

## Board of Commissioners Hearing Date: March 27, 2025

### STAFF ANALYSIS

|  |  |  |
|--|--|--|
| <b>CASE NO.:</b>   | SLUP-25-1247295  | <b>File ID #:</b> 2024-1444                            |
| <b>Address:</b>  | 3298 & 3272 Fayetteville Road, Atlanta, Georgia.   | <b>Commission District:</b> 3 <b>Super District:</b> 6 |
| <b>Parcel ID(s):</b>   | 15 080 05 002 & 15 080 05 013  |  |
| <b>Request:</b>  | For a Special Land Use Permit (SLUP) in the M (Light Industrial) District to allow an asphalt plant (Ready-mix plant) in the M-2 (Industrial) zoning district. |  |
| <b>Property Owner(s):</b>                                    | Esan Razavi  |  |
| <b>Applicant/Agent:</b>                                      | Hollingshead Materials, LLC c/o Brian Hercules   |  |
| <b>Acreage:</b>  | 3.54 acres   |  |
| <b>Existing Land Use:</b>                                    | Vacant land, truck storage yards.  |  |
| <b>Surrounding Properties:</b>                               | <b>North:</b> M-2 <b>South:</b> M <b>East:</b> M <b>West:</b> M  |  |
| <b>Adjacent Zoning:</b>                                      | Vacant land, an asphalt plant (HEH Paving), truck storage yards, and warehousing / storage land uses.  |  |
| <b>Comprehensive Plan:</b>                                   | LIND (Light-Industrial)  | <u>  X  </u> Consistent <u>      </u> Inconsistent     |
| <b>Proposed Density:</b> N/A                                 | <b>Existing Density:</b> N/A   |  |
| <b>Proposed Units/Square Ft.:</b> Asphalt (ready-mix) plant. | <b>Existing Units/Square Feet:</b> Vacant land & vehicle storage.  |  |

### STAFF RECOMMENDATION: DEFER TO MAY 22<sup>ND</sup> BOC ZONING MEETING (Revised 3.10.2025)

Staff was previously recommending approval with 17 recommended conditions (see Planning Commission Staff Report attached). However, after the Planning Commission meeting the Atlanta Regional Commission (ARC) indicated that the project would have to proceed through the Development of Regional Impact (DRI) review process. The applicant met with the Atlanta Regional Commission on March 3<sup>rd</sup>, and it was determined at that meeting that the project would proceed through an “*expedited review and limited trip memorandum*”. The ARC indicated that their review and a letter of recommendation should be completed within 30 days of the applicant submitting a revised plan and information based on the ARC’s preliminary review comments. Staff anticipates that the DRI process will be finalized by April 15<sup>th</sup>, however it could take longer depending on when the applicant submits the required information. Staff is recommending a deferral to the May 22<sup>nd</sup> BOC zoning meeting to allow sufficient time for completion of DRI process.

The subject site consists of two properties zoned M (Light Industrial) and M-2 (Industrial) with zoning conditions limited to a vehicular storage yard. There is also a companion Special Land Use Permit (SLUP) application to allow an asphalt plant (Ready-mix plant) in the heavy industrial (M-2) zoning district. The proposed asphalt plant (Ready-mix plant) is consistent with the light and heavy industrial (M & M-2) zoning pattern in the surrounding area which is developed with industrial uses, truck storage yards, vacant land, and an asphalt plant (HEH Paving). The Comprehensive Plan designates this site and the surrounding industrial (M and M-2) 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: Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses and minimize the re-zoning of light industrial properties to residential uses (2050 Comprehensive Plan, Light Industrial, page 281). The applicant has submitted a letter from an environmental engineering firm (Penta Tech) which indicates how any potential air, water, noise, odor, and dust will be mitigated so that there are no adverse impacts on adjacent or surrounding properties (See attached letter dated November 21<sup>st</sup>, 2024 from Penta Engineering Company) which is summarized as follows:

### **Air and Dust**

The applicant will be required to obtain and maintain compliance with a Georgia Air Quality Permit from the Georgia Environmental Protection Department (EPD) which is a proposed condition by Staff. In addition to the requirements of the air quality permit, Staff is recommending a condition which requires a dust management plan, confinement of outside storage areas within three-sided concrete bins, all conveyor belts and delivery trucks to be covered after loading and during transport, and an eight foot high fence and a 50-foot wide buffer with existing and new trees along Fayetteville Road, Fleetwood Drive, and the southeastern property line.

### **Water**

Regarding water quality, the Georgia EPD requires that the 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. Staff is also recommending as a condition of approval a detailed hydrology study and approval of a Storm Water Pollution Prevention Plan (SWPPP) by the Department of Public Works to address any potential water quality impacts from the asphalt plan and outdoor storage areas prior to the issuance of any land development permits.

### **Odor**

The ready-mix plant does not produce any odors or fumes during mixing or the reaction process of curing. Ready-mix uses roughly 1 part cement, 2 parts sands, and 3 parts aggregate stone.

### **Noise**

Hours of operation are standard business hours between 7:00 a.m. and 5:00 p.m. Monday – Friday, and on Saturdays on an as needed emergency basis between 7:00 a.m. and 5:00 p.m., with no operations allowed on Sunday. Additionally, the facility will have to comply with the DeKalb County Noise Ordinance. Staff is also recommending a condition of approval a 50-foot-wide buffer with existing and new trees along Fayetteville Road, Fleetwood Drive, and the southeastern property line.

Based on the predominate industrial zoning pattern, the existing asphalt plant across Fleetwood Drive (HEH Paving), and the Comprehensive Plan's LIND Character area calling for future industrial uses in the surrounding area, it appears that the proposed asphalt plant (Ready-mix plant) with recommended conditions would be suitable for the subject property (Section 27-873 (B)). However, after the Planning Commission meeting the Atlanta Regional Commission (ARC) indicated that the project would have to proceed through the Development of Regional Impact (DRI) review process. Therefore, Staff is recommending a ***"Deferral to the May 22<sup>nd</sup> Board of Commissioners Zoning meeting to allow the completion of the DRI review process"***.



10123 Corporate Square Dr.  
St. Louis, MO 63132  
Tel.: + 1 314.878.0123  
Fax: +1 314.878.0120

November 21, 2024

DeKalb County Planning and Sustainability  
Department c/o Mr. John Reid  
330 West Ponce de Leon Avenue  
Suite 500  
Decatur, Georgia 30030

**RE: Special Use Permit Application  
SRM Ready-mix Plant at 3272  
Fayetteville Road SE, Atlanta, GA  
30316**

Dear Mr. Reid:

On behalf of Smyrna Ready Mix Concrete, LLC (SRM), PENTA Engineering Co. LLC (PENTA) respectfully submits this explanation of environmental impact for the above-referenced proposed SRM plant to be constructed in Atlanta, Georgia. A Special Land Use Permit (SLUP) in the M (Light Industrial) District and M2 to allow a ready-mix plant. The property is located on the south side of Fayetteville Road SE and the east side of Fleetwood Drive SE in Atlanta, Georgia. The property has approximately 100 feet of frontage along Fleetwood Drive, 266 feet of frontage along Fayetteville Road and contains 3.688 acres.

Regarding the proposed ready-mix plants to be constructed in DeKalb County, the following facts, requirements, and permitting limitations should be understood when considering environmental impacts associated with ready-mix plants.

#### **Air and Dust**

- The Georgia Environmental Protection Division Air Protection Branch has developed a Generic Plant Air Permit Application to allow for a streamlined and efficient regulatory process.
- SRM intends to emit below the limitations of the permit by using quality equipment, maintaining the equipment, and operating efficiently.
- The air permit for the ready-mix plant will be an individual permit specifically addressing emissions at the individual plant, but the generic permit creates a streamlined process with standard limitations. It will be accountable as an individual plant and must report to the state as an individual facility.
- The Generic Permit's production limitation of 600,000 tons takes into consideration all fugitive emissions associated with the loading/unloading/transporting of ready-mix, outside storage of aggregate, and any fugitive emissions associated with movement and/or conveyance of product throughout the facility.
- The generic permit also addresses dust suppression in and around the plant. Dust will be suppressed via water trucks and misting applications throughout the facility.

- SRM will have a dust management plan, confining outside storage areas within three-sided concrete bins, all conveyor belts and delivery trucks to be covered after loading and during transport, and an eight-foot-high fence and a 50- foot wide buffer with existing and new trees along Fayetteville Road, Fleetwood Drive, and the southeastern property line which are adjacent neighbors.
- SRM will be using the latest technology from Stephen's batch plant equipment for batching. Equipment has dust collection and wind barriers to remove airborne dust. The plant will also have a truck wash down system for cleaning vehicles before exiting the site, thereby eliminating dust and debris from roadways.

### **Storm Water**

- An Industrial Storm Water Permit will be required for the ready-mix plant. It requires the development of a Storm Water Pollution Prevention Plan (SWPPP) to minimize/eliminate the possibility of surface water impact by any constituents used at the plant.
- All storm water outfalls will be visually inspected quarterly and may require laboratory analysis.
- The Storm Water permit considers any nearby receiving streams or other bodies of water in determining the possible constituents for quarterly, semi-annual or annual laboratory analysis.
- Nearby streams or stream segments with known impact may lead to increased sampling requirements and laboratory analyses for the ready-mix plant.
- Annual reporting for the Georgia EPD is required under the storm water permit.
- The plant will be equipped with a washdown sediment trapping system. Consisting of multiple bays that collect site drainage and settle particulates. This water will be recycled for misting system use with controlling dust. Excess water in large storm events will outfall to storm drainage paths to site storm detention; in large storm events, the detention will outfall to the community storm system, creek. As per above, the system will meet all standards set by Georgia EPD.

### **Spill Prevention**

- A Spill Prevention Control and Countermeasure Plan (SPCC) will be developed for any fuel storage greater than 1320 gallons to ensure no possible fuel release to nearby surface water bodies.
- For general spill concerns, the site will keep and maintain a spill station control universal kit. The spill kit will be available for any general spill or truck related spill events.
- Site will maintain a MSD on all chemicals at the site to best address countermeasures for how to manage and cleanup spills so they do not get released into the environment.

### **Odor**

- The ready-mix plant does not produce any odors or fumes during mixing or the reaction process of curing. Ready-mix uses roughly 1 part cement, 2 parts sand and 3 parts aggregate stone.

### **Noise**



- SRM will comply with the DeKalb County Noise Ordinance and will maintain hours of operation to 7:00 am to 5:00 p.m. on weekdays and from 7:00 a.m. to 5:00 p.m. on Saturdays on an emergency as-needed basis. The ready-mix plant shall be closed on Sundays.
- SRM will include a 50-foot-wide buffer with a combination of existing and new trees and an eight-foot-high fence to further reduce any potential noise impacts.

If you have any questions or require further clarification about the permitting process or potential environmental impacts, please contact me at 314-824-3950.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christian Benavides', with a stylized, flowing script.

Christian Benavides  
Senior Project Manager

Christian.Benavides@penta.net

## **ZONING COMMENTS – DECEMBER 2024**

### **N1. SLUP-25-1247288 - 3195 Kelly Chapel Road- No Comments**

**N2. SLUP-25-1247279 - 3110 E Ponce De Leon Ave. -** E Ponce de Leon is classified as a minor arterial. Aldridge Ave is classified as local street. Property is within the Scottdale Overlay District Tier 1. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. E Ponce de Leon is classified as a minor arterial. 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 (at least 5 feet must be from back of curb to the sidewalk/path) with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) Aldridge Ave is classified as local street. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N3. SLUP-25-1247277 - 5644 Memorial Drive -** If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N4. SLUP-25-1247206 - 5099 Memorial Drive -** No comments. If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. Doyal Mills Court is classified as a local road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Doyal Mills Court is classified as a local road. Doyal Mills Court is classified as a local road. 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](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N5. CZ-25-1247294 - 7778 Pleasant Hills Road, etc. -** Phase 1 has 182 lots and requires 3 access points (Sec. 14-200 (5)). Verify the reserved secondary access point meets the minimum spacing outlined in 14-200 (6) and has the required sight distance. Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Pleasant Hill Road is a classified as a minor arterial (45MPH). 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 at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Pleasant Hill Road is classified as a local road. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of

way, whichever greater. Pleasant Hill Trail must be constructed to county standards on your side of the road from the centerline along the proposed development's frontage. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All proposed interior public streets require a right of way of 55 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all driveways meet ADA crossing slope requirements at point of crossing and that vehicles will not block sidewalk when parked in the driveway. Verify all intersections/driveways meet AASHTO sight distance requirements. No poles may remain within the limits of the path/sidewalk.

