 feet away from the Fleetwood Drive right-of-way and approximately 25 feet away from the front property line.
- b. The outdoor storage area shall be screened so as not to be visible from ground level from any adjoining property or public street. Based on field investigation of the subject site and county aerial photos, it appears that there is an abundance of mature over-story trees which provide a visual barrier surrounding the outdoor storage areas and recycling operations.
- c. Sec. 4.2.29.a.1 Detailed description of proposed operations to be performed. Applicant's information indicates outdoor operations of a recycling plant and recovered materials center where Graystone will process recyclable materials and process such materials for renewable and green uses. Hours of operation will be 7:30 am to 6:00 p.m. Monday through Friday and 8:00 a.m. – 3:30 p.m. on Saturday. Length of time that outdoor materials will be stored on the property will comply with Rule 391-3-4-.04 of the Georgia Department of Natural Resources, Environmental Protection Division requirements that at least 75% of the recovered materials on the property must be processed and recycled within a given calendar year. No hazardous waste will be received on the Property. The operations do not require a solid waste handling permit and will produce only an extremely limited amount of solid waste that will be disposed through the commercial sanitation service already performed by DeKalb County. Recovered and recyclable materials brought to the property are not considered solid as long as it meets the requirements set forth in Rule 391-3-4-.04 of the Georgian Department of Natural Resources, Environmental Protection Division. There will be between two and six employees an site at any given time. Graystone accepts and sells recovered materials at the property, but does not otherwise allow the public to enter, walk around, or otherwise be at the property. Trucks entering the property are typically single-axle or tandem axle trailers, and 10 to 40 yard roll off delivery vehicles. These trucks access the property from Fleetwood Drive and travel along Moreland Avenue, Fayetteville Road, or Constitution Road. Trucks entering the property are covered in accordance with State traffic laws. The proposed use does not require a Development of Regional Impact (DRI).
- d. Sec. 4.2.29.B Copies of any required state and/or federal agency data. Applicant's information indicates that no State and/or Federal applications, environmental assessment reports, or related data are required for the proposed use.
- e. Sec 4.2.29.C. Data from reputable industry sources or current industry standards regarding the proposed land use and how the proposed operation will comply with industry standards to ensure surrounding properties are not impacted. Applicant's information indicates Graystone's operations will adhere to all regulations from the Environmental Protection Agency (EPA) and the DeKalb County Code of Ordinances. Graystone will implement best management practices which include the following: 1. Reducing the risk of dust migration by properly maintaining driving surface; 2. Providing wind screens and water spraying if necessary during periods of high wind velocity; 3. Reducing on-site vehicle speeds; 4. Requiring shrouds or tarps on haul trucks as necessary; 5. Reducing noise impacts by not operating during evenings; 6. Minimize the drop height of materials, using chutes and conveyors where possible (instead of heavy equipment).
- f. Sec 4.2.29.D. For any use requiring a solid waste handling permit, any use utilizing burning, melting, or degasification, any use involving emissions of particulate matter, any use which processes or stores hazardous materials, and any landfill, certification from an environmental professional that the proposed operation will not have any adverse air or water quality impact on surrounding properties. Applicant's information indicates that the proposed use does not require a solid waste handling permit pursuant to Rule 391-4.04 of the Georgia Department of Natural Resources Environmental Protection Division. The proposed

use does not involve emissions of particulate matter, nor does it utilize burning, melting, or degasification nor does it involve the processing or storage of hazardous materials. The proposed use is not a landfill.

- g. Sec 4.2.29.E Detailed information on proposed methods to minimize any adverse air/water quality impacts based on current industry standards. Applicant's information indicates Graystone's operations will adhere to all regulations from the Environmental Protection Agency (EPA) and the DeKalb County Code of Ordinances. Graystone will implement best management practices which include the following: 1. Reducing the risk of dust migration by properly maintaining driving surface; 2. Providing wind screens and water spraying if necessary during periods of high wind velocity; 3. Reducing on-site vehicle speeds; 4. Requiring shrouds or tarps on haul trucks as necessary; 5. Reducing noise impacts by not operating during evenings; 6. Minimize the drop height of materials, using chutes and conveyors where possible (instead of heavy equipment).
- h. Sec 4.2.29.F Detailed information on proposed methods to minimize any noise, odor, dust, and vibration on surrounding properties in light of current industry standards. Applicant's information indicates Graystone's operations will adhere to all regulations from the Environmental Protection Agency (EPA) and the DeKalb County Code of Ordinances. Graystone will implement best management practices which include the following: 1. Reducing the risk of dust migration by properly maintaining driving surface; 2. Providing wind screens and water spraying if necessary during periods of high wind velocity; 3. Reducing on-site vehicle speeds; 4. Requiring shrouds or tarps on haul trucks as necessary; 5. Reducing noise impacts by not operating during evenings; 6. Minimize the drop height of materials, using chutes and conveyors where possible (instead of heavy equipment).
- i. Sec 4.2.29.G Detailed information regarding how traffic impacts will be accommodated on the surrounding road network. The traffic associated with the proposed use will not change, as it will be consistent with the existing traffic associated with Graystone's operations on the property and of a character consistent with existing trucking, paving, mechanical, and logistics traffic in the area.
- j. Sec 4.2.29.H Any data regarding monthly, quarterly, or yearly required inspections by any state or federal agency to ensure compliance with any state or federal permits once use have been approved by DeKalb County. Applicant's information indicates no monthly, quarterly, or yearly inspections are required by any state or federal agency for the proposed use. As part of its best management practices, Graystone will monitor the material coming in and out of the site to ensure compliance with Rule 391-3-4-.04 of the Georgia Department of Natural Resources, Environmental Protection Division.

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

There is one-story non-conforming modular office trailer on the subject site. Otherwise, there are no existing or proposed buildings. Therefore there are no buildings that as a result of the proposed height, would create a negative shadow impact on any adjoining lot or building.

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

Based on field investigation of the project site, there are no Recovered Materials Centers in the immediate vicinity of the subject property.

T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

Based on the submitted information, it appears that the proposed Recovered Materials Center would be consistent with the needs of the community as a whole since it is consistent with the industrial and commercial uses along this stretch of Fleetwood Drive. Additionally, the site has access to a six-lane major thoroughfare

road (Moreland Avenue) via Fayetteville Road approximately a half mile to the west. It appears that the proposed recycling plant and recovered materials center would be consistent with the following policies and strategies of the Light Industrial (LIND) Character Area of the DeKalb County Comprehensive Plan: 1) Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses (LICAP6); and 2) Locate industrial centers in areas with good access to highway areas (LICAS4).