**N6. & N7. Z-25-1247293 & SLUP-25-1247295 - 3298 & 3272 Fayetteville Road** - Coordination with the Transportation Division of Public Works is required due to an adjacent intersection project. Dedicate all necessary right of way and easements for the proposed roundabout project at the intersection of Bailey St/Fleetwood Rd/Fayetteville Rd/Woodstock Rd. Coordinate required right of way infrastructure improvements with Patrece Keeter ([pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)) prior to permitting to eliminate potential conflicts and/or removals. (We do not want you to build it and then we remove it with our project.) Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Fayetteville Road is classified as a minor arterial. 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 at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Fleetwood Drive is classified as a local road. Require a right of way dedication of 27.5 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N8. SLUP-25-1247287 - 1102 Stewart Mill Road** - Stewart Mill Road is classified as a collector road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code. 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 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N9. CZ-25-1246771 - 4015 Flat Shoals Parkway** - Soapstone Historic District. I-20 Overlay District Tier 2. Developer is responsible for all requirements noted in the GRTA Notice of Decision for DRI 4109, Attachment A (see below)- . Major points: Provide pedestrian connection to the Michelle Obama Trail, Provide grading and concrete work for MARTA bus stop upgrades, Provide a mid-block pedestrian crossing with enhancements (most likely a pedestrian hybrid beacon based on number of lanes and speed limit) at MARTA bus stop crossing location, and noted right turn lanes. Flat Shoals Parkway is SR 155. Prior to permitting, GDOT District 7 review and approval is required. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. All interior streets to be privately owned and maintained. Flat Shoals Parkway is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) Clifton Springs Road is classified as a minor arterial. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- 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 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hcfowler@dekalbcountyga.gov](mailto:hcfowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

## **General Conditions**

### **General Conditions of Approval to GRTA Notice of Decision:**

- Pedestrian, Bicycle and Transit Facilities
- Provide pedestrian and bicycle connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide pedestrian sidewalks along all property frontage on Flat Shoals Parkway and Clifton Springs Road.
- Provide pedestrian crosswalks across the private internal roadways at all driveways and intersections.
- Coordinate with Dekalb County to provide alternative mode infrastructure on site to meet the alternative mode reduction rate.
- Coordinate with the county to provide pedestrian connectivity to the Michelle Obama Walking Trail.
- Provide bicycle racks at all amenity centers, retail, residential, commercial, and office developments.
- Provide illuminated sidewalks along both sides of all internal roadways to connect all buildings and uses.
- Coordinate with Dekalb County to ensure that all sidewalk widths, vegetative buffers, and street tree requirements are met.
- Provide pedestrian and bicycle connectivity to the greater transportation network through coordination and as required by DeKalb County.
- MARTA will Provide bus shelters with seating, lighting, and real-time bus arrival information. In coordination with MARTA the developer will provide the grading, concrete work, and enhanced crosswalks at the designated bus stop locations to ensure proper accessibility and safety for pedestrians.
- Provide a mid-block pedestrian crossing with enhancements, such as Rectangular Rapid Flashing Beacons (RRFBs), in the vicinity of the site and for access to MARTA bus stops at the location determined in coordination with DeKalb County and MARTA.

## **Development Intensity and Use**

Coordinate with DeKalb County to provide a mix of residential and non-residential uses on site to meet the Mixed-Use Reduction Rates. The design features incorporated in the Site Plan must maintain and justify the application of mixed-use reductions.

### **Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:**

**Site Driveway A:** Full access driveway on Clifton Springs Road aligned with the main driveway of DeKalb Community Service Board (Intersection 7).

- Stop control on side street.
- Construct a full-movement driveway with one (1) ingress lane entering the site and two (2) egress lanes exiting the site.

**Site Driveway B:** Existing QuikTrip full access driveway on Clifton Springs Road (Intersection 5).

- Stop control on side street.
- Consider converting the existing full-movement driveway utilized by QuikTrip to a right-in/right-out (RIRO) driveway subject to access agreements currently in place with QuikTrip.
- Provide an exclusive eastbound right-turn deceleration lane along Clifton Springs Road.

**Site Driveway C:** Existing QuikTrip full access driveway on Flat Shoals Parkway (SR 155).

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting.
- All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc.
- If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- One receiving and one exiting lane for right-in, right-out access to/from Flat Shoals Parkway (SR 155).
- Design subject to approval from DeKalb County and GDOT.

**Site Driveway D:** Full access driveway on Flat Shoals Parkway (SR 155) (Intersection 8)

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting. All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc. If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- Construct a right-in/right-out (RIRO) driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site, per the approved GDOT driveway permit.
- Provide an exclusive southbound right-turn deceleration lane along Flat Shoals Parkway (SR 155).



**11/27/2024**

**To: Ms. LaSondra**  
**From: Ryan Cira, Director of Environmental Health**  
**Cc: Alan Gaines, Deputy Director, 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 laundry
- 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 the sidewalk for the 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.





**N1.2024-1428                      SLUP-25-124728 15 094 07 023**

3195 Kelly Chapel Road, Decatur, GA 30034

- PLEASE REVIEW GENERAL COMMENTS
- SEPTIC INSTALLED 7/3/64

- DeKalb Public Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

**N2.202401439                      SLUP-25-1247279 18 009 05 003**

3110 EAST PONCE DE LEON AVE., SCOTTDALE, GA 30079

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY

**N3. 2024-1440                      SLUP-25-1247277 18 070 01 015**

5644 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATE ON THIS PROPERTY

**N4. 2024-1441                      SLUP-25-1247296 18 043 02 081**

5099 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY FROM THIS OFFICE



**N5. 2024-1441**

**SLUP CZ-25-1247296 18 043 02 081**

7778/1716/7900/7860/8042/7956/ AND 7890 PLEASANT HILL ROAD, LITHONIA, GA

- PLEASE REVIEW GENERAL COMMENTS

- NO SEPTIC INDICATED ON THE ABOVE PROPERTIES. INDICATIONS OF SEPTIC ON 7900

**N6. 202401442**

**Z-25-1247293 15 080 05 002 & 15 080 05 013**

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

- SEPTIC INSTALLED ON 9/9/24

**N7. 2024-1444**

**SLUP-25-1247295 15 080 05 002 & 15 080 05 013**

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

**N8. 2024-1445**

**SLUP-25-1247287 18 079 02 004**

1102 STEWART MILL ROAD, STONE MOUNTAIN, GA 30087

- PLEASE REVIEW GENERAL COMMENTS

**N9-2024-1496**

**CZ-25-1246771 15 090 01 021**

4015 FLAT SHOALS PARKWAY, DECATUR, GA 30034

-PLEASE REVIEW GENERAL COMMENTS

- NO INDICATION OF SEPTIC INSTALLATION ON THIS PROPERTY FROM THIS PROPERTY

**DeKalb Public Health**

445 Winn Way – Box 987

Decatur, GA 30030

404.294.3700 • [www.dekalbhealth.net](http://www.dekalbhealth.net)



# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

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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

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- Storm Water Management

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- Flood Hazard Area/Wetlands

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- Landscaping/Tree Preservation

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- Tributary Buffer

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- Fire Safety

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**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

**REZONE  
COMMENTS FORM:**

**PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

Address: \_\_\_\_\_

Drainage Basin: \_\_\_\_\_

Upstream Drainage Area: \_\_\_\_\_

Percent of Property in 100-Year Floodplain: \_\_\_\_\_

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

Required detention facility(s): \_\_\_\_\_

**COMMENTS:**

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Signature: Akin A. Akinsola



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-25-1247893 Parcel I.D. #s: 15-080 05-002  
05-013  
Address: 3298 + 3272 Fayetteville Road  
Atlanta, Ga. 30316

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) 6/7<sup>th</sup> 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: Russell





**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247295 Parcel I.D. #: 15-080 05-002  
05-013  
Address: 3298 & 3272 Fayetteville Road  
Atlanta, Ga. 30316

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) 6/7<sup>th</sup> 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: I did not see any traffic engineering concerns  
at this time.

Signature: \_\_\_\_\_

Russell



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**WATER:**

Size of existing water main: \_\_\_\_\_ (adequate/inadequate)

Distance from 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 \_\_\_\_\_ inadequate \_\_\_\_\_

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.

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

APPLICANT NAME: Hollingshead Materials, LLC Brian D Hercules

Daytime Phone: 615-355-1028 E-Mail: brian.hercules@smyneready.com

Mailing Address: 1000 Hollingshead Circle Murfreesboro TN 37167

Owner Name: Ehsan Razavi  
(If more than one owner, attach contact information for each owner)

Daytime Phone: 678-887-6611 E-Mail: \_\_\_\_\_

Mailing Address: 2858 Memorial Dr. Atlanta GA 30317

SUBJECT PROPERTY ADDRESS OR LOCATION: 3298 Fayetteville Rd SE

DeKalb County, GA yes

Parcel ID: 15 080 05 002 Acreage or Square Feet: 1.14 ac Commission Districts: 3 + 6

Existing Zoning: M-2 Proposed Special Land Use (SLUP): Concrete Batch plant

\* rezoning proposed to M-2

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

Owner: \_\_\_\_\_ Agent: ✓

Signature of Applicant: [Signature]

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## Community Meeting


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From Brian Hercules <Brian.Hercules@smyrnareadymix.com>

Date Wed 9/18/2024 4:14 PM

To canglin@anglingroup.com <canglin@anglingroup.com>; bam3dst@gmail.com <bam3dst@gmail.com>; elfreda227@att.net <elfreda227@att.net>; Alisonmiller@gmail.com <Alisonmiller@gmail.com>; pat.lawrencecraig@gmail.com <pat.lawrencecraig@gmail.com>; phthompson3@msn.com <phthompson3@msn.com>; nettieJackson@me.com <nettieJackson@me.com>; springgreens.atl@gmail.com <springgreens.atl@gmail.com>; emu7143983@aol.com <emu7143983@aol.com>; rmurphyga@gmail.com <rmurphyga@gmail.com>; pdk-powell@comcast.net <pdk-powell@comcast.net>; tolip209@gmail.com <tolip209@gmail.com>; regeniarobertsone@gmail.com <regeniarobertsone@gmail.com>; Tommyt4dekalb@gmail.com <Tommyt4dekalb@gmail.com>; nahwash4ms@aol.com <nahwash4ms@aol.com>

Cc ted@dekalbcountyga.gov <ted@dekalbcountyga.gov>

 1 attachments (253 KB)

Community Meeting Letter (signed).pdf;

First let me introduce myself, my name is Brian Hercules. I represent SRM Concrete, and we are very interested in investing in your community and becoming a community partner. We have a contract on two parcels of land located at 3298 and 3272 Fayetteville Rd. We are requesting to rezone 3298 from M to M2, this zoning will match the current zoning on 3272 Fayetteville Road.

Our intent will be to build a Ready-Mix Batch plant on the site to provide concrete to the area. We supply large and small projects. Everything from new industry to the DIY project on Saturday morning. We will invest close to \$15 to \$18 million dollars in the plant and employee 15 employees on the start-up. Our employees will earn between \$75,000 to \$100,000 with full benefits. We will also invest close to \$7 million in equipment of trucks and loaders etc.

We are excited to start the process by having a meeting with the community. Attached is an invite for each of you to come and learn more about SRM Concrete and our plans for the property referenced in the first paragraph ( we are mailing the invite to all property owners within 500 feet of the property as well). I look forward to the opportunity to meet each of you and extend a welcome to any questions you may have about SRM or the project we are working on. Below is my email as well as my cell number . Please email or call me with any questions.

Brian D. Hercules | **Land Development** | **Smyrna Ready Mix Concrete, LLC.**  
1000 Hollingshead Circle Murfreesboro, TN 37129 | C: (615) 624-1221  
brian.hercules@smyrnareadymix.com







September 18, 2024

Re: NOTICE OF COMMUNITY MEETING  
Rezoning Application for 3272 Fayetteville SE St, Atlanta, GA 30316

To Whom It May Concern:

We would like for you to join us for a community meeting to discuss a proposed Application for Rezoning for the above referenced property from an M to an M-2 classification. The purpose of this meeting is to provide you with information regarding this project and to give you an opportunity to ask questions and voice your opinion. The meeting details are as follows:

**Date:** October 10, 2024

**Time:** 5:30pm

**Location:** Church of Christ at Bouldercrest  
2727 Bouldercrest Road, Atlanta, GA 30316

If you have any questions about the meeting, please contact Brian Hercules at 615-355-1028 or [brian.hercules@smyrnareadymix.com](mailto:brian.hercules@smyrnareadymix.com).

Sincerely,  
Hollingshead Materials, LLC,  
*a subsidiary of Smyrna Ready Mix Concrete, LLC*

J.D. Kious,  
General Counsel

JDK/kn



[smyrnareadymix.com](http://smyrnareadymix.com)



(615) 355-1028



1000 Hollingshead Cir.  
Murfreesboro, TN 37129

[illegible]



SRM Oct 10th Citizen Meeting invite mailing list.

| PROPERTY OWNER                    | ADDRESS                        | CITY, STATE ZIP             |
|-----------------------------------|--------------------------------|-----------------------------|
| HEH PAVING INC                    | 3384 ALMAND RD                 | ATLANTA , GA 30316          |
| DUNSON R W MRS                    | 1125 FLEETWOOD DR SE           | ATLANTA , GA 30316          |
| MOSELEY COLE                      | 3360 ALMAND RD SE              | ATLANTA , GA 30316          |
| ELLIS LEEROY JR                   | 3359 ALMAND RD SE              | ATLANTA , GA 30316          |
| 3353 ARSAG LLC                    | 816 UNITED AVE SE              | ATLANTA , GA 30316          |
| ROSENBURG SHAWN COREY             | 830 Fayetteville RD SE         | ATLANTA , GA 30316          |
| CEMETERY                          | 1081 FLEETWOOD DR SE           | ATLANTA , GA 30316          |
| GEBRESELAASSIE KEDANE             | 1160 KELVINGTON WAY            | LILBURN , GA 30316          |
| GEBRESELAASSIE KEDANE             | 1160 SW KELVINGTON WAY         | LILBURN , GA 30316          |
| RUSH TRUCK CENTERS OF GEORGIA INC | PO BOX 56607                   | ATLANTA , GA 30316          |
| GEHRESELAASSIE KEDANE             | 1160 KELVINGTON WAY            | LILBURN , GA 30316          |
| GAY LENARD                        | 6876 VICTORIA DR               | MORROW , GA 30316           |
| GOLDEN MICHAEL GARY               | 817 RAINTREE WAY SE            | CONYERS , GA 30316          |
| M AND W REAL ESTATE HOLDINGS LLC  | 3384 ALMAND RD                 | ATLANTA , GA 30316          |
| OBRIEN JIM                        | 1726 PIPER RD                  | ATLANTA , GA 30316          |
| ZX14 LLC                          | 2858 MEMORIAL DR SE            | ATLANTA , GA 30316          |
| WARE LONNIE D                     | 4144 INDIAN LAKES CIR          | STONE MOUNTAIN , GA 30316   |
| DHO INC                           | 1856 BLACKTHORN WAY NE         | ROSWELL , GA 30316          |
| FLEETWOOD INVESTMENTS LLC         | 3060 PEACHTREE RD STE 1080     | ATLANTA , GA 30316          |
| DASHT LLC                         | 2935 MORELAND AVE              | CONLEY , GA 30316           |
| TWENTY THREE AND ASSOCIATES       | 1213 CONSTITUTION RD           | ATLANTA , GA                |
| TWENTY THREE AND ASSOCIATES       | 1213 CONSTITUTION RD           | ATLANTA , GA 30316          |
| VERTEX HOLDINGS LLC               | P.O. BOX 160043                | ATLANTA , GA 30316          |
| ICGOREN TARIK                     | P.O. BOX 160043                | ATLANTA , GA 30316          |
| ARDISTER ANTHONY                  | 5349 DENNY DR                  | COLLEGE PARK , GA 30316     |
| HAYNES CLIFFORD                   | 2532 HWY 138                   | JONESBORO , GA 30316        |
| OBERWEIS JASON                    | 2186 CLOVERDALE DR             | ATLANTA , GA 30316          |
| ICGOREN NURI                      | P O BOX 160043                 | ATLANTA , GA 30315          |
| WONN DANNY DWOK                   | 3479 VIEWFIELD AVE             | HACIENDA HEIGHTS , CA 30316 |
| MAULDIN BETTY JEAN                | 217 EASTIN RD                  | FAYETTEVILLE , GA 30316     |
| ICGOREN TARIK                     | 1273 METROPOLITAN AVE # 160043 | ATLANTA , GA 30316          |
| HENRY THOMAS TABERNACLE CHURCH    | 115 E HILL ST                  | DECATUR , GA 30316          |
| DESMIN SCOTT                      | 1860 COOPER LAKES DR           | GRAYSON , GA 30315          |
| LUXURY HAIR DIRECT LLC            | 444 HIGHLAND AVE # 302         | ATLANTA , GA 30316          |
| OBRIEN JAMES R                    | 1726 PIPER CIR                 | ATLANTA , GA 30316          |
| HURTADO MAURICIO                  | 3327 FAYETTEVILLE RD SE        | ATLANTA , GA 30316          |
| CHAPEL OF FAITH BAPTIST CHURCH    | 2305 BAILEY ST SE              | ATLANTA , GA 30316          |
| HALITE MORELAND LLC               | 2640 WESTWOOD DR SW            | CONYERS , GA 30316          |
| REES 218 LLC                      | 3250 WOODSTOCK RD SE           | ATLANTA , GA 30316          |
| SUPERIOR PROPERTY HOLDINGS LLC    | 3250 WOODSTOCK RD SE           | ATLANTA , GA 30316          |



**October 28, 2024**

Brian D. Hercules  
1000 Hollingshead Circle  
Murfreesboro, TN 37129  
(615) 624-1221

RE: Zoning Application and SLUP Application

The property is at 3298 Fayetteville Rd. Atlanta, GA 30016. The property is part of two parcels zoned mix use, M light Industrial and M-2 Heavy Industrial. We are requesting that the zoning be unified so that the land may be used for a concrete ready-mix facility. We are also asking for a SLUP approval for our Concrete Batch Plant. There is currently a sale agreement in place between the previous owner and Smyrna Ready Mix, which is contingent on zoning and permit approval. Thus far, SRM has received overwhelming support with the plans to develop this property and become part of the local community. We hope that we receive the same support with consideration in rezoning so that we can move forward to the site permitting process. We would be pleased to promptly respond to any concerns or reservations to our request.

Respectfully,

A handwritten signature in blue ink, appearing to read "B. Hercules", is written over a faint, larger blue ink signature that is partially obscured.

Brian D. Hercules  
Land Acquisitions

Attachment  
Facility Description



### Summary

Smyrna Ready Mix Concrete, LLC (SRM) will invest over \$16,000,000 in the greenfield and plant development of a concrete plant in Atlanta, GA. In addition to the construction budget spent in the local economy, 15 to 20 full-time employees will be staffing the operations with competitive wages, best in industry health insurance offerings, and retirement plans that are immediately vested. SRM is committed to a design that will control access and truck traffic. The plant will have a plant manager, batcher, loader operator and mixer operators when we are fully commissioned. As a family-owned business, we are acutely aware of the needs of the community. The Hollingshead Foundation is committed to giving back to the local community. Our concrete plant is designed by Stephens Manufacturing and implements the latest technology available to control dust and noise. SRM has performed noise studies in various markets, and all were following OSHA standards for noise levels.

### Existing/Current Property Description

Located at 3298 & 3272 Fayetteville Rd SE, the existing site is fenced with access located at the corner of Fleetwood Dr SE and Fayetteville Rd SE. The property is currently undeveloped, ungraded, unkept trees and shrubs; the site is being used for storage of vehicles and trailers on the accessible areas of the site. The current zone is M and M-1.

### Site Improvements

The upper area of the site will require extensive grubbing and clearing, keeping all trees and shrubs, and replacing others where required. The property will require grading on the upper portion of the parcels to allow for proper drainage, paving and construction of facility. Portions of the lower elevations of the parcels will support drainage and retention/detention, to be determined. The site fencing, gates and signage will be improved by SRM to meet current local ordinances. The facility will mostly be paved concrete with wastewater and storm water retention/drainage that facilitates operations and surrounds the property. The main component to the facility is a small two-story operations/office building, Stephen's Plant Batching equipment (hopper, conveyors, aggregate bin, loading hopper), designated area for material stockpiles (material isolated by concrete block walls), and allocated space for labor and truck parking. Final site configuration will be determined after review of easement, access, and other requirements necessary to meet compliance with city/county/environmental regulations.

### Waste Water Handling

We will collect the wastewater on site and recycle onsite to be used for washdown and wet down of aggregates. Wastewater from this type of operation sediment from aggregates and cement powder; these sediments are removed using a settling containment system; as needed, the sediment containment bays are dredged with frontend loader for removal or reuse of material.

### Operations Description



Startup - The plant operations will begin every morning at 7 am (time TBD based on local ordinance restrictions) a daily checklist which includes things like equipment inspections, material levels/testing, consumables, safety checks. Operators/Drivers will all receive daily schedule and safety briefs, followed by inspections of equipment.

Loading/Mixer Truck Operations - As per schedule needs, drivers will line up and load the mixers under the batch hopper. Following loading, drivers will advance their trucks through a truck wash and rinse area, and there they will do a slump check and rinse off any dust or debris remaining on the truck before exiting the site. SRM is committed to controlling dust, keeping the plant and its streets clean and free from debris. When returning to the site, If the mixer truck requires cleanout, it will use Type 1 wastewater containment, followed by either returning to the hopper to reload or shutdown/park on the northeast side of the property.

Front End Loader Operations - A loader will be used for handling the material piles and for loading the batch plant's feed hopper. Material stockpiles will be located on the East portion of the site, minimizing interference from other operational traffic. The loader will also from time- to-time be scrapping out the wastewater systems settlement cells. Sediment will go to a waste pile removed from the site for recycling.

End of Day – All equipment will be parked and checked. All facility equipment will be secured/locked up after 5pm. Minimal lights will stay on at night for security reasons.

#### Site Access

SRM will apply for an access permit, final access TBD but tentatively will be offset to the east of the Fleetwood/Fayetteville intersection.

#### Facility operations traffic

The facility intends to operate 10-12 trucks from the site. Each mixer truck will make 4-10 trips per day. Additionally, there will be 2-4 material deliveries per day of aggregate and cement. We estimated that the site will not exceed a total of one hundred trips per operation day.

Employee and visitor parking- Required parking will be provided for the office building. Additional space for employee parking is available along the south edge of the paved perimeter.

#### Other Facility Facts

- 15 to 20 full time employees
- Standard Vehicles on site: 12-14 POVs, 10 to 15 mixer trucks, one front-end loader
- Standard hours of operations 7 am-5 pm
- City water (Estimated consumption of 10,000gallons per day)
- City Sewer (less than 500gallons)



- Dust control - Equipment configured with dust control system, wet down water will be used for aggregate piles.
- Lighting control – Limited site lighting will be used in the early hours or later afternoon. Overnight lighting will be limited to a few flood lights used for security purposes.