Compliance with M Zoning District Standards:

STANDARD		REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
LOT WIDTH		100 ft	30 feet along Fleetwood Drive and 592 feet along the Southern Railroad Right-Of-Way	NO (<i>property has been operating for past several years and is legally non-conforming, no variances required</i>)
LOT AREA		30,000 sf	348,480 sf	YES
YARD SETBACKS	FRONT	60 feet	NA—no permanent buildings on site. Existing non-conforming modular trailer is located 127 feet from front property line.	YES
	CORNER LOT SIDE	NA	NA	NA
	INTERIOR SIDE	20 feet	NA—no permanent buildings on site. Existing non-conforming modular trailer is located 140 feet from nearest side property line.	YES
	REAR	30 feet	NA—no permanent buildings on site. Existing non-conforming modular trailer is located 507 feet from rear property line.	YES
TRANS. BUFFERS		None Required (Property is surrounded by industrial zoning and industrial/commercial uses)	There is an abundance of mature over-story trees which provide a visual barrier surrounding the outdoor storage areas and recycling operations.	YES
HEIGHT		4 stories	1 story non-conforming modular trailer	YES
FLOOR AREA RATIO		NA	NA	YES
PARKING		None required (no buildings)	There is adequate area to allow four parking spaces	YES

		for employee parking on-site.	
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STAFF RECOMMENDATION): APPROVAL WITH CONDITIONS

Based on the submitted information, the property has been operating a Recovered Materials Center for the past several years. A Recovered Material Center requires a Special Land Use Permit (SLUP) approval from the Board of Commissioners. Due to Code Enforcement activity, it was discovered that the applicant did not hold a SLUP. Therefore the applicant is formally requesting approval for a SLUP to suport operations that have been ongoing for the past several years. It appears that the proposed Recovered Materials Center would be consistent with the following policies and strategies of the Light Industrial (LIND) Character Area of the DeKalb County Comprehensive Plan: 1) Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses (LICAP6); and 2) Locate industrial centers in areas with good access to highway areas (LICAS4). Based on the submitted information, as well as field investigation of the project site, it appears that the proposed use is compatible with the surrounding industrial and commercial zoning and development pattern along this stretch of Fleetwood Drive. Additionally, the site has access to a six-lane major thoroughfare road (Moreland Avenue) via Fayetteville Road approximately a half mile to the west. Therefore, it is the recommendation of the Planning Department that the application be "Approved Conditionally", subject to the following conditions :

- 1) Vehicles delivering materials to and from the site shall be covered to minimize any dust impacts onto adjacent properties and the surrounding area.
- 2) Compliance with the DeKalb County Noise Ordinance shall be maintained. Hours of operation shall be limited to 7:30am to 6:00p.m. Monday through Friday, and from 8:00 a.m. to 3:30 pm on Saturdays. The business shall be closed on Sundays.
- 3) Tire recycling is prohibited.
- 4) Applicant must maintain all weather access drive for fire equipment access for safety.
- 5) Existing vegetation surrounding the perimeter of the property shall be maintained to provide a visual buffer for adjoining properties.
- 6) Applicant must maintain compliance with Rule 391-3-4.04 of the Georgia Department of Natural Resources, Environmental Protection Division regarding the processing of recovered materials.



Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Application

4. Site Plan
 5. Zoning Map
 6. Aerial Photograph
 7. Site Photographs
-

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
-  **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
-  **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



Christopher L. Collier
Attorney at Law

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June 26, 2018

Via Hand Delivery and Electronic Mail to jreid@dekalbcountyga.gov

John Reid, Senior Planner
DeKalb County Planning and Sustainability
330 W. Ponce de Leon Avenue, 3rd floor
Decatur, Georgia 30030

Re: SLUP-18-22-308 - 1242 Fleetwood Drive SE, Atlanta, Georgia 30316

Dear Mr. Reid:

As you are aware, I represent GA-Graystone, LLC ("Graystone") with regard to the above-referenced Special Land Use Permit Application (the "Application") for 1242 Fleetwood Drive SE, Atlanta, Georgia 30316 (the "Property").

Currently, the Application seeks a Special Land Use Permit for the operation of a recycling plant and recovered materials center, with an express request that these uses, if approved by DeKalb County, Georgia (the "County"), provide for tire recycling at the Property. However, pursuant to our discussions and feed-back from the County, Graystone is voluntarily removing tire recycling from the Application and will agree to a special condition that prohibits the recycling of tires on the Property without separate approval from the County.

Please let this letter serve as an amendment to the Application as detailed above. Should you have any questions, please do not hesitate to let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Collier', is written over a light blue horizontal line.

Christopher L. Collier

CLC/eb

cc: GA-Graystone, LLC



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. The site is a stormwater hotspot.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

Reid, John

From: Alexander, Michelle M.
Sent: Monday, June 25, 2018 9:01 AM
To: Reid, John
Subject: FW: Zoning Comments- Transportation

Michelle M. Alexander

mmalexander@dekalbcountyga.gov

Planning Manager

DeKalb County Department of Planning & Sustainability

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DeKalb County
GEORGIA

From: Keeter, Patrece
Sent: Friday, June 22, 2018 4:54 PM
To: Hill, LaSondra
Cc: Alexander, Michelle M.; Furman, Melora L.; Reid, Robert; Hill, Karen F.
Subject: Zoning Comments- Transportation

N1. Alton Road is classified as a local road. See Chapter 5 of the zoning code Table 5.1 and Chapter 14, Section 190 of the Land Development Code for permit requirements. Street lights are required. New road to be private. Add sidewalks on the existing county right of way between new road and Chamblee Tucker Road. Sight Triangles for access point will be required at Land Development Permit submittal.

N2. Lawrenceville Hwy (SR 8) and North Druid Hills Road are both major arterials and both are on the Bike Network as Second Tier Priority. See Chapter 5 of the zoning code Table 5.1 and Chapter 14, Section 190 of the Land Development Code for permit requirements. Street lights required. Request to comment at a future date when the traffic GRTA/ARC DRI required traffic study is complete and a Notice of Decision is given. Transportation is requesting a deferral, as any action taken by the county prior to NOD may jeopardize federal transportation funding. At a minimum, we want a PATH connection along the southern property line as part of the South Fork Peachtree Creek Trail and a direct, buffered ped/bike connection between the PATH and the neighborhood, crossing at the signal at Mistletoe Road. In addition, the access point on Lawrenceville Hwy just south of NDH will be restricted to right in/right out/left in. Sight Triangles for access point will be required at Land Development Permit submittal. Other comments later once traffic study is received.

N3. See N2.

N3. Does a recycling plant automatically trigger a DRI? Lancaster Road is classified as a local road. This property is in the Bouldercrest Overlay District Tier 4- verify infrastructure requirements in Code. It appears to be a packed gravel,

unimproved road, not up to current standards with a right of way corridor of only 35 feet. DeKalb County has no current plans to upgrade this road to modern standards. Right of way dedication of 27.5 from centerline is required.

N4. Does a recycling plant automatically trigger a DRI? Fleetwood Drive is classified as a local road. Please note that there is an effort to make the private railroad crossing to the private properties a Quiet Zone- no RR train horns will be sounded. The property owner needs to pave their approach to the crossing to reduce the amount of sediment tracked onto the county road.

N5. Columbia Drive is classified as a minor arterial and on the second tier bike network. Requires right of way dedication of 40 feet from centerline and bike lanes (Land Development Code Section 14-190). In lieu of the bike lane, a 10 foot multiuse path is suggested. Per Zoning Code- Street lights (80' on center- DeKalb County will layout design in Land Development Permit process), 6 foot sidewalk and 10 foot landscape zone are required. Sight Triangles for access point will be required at Land Development Permit submittal.