**Realm Land Services**  
Modern Accuracy for a Classic Need

# Zoning Report

## Site Identification

Site Name Fayetteville Road SE

Address 3272 Fayetteville Rd

Atlanta, GA 30316

Prepared for Smyrna Ready-Mix Concrete, LLC & Hollingshead Materials, LLC

Date 10/14/2024

RLS Project Number 0036-24-0195



## Contents

|  |   |
|--|---|
| 1 – Conformance Summary and Site Information ..... | 3 |
| 2 – Bulk Restrictions Detail .....                 | 4 |
| 4 – Conformance Detail .....                       | 7 |
| 5 – Additional Comments .....                      | 9 |
| 6 – Reliance Language.....                         | 9 |
| 7 – Disclaimer.....                                | 9 |
| 8 – Attachments.....                               | 9 |

## 1 – Conformance Summary and Site Information

**Status of site's current use and physical characteristics compared against jurisdiction's permitted uses and bulk restrictions as provided in this report:**

|                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Legal Conforming Use                   |
| <input type="checkbox"/>            | Legal Non-Conforming Use               |
| <input checked="" type="checkbox"/> | Legal Conforming Bulk Restrictions     |
| <input type="checkbox"/>            | Legal Non-Conforming Bulk Restrictions |

### Violation Status:

| Type                | Status           | Point of Contact   |
|---------------------|------------------|--|
| Building Violations | None             | Kathrina Persaud<br>Administrative Specialist<br>Office of Code Compliance<br>Administration<br><a href="mailto:codeenforce@dekalbcountyga.gov">codeenforce@dekalbcountyga.gov</a><br>404-687-3700 |
| Zoning Violations   | None             | Kathrina Persaud<br>Administrative Specialist<br>Office of Code Compliance<br>Administration<br><a href="mailto:codeenforce@dekalbcountyga.gov">codeenforce@dekalbcountyga.gov</a><br>404-687-3700 |
| Fire Violations     | Pending Response | Melvin Carter<br>Deputy Chief<br><a href="mailto:mkcarter@dekalbcountyga.gov">mkcarter@dekalbcountyga.gov</a><br>678-406-7457  |

### Occupancy permit:

|                   |  |
|-------------------|--|
| Yes               | Does the local jurisdiction issue occupancy permits?   |
| N/A               |  |
| (property vacant) | Is a copy of the occupancy permit included with the zoning report?   |
| Pending Response  | Is the lack of an occupancy permit on file for this site considered a violation and/or will result in an enforceable action? |

## Site Information and Zoning Designation:

|                                    |   |
|------------------------------------|---|
| Zoning District                    | M Light Industrial and M-2 Heavy Industrial |
| Current Use                        | Vacant lot                                  |
| Jurisdiction                       | Dekalb County                               |
| Jurisdiction Phone/Email           | plansustain@dekalbcountyga.gov              |
| Zoning Ordinance Established       | December 15, 1989                           |
| Current Revision Date of Ordinance | May 24, 2024                                |
| Approximate Acreage                | 3.688                                       |
| Tax/Parcel ID(S)                   | 15 080 05 002 & 15 080 05 013               |
| Year Built                         | Vacant lot                                  |
| Surveyor                           | Blew & Associates/David A. Nix/10/3/2024    |

## 2 – Bulk Restrictions Detail

### 2.1 What is the front, side, and rear of property:

**Front** West  
**Side(s)** North & South  
**Rear** East

### 2.2 What are the properties to the north, south, east, and west of the subject property zoned: (Parcel 15 080 05 002)

**North** Row  
**South** Row  
**East** M-2 Heavy Industrial  
**West** Row

#### (Parcel 15 080 05 013)

**North** Row  
**South** M Light Industrial  
**East** M-2 Heavy Industrial  
**West** M Light Industrial

## 2.3 Bulk Restrictions

### Bulk Restriction Table (per Section 2.24.1)

Parcel 15 080 05 002 – M Light Industrial

| Restriction  | Restriction Value                       | Provided                | In Conformance |
|--|---|-------------------------|----------------|
| <b>Dimensional Requirements</b>  |   |                         |                |
| Lot area (min. square feet):   | 30,000                                  | 160,665                 | Yes            |
| Single-Family attached lot area (Avg. per dwelling unit sq. ft.):          | Not Permitted                           | Not a Single-Family use | N/A            |
| Lot width, street frontage (feet):   | 100                                     | 359.69'                 | Yes            |
| Lot coverage (maximum percentage):   | 80                                      | 0%                      | Yes            |
| <b>Open Space Requirements</b>   |   |                         |                |
| Sites with 5,000-39,999 sq. ft. gross floor area (minimum %):              | 15                                      | 100%                    | Yes            |
| Sites with 40,000 sq. ft. gross floor area (minimum %):                    | 20                                      | 100%                    | Yes            |
| Transition buffer (feet)   | Article 5, Division 4 (see attachments) | Vacant lot              | N/A            |
| <b>Building Setback Requirements (minimum, unless otherwise specified)</b> |   |                         |                |
| Front thoroughfares and arterials (feet):                                  | 60                                      | Vacant lot              | N/A            |
| Front – all other streets (feet):  | 60                                      | Vacant lot              | N/A            |
| Side – interior lot (feet):  | 20                                      | Vacant lot              | N/A            |
| Side – corner lot on public streets (feet):                                | 60                                      | Vacant lot              | N/A            |
| Rear (feet):   | 30                                      | Vacant lot              | N/A            |
| <b>Height (maximum without a special land use permit (SLUP))</b>           |   |                         |                |
| Height (feet):   | **                                      | Vacant lot              | N/A            |
| Transitional height plane (see article 5 in attachments)                   | Yes                                     | Vacant lot              | N/A            |

\*\* Fire department and rescue services must approve over 3 stories to assure adequacy of fire protection facilities

**Bulk Restriction Table (per Section 2.24.1)**

Parcel 15 080 05 013 – M-2 Heavy Industrial

| Restriction  | Restriction Value   | Provided                | In Conformance |
|--|---|-------------------------|----------------|
| <b>Dimensional Requirements</b>  |   |                         |                |
| Lot area (min. square feet):   | 2 acres for heavy ind. & uses req'g SLUP, 1 acre for all other uses | 160,665                 | Yes            |
| Single-Family attached lot area (Avg. per dwelling unit sq. ft.):          | Not permitted   | Not a Single-Family use | N/A            |
| Lot width, street frontage (feet):   | 150   | 359.69'                 | Yes            |
| Lot coverage (maximum percentage):   | 80  | 0%                      | Yes            |
| <b>Open Space Requirements</b>   |   |                         |                |
| Sites with 5,000-39,999 sq. ft. gross floor area (minimum %):              | 15  | 100%                    | Yes            |
| Sites with 40,000 sq. ft. gross floor area (minimum %):                    | 20  | 100%                    | Yes            |
| Transition buffer (feet)   | Article 5, Division 4 (see attachments)                             | Vacant lot              | N/A            |
| <b>Building Setback Requirements (minimum, unless otherwise specified)</b> |   |                         |                |
| Front thoroughfares and arterials (feet):                                  | 60  | Vacant lot              | N/A            |
| Front – all other streets (feet):  | 60  | Vacant lot              | N/A            |
| Side – interior lot (feet):  | 20  | Vacant lot              | N/A            |
| Side – corner lot on public streets (feet):                                | 60  | Vacant lot              | N/A            |
| Rear (feet):   | 30  | Vacant lot              | N/A            |
| <b>Height (maximum without a special land use permit (SLUP))</b>           |   |                         |                |
| Height (feet):   | **  | Vacant lot              | N/A            |
| Transitional height plane (see article 5 in attachments)                   | Yes   | Vacant lot              | N/A            |

\*\* Fire department and rescue services must approve over 3 stories to assure adequacy of fire protection facilities

**Parking Requirement (per Section 6.1.4)**

|                       |   |
|-----------------------|---|
|                       | Parking Formula for proposed use as a Concrete Manufacturer.<br>Minimum Parking Spaces Required – One (1) space for each two thousand (2,000) square feet of floor area.<br>Maximum Parking Spaces Allowed – One (1) space for each one thousand three hundred (1,300) square feet of floor area. |
| Parking Formula       |   |
| Required Spaces       | N/A (Vacant Lot)  |
| Provided Spaces       | 0   |
| Is Parking Compliant? | Yes   |

**4 – Conformance Detail****Is the use of the property as a Vacant Lot permitted in the M Light Industrial and M-2 Heavy Industrial Districts?**

Yes, the current use as a vacant lot is permitted in both M Light Industrial and M-2 Heavy Industrial Districts.

Note: The proposed use as a Concrete Manufacturer is not permitted by right in the M Light Industrial District. The proposed use as a Concrete Manufacturer is permitted by right in the M-2 Heavy Industrial District.

**Are there any non-conformities related to bulk restrictions?**

None.

**Was the property established legally?**

Yes, the jurisdiction acknowledges this site exists and did not question the legal establishment of the site.

**Does this site have any special overlays, permits, and/or conditions?**

None.

## **Casualty Statement**

### **Sec. 8.1.15 – Reconstruction of damaged or destroyed nonconforming structures.**

A legal nonconforming building or structure that has been damaged by fire, flood, or other natural cause to an extent that the estimated cost of reconstruction does not exceed sixty (60) percent of its fair market value according to the Dekalb County Tax Assessor's valuation for the tax year in which the damage occurred, as determined by the director of planning, may be reconstructed and used as it was prior to being damaged if a complete permit application is submitted for said re-construction within two (2) years of the date of the damage and the work progresses continuously upon issuance of the permit therefor. If said building or structure has been determined by the director of planning to have been damaged to an extent that the estimated cost of reconstruction exceeds sixty (60) percent of its fair market value according to the Dekalb County Tax Assessor's valuation for the tax year in which the damage occurred, then any repair, reconstruction or new construction shall conform to the then existing requirements of the zoning district in which said building or structure is located.

This site can be rebuilt to its current physical state and use in the event of damage or destruction due to its legal conforming status based on the zoning restrictions we list and evaluate in this report.

In the even that the physical characteristics of this site change and/or the zoning ordinance changes in the future resulting in the site becoming legal nonconforming, rebuild-ability will be dictated by the section of ordinance we list at the beginning of this Casualty Statement section. For the full section on non-conformities please see the jurisdictions website at:

[https://library.municode.com/ga/dekalb\\_county/codes/code\\_of\\_ordinances?nodeId=CODECO\\_CH27ZO](https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH27ZO)

## **Jurisdiction's Definition of Legal Non-Conforming**

**Legal nonconforming lot** – A lot of record that at the effective date of this zoning ordinance does not conform to the applicable minimum road frontage requirement, minimum lot area, or lot width requirements for the zoning district in which it is located may still be used as a building site provided that the height, buffer, setback, and other dimensional requirements of the zoning district in which the lot of record is located area complied with, or a variance therefrom is obtained.

**Nonconforming use** – A legal use in existence on the effective date of this zoning ordinance or any amendment thereto may be continued even though such use does not conform with the use provisions of the zoning district in which said use is located, except as otherwise provided in this section.

Nonconforming structures – A legal structure in existence on the effective date of this zoning ordinance or any amendment thereto that could not presently be built under the provisions of this chapter because of restrictions on building area, lot coverage, height, minimum yard setbacks, or other characteristics of the structure or its location on the lot shall be deemed a legal nonconforming structure subject to this article 8.

## 5 – Additional Comments

None.

## 6 – Reliance Language

None Required by Client

## 7 – Disclaimer

The above report is based upon the information that Realm Land Services was able to obtain from the local jurisdiction and surveyor. Our professional opinion is limited to the scope of zoning information we present in the above report. Our opinion does not replace that of a zoning attorney or the local jurisdiction. We do not recommend changes be made to this site based on our zoning report without first contacting the local jurisdiction as our opinion may vary from theirs.

## 8 – Attachments

1. Zoning Letters and/or Emails from the Local Jurisdiction Confirming Zoning of Property
2. Additional email communications and supporting documents from the local jurisdiction
3. Copy of Occupancy Permit and/or Special/Conditional Use Permit
4. Zoning Map
5. Bulk restrictions, permitted uses and parking requirements from the zoning ordinance
6. Rebuild-ability from the zoning ordinance
7. Copy of ALTA/NSPS land survey / Site Plans



**1 – Zoning Letters  
and/or Emails from the  
Local Jurisdiction  
Confirming Zoning of  
Property (Pending  
Response)**

## **2 - Additional Email Communications and Supporting Documents from the Local Jurisdiction**

**From:** [Enforcement, Code](#)  
**To:** [Kailey Deleon](#)  
**Subject:** RE: Violations  
**Date:** Wednesday, September 11, 2024 4:45:03 PM

---

Greetings,

As of 9/11/2024 there are no open/active code violations for the address of 3272 Fayetteville rd.

Thank you,

Kathrina Persaud  
Administrative Specialist  
Office of Code Compliance Administration  
180 Sams Street  
Decatur, Georgia 30030  
[codeorr@dekalbcountyga.gov](mailto:codeorr@dekalbcountyga.gov)  
Off: 404-687-3700

[www.DeKalbCountyGA.gov](http://www.DeKalbCountyGA.gov)



---

**From:** Kailey Deleon <Kailey@realmlandservices.com>  
**Sent:** Tuesday, September 10, 2024 2:14 PM  
**To:** Enforcement, Code <codeenforce@dekalbcountyga.gov>  
**Subject:** Violations

**\*\* WARNING:** The sender of this email could not be validated and may not match the person in the "From" field.  
**\*\***

Hello,

Could you please tell me if there are any open/unresolved building or zoning violations for the property below

Address: 3272 Fayetteville Road SE, Atlanta, GA 30316  
Parcel ID: 15 080 05 013

Thank you!

Kailey DeLeon

ALTA/NSPS Land Survey & Zoning Report Specialist

Realm Land Services Inc.

Main Office: (571) 208-2090

[Realm Land Services](#)

**3 – Copy of  
Occupancy Permits  
and/or  
Special/Conditional  
Use Permit (N/A –  
Property is a vacant  
lot)**

## **4 – Zoning Map**

3272 Fayetteville Road, Atl X

Show search results for 3272 F...



Layer List

- ☒ Zoning District
  - NS
  - C-1
  - C-2
  - OIT
  - OI
  - OD
  - M
  - M-2
  - MultiZone
  - MU-1
  - MU-2
  - MU-3
  - MU-4
  - MU-5
  - RE
  - RLG
  - R-100
  - R-85
  - R-75
  - R-60
  - MHP
  - RNC
  - RA
  - RDTE
  - RSM
  - MR-1
  - MR-2
  - HR-1
  - HR-2
  - HR-3
- ☐ Landuse
- ☐ Flood

# **5 – Bulk Restrictions, Permitted Uses, and Parking Requirements from the Zoning Ordinance**



### Sec. 2.24.1. - Dimensional requirements.

Dimensional requirements including overall site requirements, lot dimensions, setbacks, and heights for Non-Residential Districts are provided in Table 2.24, "Non-Residential Zoning Districts Dimensional Requirements." Building setback, height and lot width may be tied to lot size compatibility, averaging as defined and required in [article 5](#).

**Table 2.2 Non-Residential Zoning Districts Dimensional Requirements**

| Non-Residential Districts   |       |        |        |        |        |        |        |   |
|---|-------|--------|--------|--------|--------|--------|--------|---|
| KEY:<br>Character Areas: RC: Regional Center, TC: Town Center, NC: Neighborhood Center, SUB: Suburban |       |        |        |        |        |        |        |   |
| Element   | OIT   | OI     | NS     | C-1    | C-2    | OD     | M      | M2  |
| Overall Site Requirements (minimum, unless otherwise specified)                                       |       |        |        |        |        |        |        |   |
| Dimensional Requirements  |       |        |        |        |        |        |        |   |
| Lot area (min. square feet)   | 7,500 | 20,000 | 20,000 | 20,000 | 30,000 | 30,000 | 30,000 | 2 acres for heavy ind. & uses req'g SLUP, 1 acre for all other uses |

|  |       |               |               |                            |                            |               |               |               |
|--|-------|---------------|---------------|----------------------------|----------------------------|---------------|---------------|---------------|
| Single-Family Attached Lot Area (Avg. per dwelling unit sq. ft.) | 4,000 | Not permitted | Not permitted | Not permitted              | Not permitted              | Not permitted | Not permitted | Not permitted |
| Lot width, street frontage (feet)                                | 75    | 100           | 100           | 100                        | 100                        | 100           | 100           | 150           |
| Lot coverage (maximum percentage)                                | 80    | 80            | 80            | TC/RC: 90<br>All other: 80 | TC/RC: 90<br>All other: 80 | 80            | 80            | 80            |

### Open Space Requirements

|  |                               |    |    |    |    |    |    |    |
|--|-------------------------------|----|----|----|----|----|----|----|
| Sites with 5,000—39,999 sq. ft. gross floor area (minimum %) | 15                            | 15 | 15 | 10 | 10 | 15 | 15 | 15 |
| Sites with 40,000 [sq. ft.] gross floor area (minimum %)     | 20                            | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| Transitional buffer (feet)                                   | <u>Article 5</u> , division 4 |    |    |    |    |    |    |    |

### Building Setback Requirements (minimum, unless otherwise specified)

**Urban Character Areas (Town Center, Regional Center)**

|  |       |        |       |       |       |               |               |               |
|--|-------|--------|-------|-------|-------|---------------|---------------|---------------|
| Front thoroughfares and arterials (min./max. feet) | 20/60 | 20/50* | 10/60 | 20/60 | 20/60 | Not permitted | Not permitted | Not permitted |
| Front - all other streets (min./max. feet)         | 10/60 | 10/60* | 5/60  | 10/60 | 10/60 | Not permitted | Not permitted | Not permitted |
| Side - interior lot (feet)                         | 20    | 20*    | 20    | 15    | 15    | Not permitted | Not permitted | Not permitted |
| Side - corner lot on public streets (feet)         | 30    | 15*    | 15    | 30    | 30    | Not permitted | Not permitted | Not permitted |
| Rear (feet)  | 20    | 20*    | 20    | 20    | 20    | Not permitted | Not permitted | Not permitted |

**All Other Character Areas**

|  |    |     |    |    |    |    |    |    |
|--|----|-----|----|----|----|----|----|----|
| Front thoroughfares and arterials (feet) | 40 | 60* | 30 | 60 | 60 | 75 | 60 | 60 |
| Front - all other streets (feet)         | 30 | 50* | 20 | 50 | 50 | 75 | 60 | 60 |

|   |       |                    |               |               |               |               |            |               |
|---|-------|--------------------|---------------|---------------|---------------|---------------|------------|---------------|
| Side - interior lot (feet)  | 20    | 20*                | 20            | 20            | 20            | 20            | 20         | 20            |
| Side - corner lot on public streets (feet)                                      | 40    | 50*                | 15            | 50            | 50            | 50            | 60         | 60            |
| Rear (feet)   | 30    | 30*                | 20            | 30            | 30            | 30            | 30         | 30            |
| <b>Unit Size (residential: heated living area)</b>                              |       |                    |               |               |               |               |            |               |
| Floor area of attached dwelling unit of Multi-Family (min. sq. ft.)             | 1,000 | 1,000 <sup>1</sup> | Not permitted | Not permitted | Not permitted | Not permitted | 1,000      | Not permitted |
| Floor area of live/work dwelling unit (residential portion only - min. sq. ft.) | 650   | 650                | 650           | 650           | Not permitted | Not permitted | 650        | Not permitted |
| Floor area per individual building (maximum sq. ft.)(non-res)                   | N/A   | N/A                | 50,000        | No maximum    | No maximum    | No maximum    | No maximum | No maximum    |
| <b>Height (maximum without a special land use permit (SLUP))**</b>              |       |                    |               |               |               |               |            |               |

|   |                 |                 |                 |                 |                 |                 |     |     |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----|-----|
| Height (feet)                             | 2 story/35 feet | 5 story/70 feet | 2 story/35 feet | 2 story/35 feet | 2 story/35 feet | 2 story/35 feet | **  | **  |
| Transitional height plane (see article 5) | No              | Yes             | No              | No              | No              | Yes             | Yes | Yes |

1 For existing O-I zoned properties in activity centers, existing, high-rise structures that have been vacant for longer than three years may be adaptively reused for residential development with a minimum dwelling unit size of no less than 400 square feet.

\* If located next to single-family residential and the building will exceed 35 feet, the building setback from SF residential shall be increased 50%.

\*\* Fire department and rescue services must approve over 3 stories to assure adequacy of fire protection facilities.

\*\*\* 5 story/70 feet if in an activity node, 2 story/35 feet outside an activity node, unless obtaining a SLUP for up to 5 story/70 feet.

(Ord. No. 15-06, 8-25-2015; Ord. No. 2022-2542, Pt. I, 1-26-2023)

## 27-5.4 DIVISION 4. - STREETSCAPE AND LANDSCAPING REQUIREMENTS

### Sec. 5.4.1. - Purpose and intent.

The requirements and regulations for landscaping in DeKalb County are a critical public concern that are necessary in order to preserve and enhance property values, the aesthetic beauty of the county, and the safety and general welfare of its residents. The intent of landscape regulations is to:

- A. Provide buffering between non-compatible land uses.
- B. Protect, preserve, and promote aesthetic appeal and scenic beauty.
- C. Reduce noise pollution and air pollution.
- D. Reduce stormwater run-off, erosion and degradation of water quality.
- E. Filter and reduce glare from artificial light sources.
- F. Provide shaded areas along streets and in parking areas.
- G. Reduce solar heat islands.

(Ord. No. 15-06, 8-25-2015)

### Sec. 5.4.2. - Applicability.

- A. *New developments, principal building or use.* The requirements and regulations for streetscape and landscaping apply to principal buildings, new developments or open uses of land constructed or established after the effective date of this zoning ordinance.
- B. *Change of use, expansions or reconstruction.* Where a change of use, expansion to, or reconstruction of an existing building or site improvement(s) (such as parking lots) impact streetscape and/or landscape improvements, the landscaping requirements shall apply only to the area disturbed in the development process.
- C. *Publicly owned buildings.* To the extent allowed by law, the requirements and regulations for streetscape and landscaping apply to improvements to land owned by public agencies except utility rights-of way or easements.



(Ord. No. 15-06, 8-25-2015)

Sec. 5.4.3. - Streetscape elements and dimensions.

All development shall comply with the streetscape element requirements described below and in Table 5.1. Topping of canopy trees within this section is prohibited.

A. *Streetscape dimensions and placement.*

1. *New streets.*

- a. *Applicability.* New streets shall be constructed with continuous streetscape zones on both sides of the street, beginning from back of curb.
- b. *Streetscape zone elements for new streets.* The streetscape zone on new streets shall consist of a landscape strip, a sidewalk, and, when required per Table 5.1, a supplemental zone.
- c. *Sidewalks.* Sidewalks shall be provided between the landscape strip and the supplemental zone, as required in Table 5.1 and the figures following the table.
- d. *Landscape strips.*
  - i. Landscape strips shall be located between the curb and the sidewalk.
  - ii. Landscape strips shall be designed with street trees and pedestrian scale streetlights as required in Table 5.1 and the figures following the table.
  - iii. See subsection C. for planting and materials requirements.
  - iv. Large scale retail has additional landscape standards adjacent to streets as provided in section 5.7.8.
- e. *Supplemental zone.* New streetscape zones in non-residential areas shall provide a supplemental zone outside the right-of-way on a private easement. Private easement agreements shall be submitted to the director of planning. See subsection D.

(2) *Improvements on existing streets.*

- a. *Applicability.* New development and redevelopment occurring on existing streets shall provide a streetscape zone on the side of the street where the development takes its access.
- b. *Streetscape zone elements for existing streets.*

- i. The streetscape zone for existing streets shall consist of a minimum of eleven (11) feet along the existing shoulder, as indicated in Table 5.1.
  - ii. The streetscape zone for existing streets shall consist of a landscape strip and a sidewalk, as shown in Table 5.1 and the figures following the table.
- c. *Sidewalk and landscape strip dimensions.* The width and location of sidewalks and landscape strips shall be determined by the director of public works based on GDOT standards, if applicable, and compatibility with existing sidewalks and utilities.
- d. *Landscape strips.*
  - i. Landscape strips shall be located between the curb and sidewalk, and/or between the sidewalk and the property line. The required total width of the landscape strip may be distributed on either side of the sidewalk so as to accommodate existing infrastructure.
  - ii. Landscape strips shall be designed with street trees and pedestrian scale streetlights as shown in Table 5.1 and the figures following the table.
  - iii. See subsection C. for planting and materials requirements.
  - iv. Large-scale retail has additional landscape standards as provided in section 5.7.8.
- e. *Programmed road improvement projects.* If DeKalb County or GDOT has a programmed road improvement project along the frontage to be developed, then the streetscape shall be constructed consistent with the design standards for such road improvements plans.
- f. *Administrative variance.* The director of planning shall have the power to grant administrative variances for streetscape requirements on existing streets upon written request by the property owner and compliance with article 7 based on a finding that the requirement of the subsection A.2. would have a significant adverse effect on the historic pattern or cannot be met due to circumstances beyond the control of the applicant, including, but not limited to:
  - i. Inadequate right-of-way;
  - ii. Conflicting standards between this section and GDOT design standards;
  - iii. Unique topographic or subsurface conditions;
  - iv. Need to relocate existing utilities.

B. *Sidewalks and interior walks.*

1. Sidewalks shall be paved in concrete and paver accents approved by the director of planning and kept clear and unobstructed for the safe and convenient use of pedestrians.
2. Sidewalks shall adhere to ADA guidelines.
3. Sidewalks shall be continued across intervening driveways by continuation of the sidewalk paving materials or other methods of differentiation.
4. Where newly constructed sidewalks abut existing sidewalk(s), the newly constructed sidewalk shall provide safe transition of pedestrian traffic flow to the adjacent sidewalk(s). Development that disturbs existing sidewalks on another property shall replace disturbed areas to their pre-disturbance state and condition.
5. For uses other than single-family residential, safe and convenient paved pedestrian pathways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes to parking decks and through parking lots and between adjacent buildings, transit stops, street crossings within the same development. All such pathways shall have a minimum width of three (3) feet.