N6. Memorial Drive is a state route. GDOT review and permits required. Transportation is requesting a traffic study be performed. This development will have a hard time getting thru the land development process. Chapter 14 requires 3 access points. See Chapter 14, Section 14-200 (6) for the requirements of separation of access points. Requests deferral until the traffic study is completed for additional comments. This seems like a large development for such a small parcel. Sight Triangles for access point will be required at Land Development Permit.

N7. See N6.

N8. No Comment.

N9. Mountain Dr is a state route. GDOT review and permits are required. Not enough information to comment about the change in alleys. Public alleys must connect to public street on both ends. Private alleys may end in a turn around. See section 14-195 of the Land Development Code for more information related to alleys.

N10. No comments.

Patrece Keeter

pgkeeter@dekalbcountyga.gov

Engineering Manager

DeKalb County Department of Public Works, Transportation Division

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Tucker, Georgia 30084



770-492-5281



678-758-3860

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DeKalb County
GEORGIA



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER malexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-18-22308

Parcel I.D. #: 15-079-01-010

Address: 1242 Fleetwood Drive

Atlanta, Georgia

WATER:

Size of existing water main: 6" AC Water Main (adequate/inadequate)

Distance from property to nearest main: Approximately 94 Feet Southwest of the Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Constitution Area Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 214 Feet East of the Property

Water Treatment Facility: Snapfinger Creek WTF () adequate () inadequate

Sewage Capacity: * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Fax

Signature: [Handwritten Signature]

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-18-22308 Parcel I.D. #: 15-079, 01-010

Address: 1242 Fleetwood Drive
Atlanta, Georgia

Adjacent Roadway (s):

(classification) (classification)

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

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is 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.

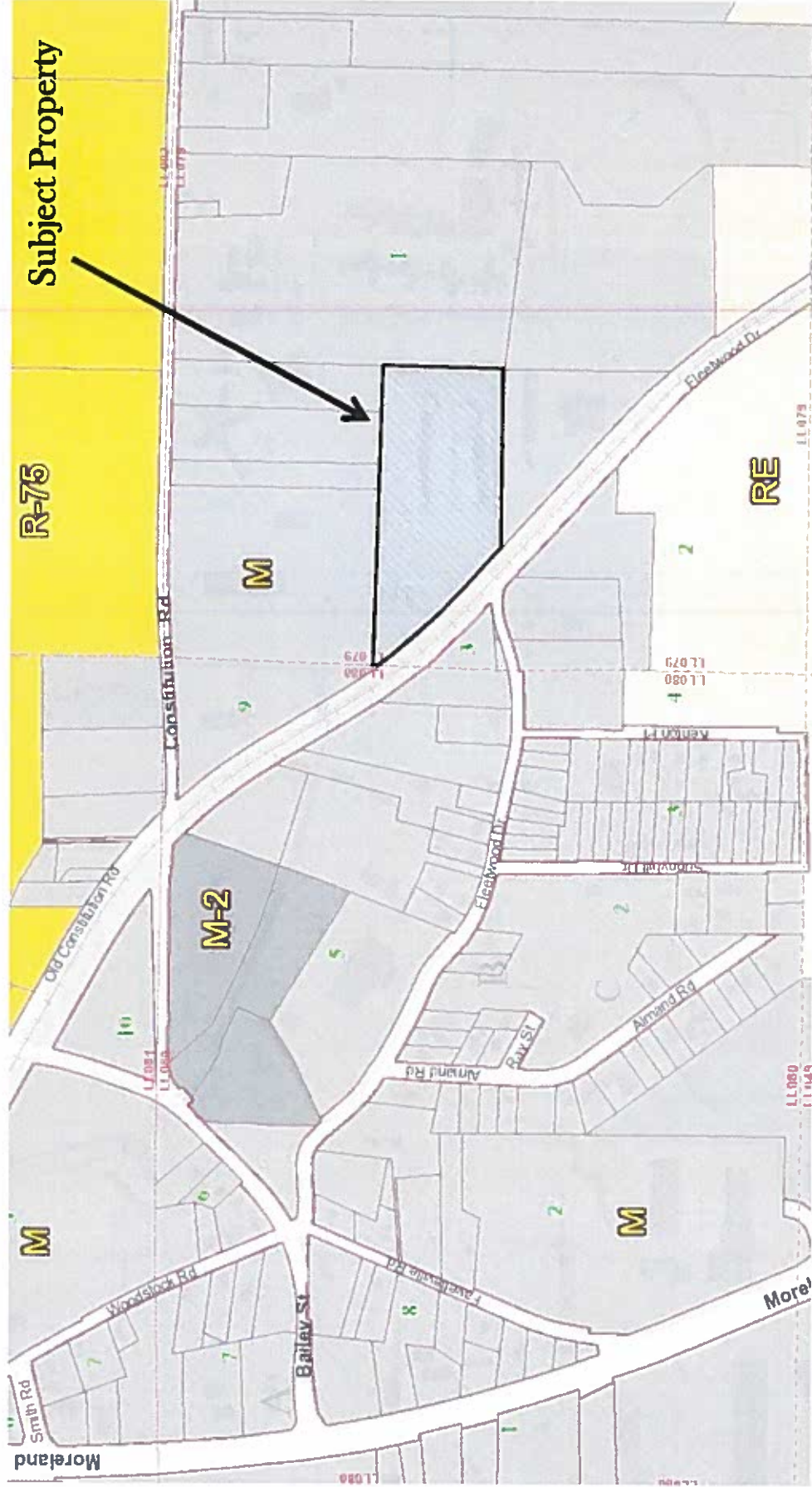
COMMENTS:

Did not see any traffic engineering concerns at this time.