C. *Landscape strip materials and maintenance.*

1. *Required mix of materials.* Landscape strips in the streetscape zone shall be planted with a variety of deciduous, over story and understory trees. Species of shrubs, flowering plants, grass and other ground covers, which are well adapted to the local climate, may be included in the landscape strip.
2. *Sidewalks.* Sidewalks shall be paved in concrete and paver accents approved by the director of planning and kept clear and unobstructed for the safe and convenient use of pedestrians.
3. *Pedestrian crossing.* Landscape strips may include brick, concrete, or granite pavers where on-street parking is provided or regular pedestrian crossing of the landscape strip is reasonably anticipated to occur.
4. *Maintenance.* Required landscape strips shall be established and maintained by the owner(s). Topping of canopy trees is prohibited.
5. *Permanent structures.* Permanent structures such as buildings, driveways that are not perpendicular to the landscape strip, parking spaces, dumpsters, drainage structures and detention facilities shall be prohibited in required landscape strips. The prohibition of this subsection shall not include crossings perpendicular to the strip, necessary retaining walls four (4) feet or lower, bike racks, benches, trash receptacles, signs, mailboxes, and drainage swales.

6. *Planting specifications, all trees.*

- a. Planting areas for trees shall contain a minimum depth of twelve (12) inches of screened topsoil. Below twelve (12) inches the soil shall be un-compacted to a depth sufficient to allow proper drainage and root growth.
- b. Use of root barriers such as U.B.36 or an equivalent is required at the back of the sidewalk or back of the curb if no sidewalk exists.
- c. Trees shall meet the standard for American Nursery Stock ANSI Z60.1.

7. *Street trees.*

- a. Street trees shall be overstory trees unless site constraints prohibit the use of large maturing trees, subject to the approval of the director of planning.
- b. Street trees shall be provided with spacing as depicted in Table 5.1.
- c. Street trees shall not be planted closer than twenty (20) feet from the curb line of intersecting streets and not closer than ten (10) feet from intersecting lines of alleys or private drives.
- d. Street trees shall not be planted closer than twelve (12) feet from light standards. No new light standard location shall be positioned closer than ten (10) feet to any existing street tree.
- e. Street trees shall not be planted closer than two and one-half (2.5) feet from the back of the curb.
- f. Where there are overhead power lines, street tree species are to be chosen from a list provided by the county arborist that will not interfere with those lines.
- g. Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and twelve (12) feet above driveways and roadway surfaces.
- h. Street trees shall be a minimum of two-inch caliper measured at six (6) feet above ground level at the time of planting and shall have a mature height of at least twenty-five (25) feet.
- i. Street trees shall be planted in a mulched area of at least twenty-five (25) square feet.

D. *Supplemental zone.*

1. In supplemental zones in commercial areas where building setbacks are fifteen (15) feet or less, the supplemental zone must contain hardscape and street furniture such as trash receptacles, bike racks, and benches.
2. For additional requirements for supplemental zones abutting parking lots, see section 5.4.4.

- E. *[Street lighting.]* Street lighting shall be accomplished with pedestrian scale lighting and street lights. Street lights shall be placed on property lot lines abutting the street. Lighting plans must be approved by the department of public works. Lighting shall be installed by local power company employees or contractors.
- F. *[Administrative variance.]* An administrative variance to streetscape standards may be granted by the director of planning for adaptive reuse and redevelopment projects as specified in this section or to preserve historic patterns. In addition to other required materials, an applicant for an administrative variance to the streetscape standards shall include a site plan, drawn to scale, showing the existing right-of-way and specific conditions of the lot.

**Table 5.1 Required Streetscape Dimensions**

| Required Streetscape Dimensions (Minimum, unless stated) |                  |                 |          |                   |                          |                                |
|--|------------------|-----------------|----------|-------------------|--------------------------|--------------------------------|
| New Streets  |                  |                 |          |                   |                          |                                |
| Street Type  | Streetscape Zone |                 |          |                   | Landscape Strip Elements |                                |
|  | Total Width      | Landscape Strip | Sidewalk | Supplemental Zone | Light Pole Spacing (Max) | Street Tree Spacing (typical*) |
| Local Residential  | 11'              | 6'              | 5'       | NONE              | 100'                     | 30'                            |
| Local Non-residential                                    | 22'              | 6'              | 6'       | 10'               | 80'                      | 50'                            |
| Arterial and Collector Non-residential & Mixed Use       | 20'              | 10'             | 6'       | 4'                | 80'                      | 40' in Activity Centers        |
|  |                  |                 |          |                   |                          | 50' outside Activity Centers   |

| Required Streetscape Dimensions (Minimum, unless stated)  |                  |                 |          |                   |                          |                                |
|---|------------------|-----------------|----------|-------------------|--------------------------|--------------------------------|
| Existing Streets  |                  |                 |          |                   |                          |                                |
| Street Type   | Streetscape Zone |                 |          |                   | Landscape Strip Elements |                                |
|   | Total Width      | Landscape Strip | Sidewalk | Supplemental Zone | Light Pole Spacing (Max) | Street Tree Spacing (typical*) |
| Local Residential   | 11'              | 6'              | 5'       | NONE              | 100'                     | 30'                            |
| Local non-residential   | 12'              | 6'              | 6'       | NONE              | 80'                      | 50'                            |
| Arterial and Collector<br>Non-residential &<br>Mixed Use  | 16'              | 10'             | 6'       | NONE              | 80'                      | 40' in Activity Centers        |
|   |                  |                 |          |                   |                          | 50' outside Activity Centers   |
| *Location of street trees is subject to infrastructure and utility locations and approval by the county arborist and GDOT if state roads. |                  |                 |          |                   |                          |                                |





Streetscape Figure—Local Streets, Single Family Residential Districts



Streetscape Figure—Local Streets, all Other Districts



Streetscape Figure—Arterial and Collector Streets

(Ord. No. 15-06, 8-25-2015)

Sec. 5.4.4. - Site and parking area landscaping.

- A. *Single-family residential lots.* Each single-family residential lot on which new development occurs shall be planted with a minimum of three (3) new trees. Street trees along the lot frontage shall count towards this requirement. The species and specifications for the trees to be planted in compliance with this requirement shall meet the requirements of a list approved by the county arborist.
- B. *Interior strips.* Interior to non-residential, mixed-use and multi-family developments, three-foot wide planted landscape strips shall be required along all interior drives and pedestrian paths.
- C. *Property perimeter landscape strip.* Along non-residential, mixed-use and multi-family development perimeter lot lines, a perimeter landscape strip shall be required, as follows:
  1. A five-foot-wide continuous perimeter landscape strip is required along all property lines that are not subject to streetscape requirements. This applies to individual tenant sites interior to a master planned project, even in instances where individual tenant sites do not have separately platted lot lines.
  - 2.

A perimeter landscape strip shall include one (1) overstory deciduous shade tree, or three (3) understory or three (3) evergreen trees, for every fifty (50) linear feet at a minimum size of two-inch caliper for deciduous trees and eight-foot height for evergreen trees.

3. A perimeter landscape strip is not required where a transitional buffer is also required.

D. *Parking area landscaping.* All surface parking lots that contain a total of fifteen (15) or more parking spaces that are constructed or redeveloped subsequent to the effective date of this chapter shall comply with the following requirements:

1. A minimum of ten (10) percent of the total lot area of the parking lot shall be landscaped.
2. Non-continuous barrier curbs shall be installed around the perimeter of the parking lot and around landscaped areas that are required herein, except where the perimeter abuts an adjacent building or structure and except at points of ingress and egress into the facility, so as to prevent encroachment of vehicles onto adjacent property, rights-of-way, sidewalks and landscaped areas.
  - a. Barrier curbs shall be a minimum of six (6) inches in height and six (6) inches in width, shall be concrete or stone, shall be securely installed, and shall be maintained in good condition.
3. A continuous hedge, berm, or short wall with landscaping thereon, not to exceed three (3) feet in height shall be required between surface parking and an adjacent public street right-of-way.
4. Tree and island quantity. A minimum of one (1) overstory tree per eight (8) parking spaces, and one (1) island per ten (10) parking spaces, shall be provided and maintained. No parking space shall be more than forty (40) feet from a tree.
5. Landscape islands. All trees planted in a parking lot shall be planted in a landscape island, which island shall be a minimum of two hundred fifty (250) square feet.
6. In addition to trees, ground cover shall also be provided in order to protect tree roots and to prevent erosion. Ground cover shall consist of shrubs, ivy, liriopse, pine bark mulch, or other similar landscaping material.
7. Ground cover shrubs in parking area landscaping shall be maintained at a maximum height of thirty (30) inches, except where such shrubs are screening the parking surface from an adjacent residential area.
8. Newly planted trees in parking area landscaping shall be a minimum of two-inch caliper as measured at a height of six (6) inches above ground level, shall be a minimum of ten (10) feet in height at planting, shall have a thirty-foot minimum mature height, and shall be drought tolerant. Trees shall be planted at least thirty (30) inches from any barrier curb, so as to prevent injury to trees from vehicle bumpers. A minimum of seventy-five (75) percent of the trees planted pursuant to these requirements shall be deciduous hardwood shade trees.

9. All landscaped areas shall be properly maintained in accordance with landscape plans approved as part of the land disturbance permit. In the event that a tree or any plant material dies, it shall be replaced within twelve (12) months so as to meet all requirements of this section and to allow for planting in the appropriate planting season.
10. All trees planted pursuant to the requirements of this section shall be counted for the purpose of meeting the tree planting and tree replacement requirements required by section 14-39 of the Code.

(Ord. No. 15-06, 8-25-2015; Ord. No. 2022-2550, Pt. I, 1-26-2023)

Sec. 5.4.5. - Transitional buffers.

- A. *Intent.* Transitional buffers are intended to create a visual screen in order to diminish the potential negative impacts of non-residential and mixed land uses on adjacent residential land uses. Similarly, transitional buffers diminish the potential negative impacts of higher intensity residential development on adjacent single-family residential land uses.
- B. *General requirements.* Natural or planted transitional buffers required by this article shall be established and permanently maintained by the property owner as follows:
  1. The required transitional buffer shall be depicted in detail on each site plan or plat prior to final approval. Type and location of natural and planted vegetation shall be included.
  2. Within the transitional buffer, the natural topography of the land shall be preserved and existing growth shall not be disturbed except where necessary to remove dead or diseased trees and undergrowth or to enhance the buffer with additional landscaping in order to provide a screen so as to prevent view of the higher density development from the lower density development.
  3. Grading or construction adjacent to the transitional buffer zone shall not disturb or encroach upon the transitional buffer zone.
  4. Notwithstanding subsection 3., if grading is required in the transitional buffer in order to prevent or control erosion, the area of such grading shall cover no more than twenty (20) percent of the required transitional buffer, shall be immediately replanted upon completion of easement improvements and shall avoid disturbance of the soil within the dripline of trees within the transitional buffer.
  5. Any approved utility crossings shall be perpendicular to the transitional buffer.
  6. A pedestrian walkway, a maximum width of five (5) feet, may be located in the buffer to provide pedestrian access to the adjoining property. Where a pedestrian walkway is provided, a gate shall be installed in the required screening fence.
  - 7.

If existing vegetation in a buffer area does not meet the transitional buffer standards, a five-foot high, landscaped berm may be installed subject to the approval of the county arborist. Grading to construct the berm shall not remove significant plants designated by the county arborist as part of the approval of the landscaped berm.

- C. *Buffer planting and materials.* When the conditions of the existing natural topography and vegetation are insufficient to achieve the visual screening required by this section, a landscape planting plan to enhance the transitional buffer shall be prepared and implemented to supplement existing natural growth or to provide new plant materials of such growth characteristics as will provide a screen meeting the standards below:
- 1. *Planting height.* Proposed planting as part of an enhanced transitional buffer shall have a height of at least six (6) feet at the time of planting and planted in a minimum of two (2) rows, with staggered on center spacing such that a continuous opaque screen is created within two (2) years of planting.
  - 2. *Plant types.* Plant species in an enhanced transitional buffer shall be evergreen, native, naturalized or other species well-adapted to the local climate and rainfall patterns, disease and pest-free, healthy and vigorous, and meet standard for American Nursery Stock, ANSI Z60.1.
  - 3. *Plant functions.* Plants shall be approved from a list made available from the planning department, but shall not be exclusive of other plants which may be suitable, provided they can provide a continuous opaque screen.
  - 4. *Fences.* Fences are required with transitional buffers and shall meet the requirements of [section 5.4.7](#).
  - 5. *Wall and fence finishes.* Walls and fences shall be constructed with the finished or decorative side facing outward from the property.
- D. *Buffer dimensions and specifications.* Table 5.2(a) identifies the transitional buffer class required for each zoning district based on the zoning district to which it is adjacent. Table 5.2(b) summarizes the minimum width of the required transitional buffer for each transitional buffer class (A-E).

Table 5.2(a): Transitional Buffer Class by District

| Transitional Buffer Class by District |                   |
|---------------------------------------|-------------------|
| Districts                             | Adjacent District |

| Residential Districts              | R* | MHP | RNC | RSM | MR-1 | MR-2 | HR-1-3 | MU-1 | MU-2 | MU-3 | MU-4 | MU-5 |
|------------------------------------|----|-----|-----|-----|------|------|--------|------|------|------|------|------|
| MHP                                | C  | -   | -   | -   | -    | -    | -      | -    | -    | -    | -    | -    |
| RNC                                | B  | -   | -   | -   | -    | -    | -      | -    | -    | -    | -    | -    |
| <b>Mixed Residential Districts</b> |    |     |     |     |      |      |        |      |      |      |      |      |
| RSM**                              | A  | C   | A   | -   | -    | -    | -      | -    | -    | -    | -    | -    |
| MR-1**                             | B  | C   | B   | B   | -    | -    | -      | -    | -    | -    | -    | -    |
| MR-2**                             | C  | C   | C   | C   | C    | -    | -      | -    | -    | -    | -    | -    |
| HR-1-3**                           | C  | C   | C   | C   | B    | B    | -      | -    | -    | -    | -    | -    |
| <b>Mixed-Use Districts</b>         |    |     |     |     |      |      |        |      |      |      |      |      |
| MU-1                               | B  | B   | B   | B   | -    | -    | -      | -    | -    | -    | -    | -    |
| MU-2                               | C  | B   | B   | B   | B    | -    | -      | -    | -    | -    | -    | -    |
| MU-3                               | C  | C   | C   | B   | A    | B    | B      | B    | B    | -    | -    | -    |
| MU-4                               | C  | C   | C   | B   | A    | B    | B      | B    | B    | -    | -    | -    |
| MU-5                               | C  | C   | C   | B   | A    | B    | B      | B    | B    | -    | -    | -    |

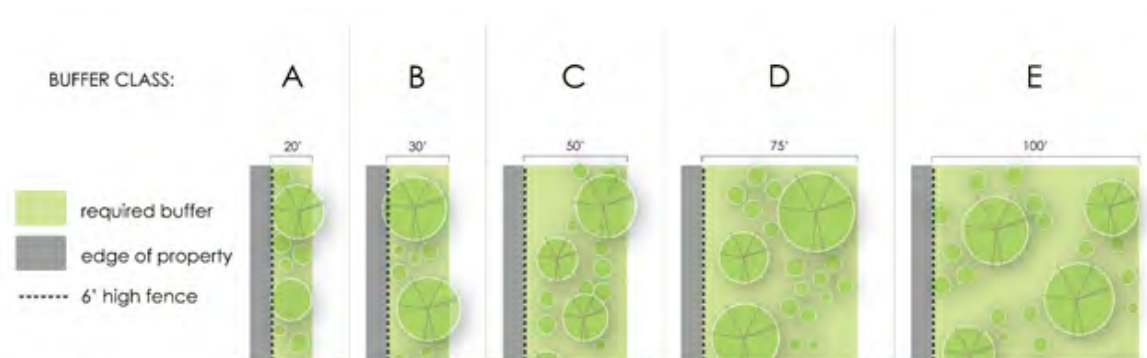


| Non-Residential Districts  |   |   |   |   |   |   |   |   |   |   |   |   |
|--|---|---|---|---|---|---|---|---|---|---|---|---|
| OI   | C | C | C | C | C | C | C | B | B | B | - | - |
| OIT  | C | C | C | C | C | C | C | B | B | B | - | - |
| NS   | C | C | C | C | C | C | C | A | A | A | - | - |
| C-1  | C | C | C | C | C | C | C | B | B | B | - | - |
| OD   | D | D | D | D | D | D | D | D | D | D | D | D |
| C-2  | C | C | C | C | C | C | C | B | B | B | B | B |
| M  | D | D | D | D | D | D | D | D | D | D | D | D |
| M-2  | E | E | E | E | E | E | E | E | E | E | E | E |
| <p>* R= RE, RLG, R-100, R-85, R-75, R-60 (except when R-60 use is single-family attached)</p> <p>** Where the Mixed Residential District has single-family units along an adjacent residential (R) boundary, then a transitional buffer is not required.</p> |   |   |   |   |   |   |   |   |   |   |   |   |

Table 5.2(b):Transitional Buffer Minimum by Buffer Class

| Transitional Buffer Minimum Width by Buffer Class |       |
|---|-------|
| Buffer Class                                      | Width |

|   |                 |
|---|-----------------|
| A | 20'             |
| B | 30'             |
| C | 50'             |
| D | 75'             |
| E | 100' with fence |



Transitional Buffers Figure

(Ord. No. 15-06, 8-25-2015)

## Sec. 5.4.6. - Screening.

Trash and recycling areas, loading areas, mechanical and utility equipment, parking decks, detention facilities, and outdoor storage shall be surrounded by opaque fences, walls, or vegetation. Vegetative screening shall be at least seventy-five (75) percent evergreen, with a minimum of two (2) rows of plants, and shall grow to a height of six (6) feet in two (2) years.

A. *Loading areas.* All loading areas must be screened from view so as not to be visible from any public street or adjacent property.

B.

*Trash and recycling areas.* All dumpsters must be screened from view on all four (4) sides so as not to be visible from adjacent properties and the public street. The screen may incorporate access to the dumpster by using a wood fence or other opaque device to serve as a gate.

- C. *Parking decks.* All parking decks and above-ground parking structures shall have a six-foot wide landscape strip immediately contiguous to the façade of the parking deck or structure, unless otherwise screened from view by an intervening building.
- D. *Mechanical and utility equipment.* All mechanical and utility equipment must be screened from view so as not to be visible from any public street.
- E. *Detention facilities.* In addition to fencing requirements set forth in chapter 14 of the Code, detention facilities shall be planted with evergreen plant material consistent with buffer standards in section 5.4.5.C. No trees shall be allowed in the ten-foot maintenance shelf. However, detention facilities "designed as open space amenities" may be approved by the director of planning and in compliance with division 5 of this article. A detention facility located in a historic district that is subject to architectural design review shall require a certificate of appropriateness, for appearance only, from the DeKalb County Historic Preservation Commission.
- F. *Outdoor storage.* See section 4.2.38 for screening regulations for outdoor storage of materials, supplies, equipment or vehicles regulations.

(Ord. No. 15-06, 8-25-2015)

Sec. 5.4.7. - Walls, fences, and retaining walls.

#### **Freestanding Walls and Fences.**

- A. *General provisions, freestanding walls and fences.*
  - 1. When this chapter requires a wall or fence to be constructed, the wall or fence shall be completed prior to the issuance of a certificate of occupancy for the principal structure.
  - 2. No wall or fence shall be constructed in any public right-of-way.
  - 3. See Table 5.3 Freestanding fence and wall standards for additional requirements.
  - 4. The height of a wall or fence is measured along the adjacent finished grade. However, if located within fifteen (15) feet of any street, and if the street grade is above the adjacent finished grade, the fence or wall height may be measured from the street. Grade and height shall be determined by a registered surveyor or licensed engineer.

5. No freestanding walls or fences may be composed of exposed common concrete block, tires, junk, pallets, railroad ties, loose stone, vinyl and other discarded materials.
6. With the exception of M and M-2 zoning districts, freestanding walls or fences erected within the front yard shall be constructed of brick, stone, wood, wrought iron, or material simulating wrought iron. Any other material, including but not limited to, chain link and other wire fences are prohibited in the front yards of all districts, with the exception of M and M-2 zoning districts.
7. Fences and walls in the M and M-2 zoning districts where exempt from regulations governing the height and materials shall not impede necessary safe line of sight for entry and egress.
8. Security entrance gates in multifamily or non-residential districts shall be located at least fifty (50) feet from the property line in order to ensure safe queuing, ingress to and egress from the property.
9. Temporary fencing may be erected during construction for security and public safety purposes, provided that it does not impede necessary safe line of sight for entry and egress.
10. Fence gates in single family residential may be six (6) feet in the front yard. Gates shall be set back a minimum of fifteen (15) feet from right-of-way.

### **Retaining Walls**

#### *C. General provisions, retaining walls and wing walls.*

1. Retaining walls shall be located outside the public right-of-way.
2. Retaining walls shall be located within the confines of the owner's/applicant's property.
3. Retaining walls shall comply with applicable easement restrictions.
4. Retaining walls shall not be located within undisturbed stream buffers, transitional buffers, floodplains, drainage easements, or drainage ways in a manner that impedes the flow of water.
5. Retaining walls four (4) feet or more, measured from finished grade shall be constructed of reinforced concrete or other masonry materials, or gabion/vegetative gabion walls. Treated timbers may be used for walls less than four (4) feet in height and no permanent structure is supported by the soil retained by the retaining wall.
6. No signage shall be placed on top of walls.

#### **D.**

*Retaining walls on single family lots.* Retaining walls on lots under construction for single-family dwellings shall abide by the following: (i) the entire wall structure, including footing, shall not encroach on adjacent property. (ii) drainage shall be properly conveyed along the length of the wall in conformance with construction standards, and (iii) a construction/maintenance easement shall be obtained from the adjoining property owner, if applicable.

1. Newly constructed retaining walls shall not be higher than four (4) feet measured from finished grade; however, existing retaining walls may be repaired and replaced so long as the height of the repaired or replaced wall is no greater than the original height of the wall.
2. Wing walls that are integrated with the foundation of the structure shall not exceed four (4) feet in height, without a variance. Wing walls may extend into the front or rear yard for a distance not to exceed ten (10) feet and into the side yard to a point not closer than five (5) feet from the side lot line. If a wing wall turns direction, from that point it is no longer a wing wall and is considered a retaining wall. Wing walls exceeding thirty (30) inches above finished grade must have a guardrail, a minimum of thirty-six (36) inches and a maximum of forty-eight (48) inches in height. Wing walls may not exceed twelve (12) inches above grade at the higher side elevation.
3. Retaining walls may be tiered but no single wall shall exceed four (4) feet in height. All tiered wall design shall be certified by a licensed engineer.
4. Retaining walls on building lots must be included on the final plat and/or the building permit plans.
5. All retaining walls constructed as a drainage component, as described in GA. Soil and Water Conservation Commission Green Book, shall require design by a licensed engineer.
6. A variance is required to increase the height of a retaining wall as follows:
  - a. If exceptional topographical restrictions exist that were not created by the owner or his agent on a lot, and it is established to the reasonable satisfaction of the director of planning that no practical alternative design of such wall is feasible, then the director of planning may, upon application therefore, grant an administrative variance allowing a wall up to six (6) feet. An applicant for a retaining wall administrative variance shall include with the application a certified field-run site plan or a topographical map certified by a licensed engineer or landscape architect.
  - b. If exceptional topographical restrictions exist that were not created by the owner or his agent on the lot, and it is established to the satisfaction of the zoning board of appeals that no practical alternative design of such wall is feasible, the zoning board of appeals may, upon application therefor, grant a variance allowing newly constructed retaining walls to be up to eight (8)

feet. Notwithstanding any provision in this chapter to the contrary, no variance may be granted to allow the height of a retaining wall above eight (8) feet. In addition to the materials otherwise required for a variance in division 5 of article 7 of this chapter, an applicant for a retaining wall variance shall provide a certified field-run site plan or a topographical map certified by a licensed engineer or landscape architect with the application for the variance.