Signature: Jeffrey Russell

N.5 SLUP-18-22308

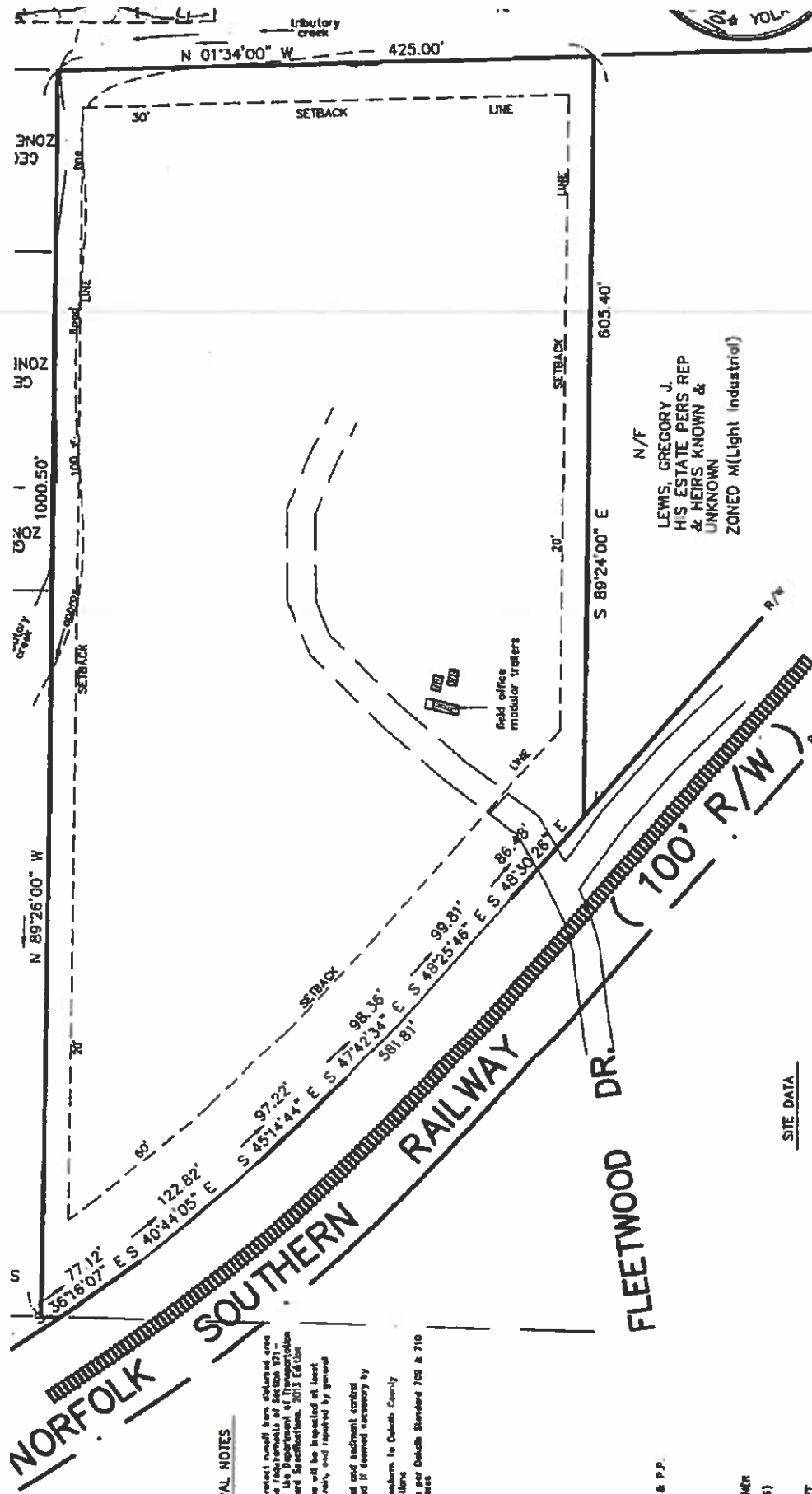
Zoning Map



N.5 SLUP-18-22308

Land Use Map





GENERAL NOTES

1. To protect runoff from disturbed areas meet the requirements of Section 171-2. of the Department of Transportation Standard Specifications, 2013 Edition. Runoff will be directed at least 100 feet from the edge of each run, and repaired by general maintenance.

2. All work shall be in accordance with the standards set forth in the specifications for the project.

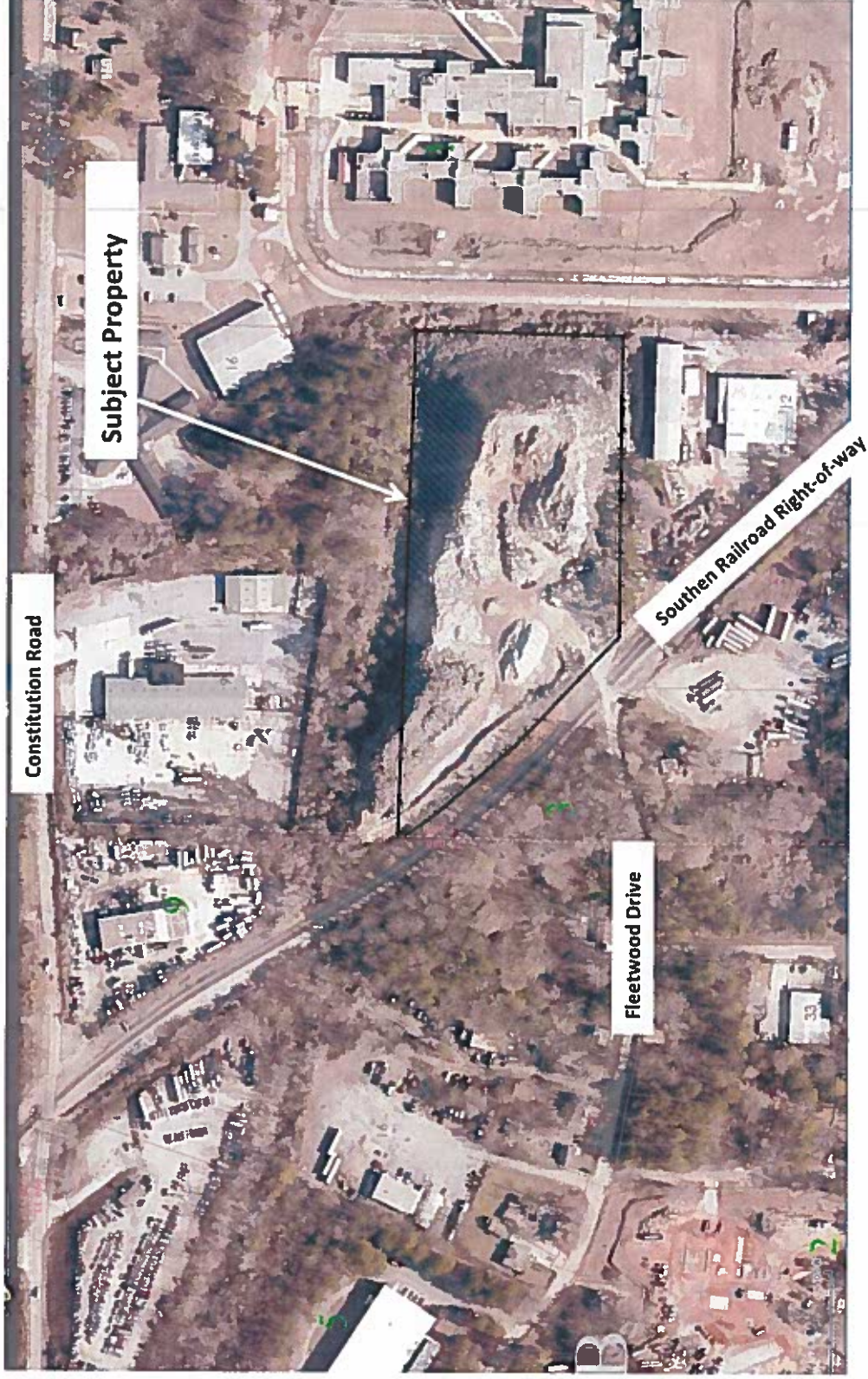
3. All work shall be in accordance with the standards set forth in the specifications for the project.

4. All work shall be in accordance with the standards set forth in the specifications for the project.

DATE: 11/15/18
 DRAWN BY: J.P.P.
 CHECKED BY: J.P.P.

OWNER: GREGORY J. LEWIS
 PROJECT: 18-22308
 SHEET: 1 OF 1

SITE DATA



N.5 SLUP-18-22308

Site Photo





DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No.: _____

APPLICANT NAME: GA-Graystone, LLC

Daytime Phone #: 404-373-9590 Fax #: 404-378-6049

Mailing Address: 1242 Fleetwood Drive, Atlanta, Georgia 30316

E-mail: ccollier@williamsteusink.com

OWNER NAME: GA-Graystone, LLC (If more than one owner, attach contact information for each owner)

Daytime Phone #: 404-373-9590 Fax #: 404-378-6049

Mailing Address: 1242 Fleetwood Drive, Atlanta, Georgia 30316

E-mail: ccollier@williamsteusink.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 1242 Fleetwood Drive

Atlanta, DeKalb County, GA, _____

District(s): 15 Land Lot(s): 79 Block(s): _____ Parcel(s): _____

Acreage or Square Feet: 7.7 Acre Commission District(s): 3/6 Existing Zoning: M

Proposed Special Land Use (SLUP): Recycling plant and recovered material center as more specifically set forth in the attached letter.

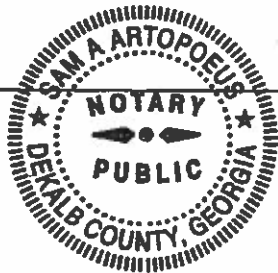
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: _____ Agent: Signature of Applicant: [Signature]
(Check One)

Printed Name of Applicant: Christopher L. Collier as Agent of GA-Graystone, LLC

Notary Signature and Seal:

[Signature]
1/21/19



PUBLIC NOTICE

Request for a Special Land Use Permit

Filed by: GA-Graystone, LLC

**For the property located at: 1242 Fleetwood Drive SE,
Atlanta, Georgia 30316**

Current Use: Recycling processor of concrete, stone, dirt, and tree debris

Proposed Use: Continuation of existing use under recycling plant and recovered material center Special Land Use Permit

Hours of Operation: No change, generally 7:30 am to 5 pm.

Capacity: no change

**PRE-APPLICATION COMMUNITY MEETING TO TAKE PLACE
AT: Econo Lodge Hotel**

**Location: Econo Lodge Hotel, 3140 Moreland AVE, Conely,
Georgia 30288**

Date & Time: Monday, April 30, 2018 at 7:00 pm



WILLIAMS
TEUSINK

Christopher L. Collier
Attorney at Law

404.373.9590 Direct Dial
ccollier@williamsteusink.com

May 3, 2018

Via Hand Delivery

DeKalb County Department of Planning & Sustainability
330 W. Ponce de Leon Avenue, Suite 500
Decatur, Georgia 30030

**Re: 1242 Fleetwood Drive, Atlanta, Georgia 30316
Special Land Use Permit Application**

LETTER OF APPLICATION

Dear Sir or Madam:

This firm represents GA-Graystone, LLC ("Graystone"). Graystone is the owner of that certain real property located at 1242 Fleetwood Drive, Atlanta, Georgia 30316 (the "Property"). The Property is located in Commission District 3 and Super District 6. This correspondence is offered in support of Graystone's application for a Special Land Use Permit in order to operate as a recycling plant and recovered material center at the Property (the "Application").

Graystone was formed to provide mobile crushing and screening of various earth and earth like materials such as stone, rock, concrete, aggregate, tree debris, soil, and dirt. Through this process, Graystone receives recyclable materials that would otherwise be discarded or left on site and turns the material in to environmentally friendly products that are generally for erosion control, landscaping, driveways, paving, and construction pads. This process is performed by collecting and separating the materials into their various categories, whether it be concrete, soil, or tree debris. The sorted material is then processed by feeding the material through a crushing machine that simultaneously reduces the material into smaller pieces and extracts any metal from the material for recycling. The crushed material is then fed through a screener that ensures the proper sized material is sorted into its various types: large landscaping stone, 57 stone, crusher run, rip rap, fill dirt, mulch, and top soil. Graystone provides this service both at demolition and construction sites, as well as at the Property.

For years, Graystone and its predecessor-in-title have used the Property as a base for these operations. Material is delivered to the Property for processing and is then either delivered back to the construction site or sold from the Property to end users. It is important to note that even DeKalb County has utilized Graystone for such service, by delivering material to the Property for processing.

The Property is zoned M (Light Industrial) under the DeKalb County Code of Ordinances (the "Code"). The M zoning district allows recycling plants and recovered material centers, but

requires a special land use permit for such use. Section 27-2.31.1 provides that the intent and purpose of the M zoning District is to provide “an area within DeKalb County for recycling and green businesses to locate . . . and [t]o generate employment opportunities and economic development” Graystone, and its use of the Property squarely fits within the intended purpose and use set forth in the Code.

In order to lawfully continue its operation at the Property, and to foster the environmentally friendly practice of reclaiming and reusing recoverable materials, Graystone submits this Application seeking the issuance of a special land use permit in order to conduct and operate a recycling plant and recover material center at the Property. Graystone also requests that given the current crisis regarding tire dumping, that this Application include, and any special land use permit granted hereunder, expressly include the recycling of tires.

IMPACT ANALYSIS

In accordance with Section 27-873 of the Code of Ordinances of DeKalb County, the following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

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

The Property is 8.0524 acres in size. This size parcel is adequate and appropriate for the proposed use, as it more than allows for compliance with all applicable yards, open space, off-street parking, and all other applicable requirements of the Property's zoning district.

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

All adjacent properties are zoned M (Light Industrial) and are utilized as various commercial operations. These operations include trucking and mechanic shops, an asphalt plant, and multiple prisons and correctional institutions. This area of DeKalb County is characterized by industrial operations, large scale commercial properties, and logistic operations due to its proximity to important transportation routes. Accordingly, the intended use of the Property is compatible with the use of the immediately adjacent properties and the surrounding district.

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

Public services, facilities, and utilities which would serve the proposed use are more than adequate. The proposed use is designed and intended to exert a minimum impact on public services, facilities, and utilities. No new buildings or structures are planned or required for the Property, so the utility impact is minimal. The proposed use will not have a measurable impact on public schools, emergency services and public safety, or other public services and facilities.

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

The Property is accessed by Fleetwood Drive near its termination, affording excellent road access at a point where there is very low traffic volume and no major intersections. By virtue of the types of businesses located on and off Fleetwood Drive, traffic in this area is minimal. As such, no expected increase in traffic or congestion will result from Graystone's operation of the Property.

- E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

Existing land uses located along access routes to the site will not be adversely affected by the character of the vehicles or the volume of traffic generated by the use proposed in the Application. Fleetwood Drive is situated off of Moreland Avenue with close to Interstate 285. Moreover, the Property is situated in an area with very little residential or commuter traffic. Existing land uses along access routes to the Property consist of industrial and commercial operations that are nearly all logistics, paving, mechanical, and trucking operations which will not be adversely impacted by the character of vehicles and volume of traffic generated by the proposed use.

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

Ingress and egress to the Property 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 is very adequate. The Property opens up directly onto Fleetwood Drive near the road's termination point, affording excellent road access at a point where there is very low traffic, no major intersections, and no pedestrian

crossing zones. Additionally a fire hydrant is located immediately in front of the Property, providing excellent access in the event of a fire or other emergency.

- G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use will not create any adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use. All adjoining properties are zoned for industrial land uses, all are either trucking and mechanical operations, asphalt and paving plants, or correctional institutions such as prisons and re-entry facilities, and all are in relatively close proximity to Interstate 285. Moreover, Graystone and its predecessors in title have operated the property in the same fashion, operating the requisite crushing and screening machinery. These operations have never created any adverse impact upon adjoining landowners, and the proposed use encompasses these operations.

- H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The proposed use will not create any adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use, which will be during regular business hours from 7:30 am to 6 pm and on Saturday from 8 am to 3 pm. All adjoining properties are zoned for industrial land use and generally consist of trucking and mechanical operations, asphalt and paving plants, or correctional institutions such as prisons and re-entry facilities.

- I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The proposed use will not create any adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. All adjoining properties are zoned for industrial land use.

- J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The Property is zoned M (Light Industrial) which is intended to provide areas for manufacturing and processing uses. The district is also intended "[t]o provide an area within DeKalb County for recycling and green businesses to locate . . . and [t]o generate employment opportunities and economic development . . ." Graystone, and its use of the Property squarely fits within the intended purpose and use set forth in the Code.

- K. Whether the proposed use is consistent with the policies of the comprehensive plan.

The propose use is consistent with the policies of the comprehensive plan in encouraging the growth of new and sustainable industries in the area and specifically in the area around the Property.

- L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The proposed use provides for all required buffer zones and transitional buffer zones in the M zoning district.

- M. Whether there is adequate provision of refuse and service areas.

There is currently adequate provision of refuse and service areas at the Property. The Property is already served by DeKalb Sanitation, and the proposed use will not alter sanitary waste or other service needs.

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

The length of time for which the special land use permit is granted should not be limited in duration. The investment in the Property required for the use sought through the Application requires a long-term time horizon in order to be viable.

- O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

The Application does not propose any buildings, but the proposed use is appropriate to the size of the Property, which is in excess of 8 acres. Moreover the proposed use is appropriate in relation to the size, scale, and massing of adjacent properties and lots.

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

The use proposed by the Application will not adversely affect historic buildings, sites, districts, or archaeological resources.

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

The use proposed by the Application satisfies all requirements contained in the supplemental regulations for such special land use permit. Moreover, while the Heavy Industrial Use requirements codified at Section, 4.2.29 are inapplicable to the Property and the intended use, Graystone has provided additional responses to such guidelines at the request of DeKalb County Department of Planning and Sustainability staff. Such responses are attached below.

- R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The use proposed by the Application would not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height, as no new buildings are included as part of the Application, planned for the Property, or necessary for the proposed use.

- S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed use is consistent with the needs of the neighborhood and the community as a whole in that it would allow for a viable business to operate in the area and help foster growth of the sustainability/renewable materials industry in the area. The proposed use will provided needed economic development, revenue, and employment opportunities in the area. This use is consistent with the comprehensive plan in that it provides for productive use of the area in a way which helps foster economic growth for the community and South DeKalb County.

SUPPLEMENTAL REGULATION RESPONSES – SECTION 4.2.29 HEAVY INDUSTRIAL USES

In addition to the submission requirements of article 7, any application for a special land use permit (SLUP) or a 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.

Operation of a recycling plant and recovered materials center where Graystone will process recyclable materials and process such materials for renewable and green uses.

2. Hours of operation.

The Hours of operation will generally 7:30 am – 6 pm., Monday through Friday and 8 am – 3:30 pm, Saturday.

3. Whether operations will be indoors or outdoors.

The operations will be conducted outdoors.

4. How long materials will be stored on the property.

Pursuant to Rule 391-3-4-.04 of the Georgia Department of Natural Resources, Environmental Protection Division, at least seventy-five (75%) of the recovered materials on the Property must be process and recycled within a given calendar year. Graystone's operations are subject to such regulations.

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.

No hazardous waste or hazardous materials will be received at the Property.

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

The operations do not require a solid waste handling permit and will produce only an extremely limited amount of solid waste that will be disposed through the commercial sanitation service already performed by DeKalb County. Recovered and recyclable materials brought to the Property are not considered solid was as long as it meets the requirements set forth Rule 391-3-4-.04 of the Georgia Department of Natural Resources, Environmental Protection Division.

7. How many employees there will be.

Graystone typically employs between 2 – 6 employees on site at any given time.

8. Whether the operation will be open to the public.

Graystone accepts and sells recovered and recyclable materials at the property, but does not otherwise allow the public to enter, walk around, or otherwise be at the Property.

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.

Trucks entering the Property are typically single axel, tandem axel, trailers, and 10 to 40 yard roll off delivery vehicles. These trucks access the Property from Fleetwood

Drive and travel along Moreland Avenue, Fayetteville Road, or Constitution Road. Trucks entering the Property are covered in accordance with state traffic laws.

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

The proposed use does not require the submittal of a regional impact.

- 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.

No state and/or federal agency applications, requirements, environmental assessment reports, or related data are required for the proposed use.

- 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 recycling and recovered materials industry, as well as the construction and concrete industries and regulatory authorities are increasingly recognizing the value of producing and using recycled products, including concrete. The United States Environmental Protection Agency ("EPA") states on its website that "Construction and Demolition (C&D) materials consist of the debris generated during the construction, renovation and demolition of buildings, roads, and bridges. EPA promotes a Sustainable Materials Management (SMM) approach that identifies certain C&D materials [including concrete] as commodities that can be used in new building projects, thus avoiding the need to mine and process virgin materials." (www.epa.gov)

Graystone's operations on the Property will adhere to all applicable statutes and regulations from the EPA, the Georgia Department of Natural Resources, Environmental Protection Division, and the DeKalb County Code of Ordinances. Moreover, to reduce any impact on surrounding properties, Graystone will implement best management practices and industry standards common to this industry and promulgated by industry groups. Such practices and standards include:

- Reducing the risk of dust migration by properly maintaining driving surfaces on the Property, providing wind screens and water spraying if necessary during periods of high wind velocity, reducing on-site vehicle speeds, and requiring shrouds or tarps on haul trucks as necessary.*
- Reducing noise impact by not operating during evenings, minimizing the drop height of materials, using chutes and conveyors where possible (instead of heavy equipment), and encouraging two-way trips for haul trucks where possible.*

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:

1. Any use requiring a solid waste handling permit.
2. Any use which utilizes burning, melting, or degasification.
3. Any use which involves the emissions of particulate matter.
4. Any use which processes or stores hazardous materials.
5. Any landfill.

The proposed use does not require a solid waste handling permit pursuant to Rule 391-3-4-.04 of the Georgia Department of Natural Resources, Environmental Protection Division. The proposed use does not utilize burning, melting, or degasification, nor does it involve emissions of particulate matter, nor does it involve the processing or storage of hazardous materials. The proposed use is not a landfill.

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

Graystone's operations on the Property will be conducted to minimize any noise, dust, odor, and vibration on any surrounding property. The machines utilized in Graystone's operation are remarkably quiet and produce minimal amounts of dust or vibrations. Graystone will reduce any impact from noise and vibration by not operating during evenings, minimizing the drop height of materials, using chutes and conveyors where possible (instead of heavy equipment), and encouraging two-way trips for haul trucks where possible. Graystone will reduce the risk of dust migration by properly maintaining driving surfaces on the Property, providing wind screens and water spraying if necessary during periods of high wind velocity, reducing on-site vehicle speeds, and requiring shrouds or tarps on haul trucks, as necessary.

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

Graystone's operations on the Property will be conducted to minimize any noise, dust, odor, and vibration on any surrounding property. The machines utilized in Graystone's operation are remarkably quiet and produce minimal amounts of dust or vibrations. Graystone will reduce any impact from noise and vibration by not operating during evenings, minimizing the drop height of materials, using chutes and conveyors where possible (instead of heavy equipment), and encouraging two-way trips for haul trucks where possible. Graystone will reduce the risk of dust migration by properly maintaining driving surfaces on the Property, providing wind screens and water spraying if necessary during periods of high wind velocity, reducing on-site vehicle speeds, and requiring shrouds or tarps on haul trucks, as necessary.

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

The traffic associated with the proposed use will not change, as it will be consistent with the existing traffic associated with Graystone's operations on the Property and of a character consistent with existing trucking, paving, mechanical, and logistics traffic in the area.

- 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.

No monthly, quarterly, or yearly inspections are required by any state or federal agency for the proposed use. As part of best management practices, Graystone will monitor the material coming in and out of the material to ensure compliance with Rule 391-3-4-.04 of the Georgia Department of Natural Resources, Environmental Protection Division


ADDITIONAL SUPPORTING DOCUMENTATION

Graystone includes as additional support for the Application the following information:

- a) Application Form;
- b) April 30, 2018 Community Meeting Notice and sign-in sheet;
- c) Notarized Authorization Form;
- d) *Warranty Deed* dated October 1, 2012 and recorded in Deed Book 23376, Page 739 of the DeKalb County, Georgia Records;
- e) Campaign Disclosure Forms;
- f) Boundary Survey/Site Plan for the Property;
- g) Tax Map of the Property;
- h) Legal Description of the Property; and,
- i) A copy of the executed Pre-Application Form.

I appreciate your consideration of this Application for a special land use permit. Should you have any additional questions, please do not hesitate to contact me for additional information.

Sincerely,


Christopher L. Collier

CLC/eb

cc:



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION 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: 4-30-2018

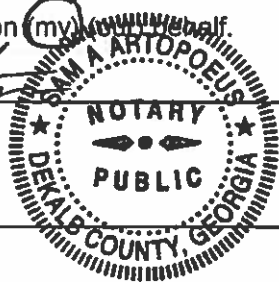
TO WHOM IT MAY CONCERN:

(I) (WE), Michael Gray
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
Christopher L. Collier & Williams Teusink, LLC
Name of Applicant or Agent

to file an application on (my) (our) behalf.

[Signature]
Notary Public
6/2/19



[Signature]
Owner

Notary Public _____ Owner

Notary Public _____ Owner

Notary Public _____ Owner

2012181471 DEED BOOK 23376 Pg 739



Filed and Recorded:
11/8/2012 5:00:00 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Return to:
Morris/Hardwick/Schneider, LLC
1410 Pennsylvania Avenue
McDonough, GA 30253
File #: STK-1208014155

Real Estate Transfer Tax \$45.00

WARRANTY DEED

State of Georgia
County of Henry

THIS INDENTURE made this 1st day of October, 2012, between
John C. Winter
as party or parties of the first part, hereinafter called Grantor, and
GA-Graystone, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 79 of the 15th District of DeKalb County, Georgia more particularly described as follows:

Beginning at an iron pin located on the West line of Land Lot 79 where said Land Lot line is intersected by the North line of the Southern Railroad right of way and proceeding thence in a Southerly direction a distance of 592 feet along the North side of the Southern Railroad right of way to an iron pin; thence South 89 degrees 24 minutes East a distance of 645.4 feet to an iron pin; thence North 1 degrees 34 minutes West 425 feet to an iron pin; thence North 89 degrees 26 minutes West 1000.5 feet to an iron pin on the West line of said Land Lot 79; thence in a Southerly direction along said Land Lot line a distance of 15 feet to the iron pin which is the point of beginning as per plat by M.A. Freer, dated December, 1946.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whatsoever.

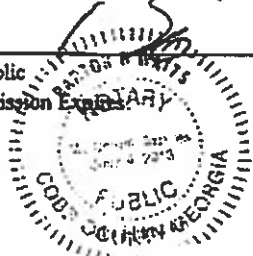
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

John C. Winter (Seal)

Notary Public
My Commission Expires _____



(Seal)

CAMPAIGN DISCLOSURE

CHRISTOPHER L. COLLIER and the law firm of WILLIAMS TEUSINK, LLC, have been retained to represent Applicant before DEKALB COUNTY, GEORGIA. Pursuant to the provisions of O.C.G.A. § 36-76A-3, please find below a list of the contributions made by the above-named individuals, or the law firm of WILLIAMS TEUSINK, LLC in the past two years, aggregating \$250.00 or more, to local government officials who may review this application.

Date	Government Official	Position	Description	Amount
4/26/17	Michael Thurmond	CEO of DeKalb County	Monetary Contribution	\$500.00
1/1/18	Jeff Rader	Board of Commissioners	Monetary Contribution	\$250.00
9/9/16	Steve Bradshaw	Board of Commissioners	Monetary Contribution	\$100.00
1/30/18	Larry Johnson	Board of Commissioners	Monetary Contribution	\$100.00

Signature:  Date: 5/2/2018

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIN LOCATED ON THE WEST LINE OF LAND LOT 79 WHERE SAID LAND LOT IS INTERSECTED BY THE NORTH LINE OF THE SOUTHERN RAILROAD RIGHT OF WAY AND PROCEEDING THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 581.81 FEET ALONG THE NORTH SIDE OF THE SOUTHERN RAILROAD RIGHT OF WAY TO AN IRON PIN; THENCE SOUTH 89 DEGREES 24 MINUTES EAST A DISTANCE OF 605.4 FEET TO AN IRON PIN; THENCE NORTH 1 DEGREES 34 MINUTES WEST 425 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 26 MINUTES WEST 1000.50 FEET TO A IRON PIN ON THE WEST SIDE OF SAID LAND LOT 79; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LAND LOT LIN A DISTANCE OF 15 FEET TO THE IRON PIN WHICH IS THE POINT OF BEGINNING AS PERT SURVEY BY ALEXANDER & ASSOCIATES DATED APRIL 22, 2018.



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Pre-application conference is required prior to filing application: copy must be submitted at filing)

Chris Collier

Applicant Name: GA-GrayStone Phone: 4/373-9590 Email: ccollier@wdhcinsteusink.com

Property Address: 1242 Fleetwood Dr Atlanta 30316

Tax Parcel ID: 15-079-01-010 Comm. District: _____ Acreage: 2.7

Existing Use: Recycling/Reprocessed Materials Facility Proposed Use: same

Rezoning: Yes _____ No

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

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

Special Land Use Request(s) Recycling Plant

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified and request:



DeKalb County GIS Disclaimer:
 The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, express or implied. DeKalb County makes no guarantee, representation or warranty of accuracy, completeness, timeliness, or reliability of the information. DeKalb County is not liable for any special, indirect, or consequential damages, including lost profits, arising out of or in connection with the use of the maps and data hereon. The maps and data are for illustrative purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should they be construed or used as a legal description. The errors depicted by maps and data are approximately, and are not necessarily acceptable to surveying or engineering standards.



DeKalb County Parcel Map



Date Printed: 5/3/2018

REVISIONS

NO.	DATE	DESCRIPTION

ALEXANDER & ASSOCIATES
 LAND & CONSTRUCTION SURVEY, SITE DESIGN
 ENGINEERING & ARCHITECTURE
 1000 N. WILSON DR., SUITE 100
 ATLANTA, GEORGIA 30306
 PHONE: 404-527-8800
 FAX: 404-527-8801

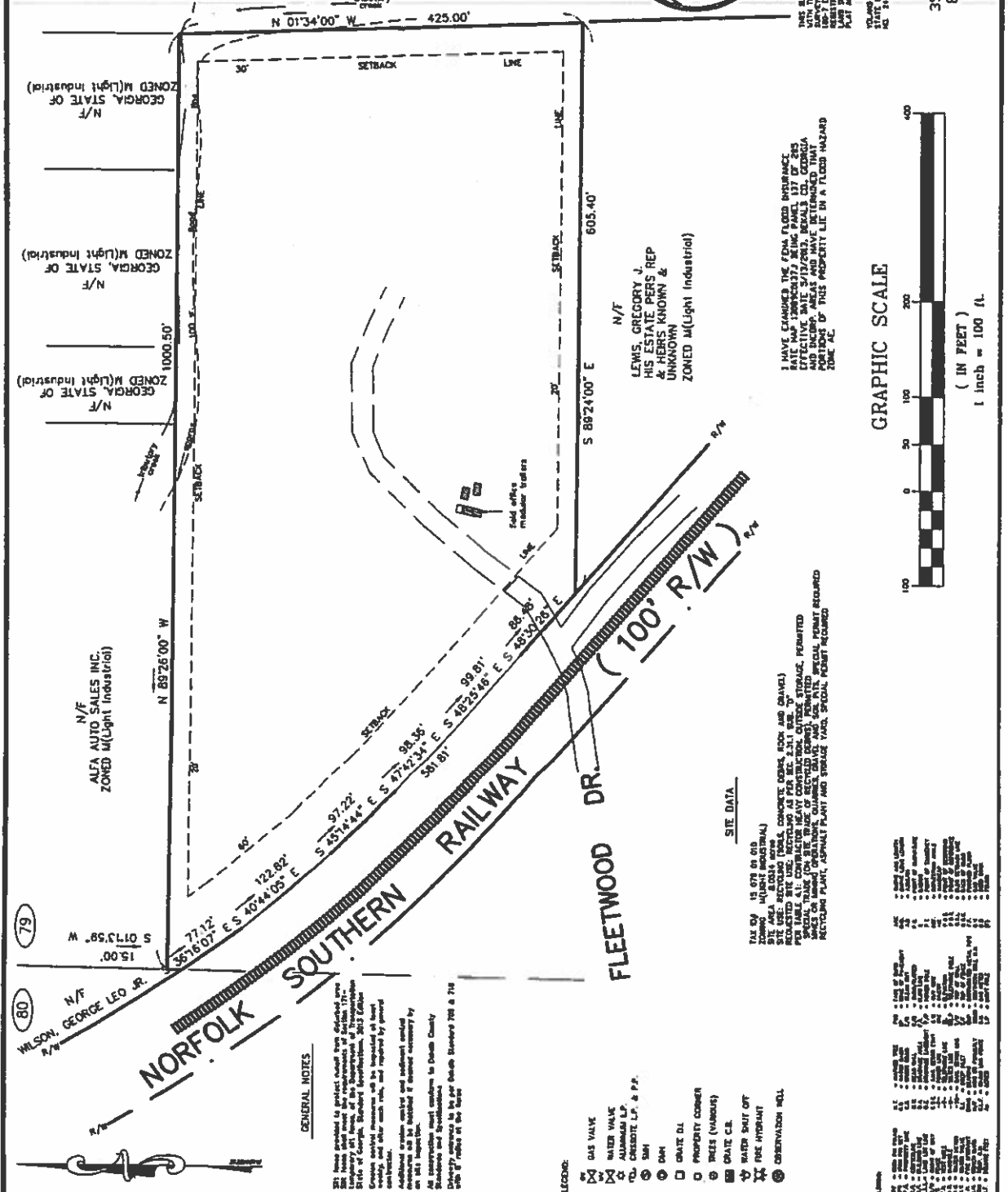


BEING #1242 FLEETWOOD DRIVE ACCORDING TO THE PRESENT NUMBERING SYSTEM FOR CITY OF ATLANTA, GEORGIA.

N/F
 GEORGIA, STATE OF
 ZONED M(Light Industrial)

I HAVE EXAMINED THE FEM FLOOD INSURANCE POLICY AND HAVE DETERMINED THAT THE FLOOD HAZARD ZONING MAPS AND FLOOD HAZARD IDENTIFICATION MAPS SET FORTH IN GEORGIA ACT 15-1-4-1.

EDWARD ALEXANDER
 PROFESSIONAL LAND SURVEYOR
 STATE OF GEORGIA
 NO. 1414
 AREA
 350,765 sq. ft.
 80524 acres



WILSON, GEORGE LEO JR.
 N/F
 ALFA AUTO SALES INC.
 ZONED M(Light Industrial)

N/F
 GEORGIA, STATE OF
 ZONED M(Light Industrial)

N/F
 LEWIS, GREGORY J.
 HIS ESTATE, PERS, REP
 & HEIRS KNOWN &
 UNKNOWN
 ZONED M(Light Industrial)

I HAVE EXAMINED THE FEM FLOOD INSURANCE POLICY AND HAVE DETERMINED THAT THE FLOOD HAZARD ZONING MAPS AND FLOOD HAZARD IDENTIFICATION MAPS SET FORTH IN GEORGIA ACT 15-1-4-1.

EDWARD ALEXANDER
 PROFESSIONAL LAND SURVEYOR
 STATE OF GEORGIA
 NO. 1414



GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

GENERAL NOTES:
 1. All lines shown on this plan are as surveyed and shown on the plan. All lines shown on this plan are as surveyed and shown on the plan. All lines shown on this plan are as surveyed and shown on the plan.

LEGEND:
 G GAS VALVE
 V VALVE
 A ALUMINUM LP
 C CRESOTE L.P. & P.P.
 S SM
 D DM
 G GRATE DL
 P PROPERTY CORNER
 T TRUSS (W/RAIL)
 G GRATE C.E.
 W WOOD SHUT OFF
 F FIRE HYDRANT
 O OBSERVATION HOLE

SITE DATA
 1. ALL DIMENSIONS ARE AS SHOWN ON THIS PLAN.
 2. ALL DIMENSIONS ARE AS SHOWN ON THIS PLAN.
 3. ALL DIMENSIONS ARE AS SHOWN ON THIS PLAN.

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