*E. Retaining walls standards for development under a land disturbance permit.*

1. Retaining walls above grade and when the wall is facing adjoining residential or non-residential zoned or used property shall be as indicated in Table 5.3.
2. Any single or tiered retaining wall over the maximum height shall be approved by the zoning board of appeals. The zoning board of appeals shall consider the following in making a decision:
  - a. Grading changes necessitated for gravity flow and sewer connections.
  - b. Grading changes necessitated to meet chapter 14 road construction standards.
  - c. Extremely steep slope, greater than three (3) to one (1) topographical changes on site as compared to adjacent existing subdivision.
  - d. Structural engineer's sealed and signed statement of their evaluation of the consequence of retaining wall failure and recommendations for reducing the consequence and risk of failure in the event of failure. This may include increasing the required factors of safety for sliding, overturning, bearing capacity, and global stability. The applicant shall provide a plan of action to include additional setbacks from both sides of the retaining wall, frequency of inspection, and maintenance practices.
  - e. Whether the wall height is necessary to address life/safety.
  - f. A variance to increase height granted by the ZBA may result in an increased setback.
3. The setback area between the wall and the property line shall be planted to provide a screen.
4. Retaining walls over six (6) feet may be tiered, up to twelve (12) feet facing residential or sixteen (16) feet facing non-residential without a variance. The wall design shall be submitted by a licensed engineer and be approved by the department.
5. Tiered walls shall have a maximum height of six (6) feet per tier facing residential and eight (8) feet per tier facing non-residential. Depth of bench shall meet engineering specifications. Bench area shall be landscaped.
- 6.

Bench between tiered walls shall be a minimum five-foot in depth, and landscaped. Any proposed plantings shall not have a negative impact on the retaining wall system.

7. Landscaping in front of retaining walls shall meet the standards of section 27-5.4.5 Buffer planting and materials. Plant materials used on tiered walls may include shrubs and vines and other plants that do not impact the integrity of the walls.

F. Retaining walls shall be shown on sketch plats, land disturbance permit plans, final plats, and building plans.

G. *Permitting and inspection of retaining walls.*

1. Retaining walls that are four (4) feet or more in height measured from the finished grade to the top of wall shall be certified by a licensed engineer. A building permit and building inspection are required.
2. For poured in place retaining walls, a footing inspection must be scheduled and successfully passed prior to pouring. Once the footing has been poured, a wall inspection shall be scheduled, performed and approved.
3. For treated lumber tie-walls, a wall inspection shall be scheduled and successfully passed for verification of adequate dead-men and proper drainage design for the wall prior to backfill material being installed.
4. After the wall is completely finished, an as-built certification is required before a certificate of occupancy is issued.

Table 5.3 Fence and Wall Standards

| Freestanding walls and fences |        |          |                  |
|-------------------------------|--------|----------|------------------|
| (other than retaining walls)  |        |          |                  |
| Use                           | Height | Setbacks | Variance Allowed |

|  |   |  |  |
|--|---|--|--|
| Fences in the front yard and side corner yard of single family detached residences   | Up to four (4) feet from finished or street grade.  | Shall not be within the right-of-way   | Administrative variance required to increase wall height from four (4) to six (6) feet based on topography. May apply for a variance from zoning board of appeals to increase height up to eight (8) feet max. |
| Fences and walls in interior side or rear yards of single family detached residential  | Up to eight (8) feet.   | Fences may be up to property line; walls, including footings, must not encroach over property line.  | May apply for a variance from zoning board of appeals to increase height up to ten (10) feet max.  |
| Fences and walls on the perimeter of single family detached, attached and multifamily developments (i.e., privacy, decorative) | Six (6) feet adjoining the street, eight (8) feet all other property lines                          | Fences may be up to property line; walls, including footings, must not encroach over property line. Shall not be within the right-of-way.    | May apply for a variance from zoning board of appeals to increase height up to ten (10) feet max.  |
| Industrial   | No limit if adjoining non-residential use.<br>Eight (8) feet if adjoining residential zoning or use | Fences may be up to the property line; walls, including footings, must not encroach over property line. Shall not be within the right-of-way | If next to residential, may apply for a variance from zoning board of appeals to increase height up to ten (10) feet max.  |



|   |  |  |  |
|---|--|--|--|
| Single-family subdivisions and multi-family developments identification or monument walls | Up to eight (8)  | Shall not be located in right-of-way. Setback varies, depending on sight visibility. | May apply for a variance from zoning board of appeals to increase height up to ten (10) feet max).   |
| Non-residential, and mixed-use zoning districts   | Up to ten (10) feet if adjoining non-residential use.<br>Eight (8) feet if adjoining residential zoning or use | Shall not be located in right-of-way. Setback varies, depends on sight visibility.   | May apply for a variance from zoning board of appeals to increase height up to twelve (12) feet max. |

### Retaining walls (exposed height)

| Use  | Height   | Setbacks   | Variance Allowed  |
|--|--|--|---|
| Retaining walls for individual single family detached residences | Up to four (4) feet from finished or street grade. | Retaining walls may be up to property line, including footings, shall not encroach over property line. Shall not be within the right-of-way. | Administrative variance required to increase wall height from four (4) feet to six (6) feet based on topography. Variance from zoning board of appeals to increase height up to eight (8) feet max. |

|   |   |   |  |
|---|---|---|--|
| Wing walls for single family detached residences  | Four (4) feet   | May extend ten (10) feet in front and rear yard, five-foot setback from side property line  | May apply for a variance from zoning board of appeals to increase height up to eight (8) feet max.   |
| Retaining wall for all development under a land disturbance permit adjacent to any residential district or use. | Max. six (6) feet.<br>Tiered walls up to twelve (12) feet without variance. | Ten-foot setback from property line, reserved for landscaping.<br>Landscape material shall have mature height as high as or higher than wall.<br>A minimum five-foot bench on tiered walls, landscaped. | May apply for a variance from zoning board of appeals to increase height above six (6) feet based on topography or unique site development conditions. Must be accompanied by engineer certification supporting need for increased height. |

|  |   |  |  |
|--|---|--|--|
| Retaining walls for all development under a land disturbance permit adjacent to non-residential zoning district or use | Max. twelve (12) feet.<br>Tiered walls up to sixteen (16) feet without variance.<br>Exempt for walls screened by intervening building. Building must be as high as or higher than wall. | Ten-foot setback from property line, reserved for landscaping. Landscape material shall have mature height as high as or higher than wall. A minimum five-foot bench on tiered walls, landscaped | May apply for a variance from zoning board of appeals to increase height above twelve (12) feet based on topography or unique site development conditions. Must be accompanied by engineer certification supporting need for increased height. |
|--|---|--|--|

(Ord. No. 15-06, 8-25-2015; Ord. No. 17-07, Pt. I, 12-12-2017)

## Sec. 4.1.3. - Use table.

Table 4.1 indicates the permitted uses within the base zoning districts. Even though a use is listed as an allowable use within a particular base zoning district, additional use restrictions may apply based on the applicable overlay zoning district requirements specified in [article 3](#), overlay districts.

- A. The uses listed in Table 4.1 shall be permitted only within the zoning districts identified, and no use shall be established and no structure associated with such use shall be erected, structurally altered or enlarged unless the use is permitted as:
1. A permitted use (P);
  2. A special use (SP) subject to the special land use permit application procedures specified in [article 7](#);
  3. An administratively approved use (SA) subject to the special administrative permit procedures specified in [article 7](#);
  4. An accessory use (Pa) as regulated by this [article 4](#). Table 4.1 does not list all accessory uses but clarifies uses acceptable as accessory, though not typically considered principal uses for the zoning classification.
  5. Uses lawfully established prior to the effective date of this zoning ordinance.
- B. Any use not listed in Table 4.1 below or interpreted to be allowed by the director of planning pursuant to [section 4.1.2](#) is prohibited. Any applicant denied a permit to allow a use of property in a zoning district other than as provided in this section may file an appeal before the zoning board of appeals as provided in [article 7](#).
- C. If there is a conflict between Table 4.1 and the text of this chapter, the text shall prevail.

Table 4.1 Use Table

|  |                                    |     |       |      |      |      |     |      |      |          |     |     |   |     |    |     |     |    |   |     |      |      |      |        |                 |
|--|------------------------------------|-----|-------|------|------|------|-----|------|------|----------|-----|-----|---|-----|----|-----|-----|----|---|-----|------|------|------|--------|-----------------|
| KEY:                                   | P - Permitted use                  |     |       |      |      |      |     |      |      |          |     |     | SA - Special administrative permit from director<br><br>of planning |     |    |     |     |    |   |     |      |      |      |        |                 |
|  | Pa - Permitted as an accessory use |     |       |      |      |      |     |      |      |          |     |     | SP - Special land use permit from BoC (SLUP)                        |     |    |     |     |    |   |     |      |      |      |        |                 |
| Use                                    | RE                                 | RLG | R-100 | R-85 | R-75 | R-60 | RSM | MR-1 | MR-2 | HR-1,2,3 | MHP | RNC | OI  | OIT | NS | C-1 | C-2 | OD | M | M-2 | MU-1 | MU-2 | MU-3 | MU-4,5 | See Section 4.2 |
| AGRICULTURAL                           |                                    |     |       |      |      |      |     |      |      |          |     |     |   |     |    |     |     |    |   |     |      |      |      |        |                 |
| Agriculture and Forestry               |                                    |     |       |      |      |      |     |      |      |          |     |     |   |     |    |     |     |    |   |     |      |      |      |        |                 |
| Commercial greenhouse or plant nursery | P                                  |     |       |      |      |      |     |      |      |          |     |     |   |     | P  | P   | P   |    | P | P   | P    |      |      |        | ✓               |

|  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |
|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|
| Temporary or portable sawmill              | P  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  |    |    |    |    | ✓ |
| Urban, community garden, up to 5 ac.       | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | ✓ |
| Urban, community garden, over 5 ac.        | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA |   |
| Animal Oriented Agriculture                |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |
| Dairy                                      | P  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  |    |    |    |    | ✓ |
| Keeping of livestock                       | P  | P  | P  | P  | P  |    |    |    |    |    |    | P  |    |    |    |    |    |    | P  |    |    |    |    |    | ✓ |
| Keeping of poultry/pigeons                 | P  | P  | P  | P  | P  |    |    |    |    |    |    | P  |    |    |    |    |    |    | P  |    |    |    |    |    | ✓ |
| Livestock sales pavilion                   | P  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | P  |    |    |    |    | ✓ |
| Riding academies or stables                | P  | P  | P  | P  | P  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | ✓ |
| RESIDENTIAL                                |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |
| Dwellings                                  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |
| Dwelling, cottage home                     |    |    |    |    |    | P  | P  | P  | P  |    |    | P  |    |    |    |    |    |    |    |    | P  | P  | P  |    | ✓ |
| Dwelling, mobile home                      |    |    |    |    |    |    |    |    |    |    | P  |    |    |    |    |    |    |    | Pa | Pa |    |    |    |    | ✓ |
| Dwelling, multi-family                     |    |    |    |    |    |    |    | P  | P  | P  |    |    | P  |    |    |    |    |    | SP | SP | P  | P  | P  | P  |   |
| Dwelling, multi-family (supportive living) |    |    |    |    |    |    |    | P  | P  | P  | P  | P  | P  |    |    |    |    |    |    |    | P  | P  | P  | P  | ✓ |

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|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|
| Dwelling, townhouse   |    |    |    |    |    |    | P  | P  | P  | P  |    | P  |    | P  |    |    |    |    |    |    | P  | P  | P  | P  | ✓ |
| Dwelling, urban single-family                                 |    |    |    |    |    |    | P  | P  | P  | P  |    | P  |    | P  |    |    |    |    |    |    | P  | P  | P  | P  | ✓ |
| High-rise apartment   |    |    |    |    |    |    |    |    |    | P  |    |    | SP |    |    |    |    |    |    |    |    |    | P  | P  |   |
| Dwelling, single-family (attached)                            |    |    |    |    |    |    | P  | P  | P  | P  |    |    |    | P  |    |    |    |    |    |    | P  | P  | P  | P  |   |
| Dwelling, single-family (detached)                            | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |    |    |    |    |    |    |    |    | P  | P  | P  |    |   |
| Dwelling, three-family  |    |    |    |    |    |    | P  | P  | P  | P  |    | P  |    |    |    |    |    |    |    |    | P  | P  | P  | P  |   |
| Dwelling, two-family  |    |    |    |    |    |    | P  | P  | P  | P  |    | P  |    |    |    |    |    |    |    |    | P  | P  | P  | P  |   |
| Dwelling, single-family, accessory (guesthouse, in-law suite) | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa |    |    |    |    |    |    |    |    |    |    |    | Pa | Pa | Pa | Pa | ✓ |
| Home occupation, no customer contact                          | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA |    |    |    |    |    |    |    |    | SA | SA | SA | SA | ✓ |
| Home occupation, with customer contact                        | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |    |    |    |    |    |    |    |    | SP | SP | SP | SP | ✓ |
| Live/work unit  |    |    |    |    |    |    |    | P  | P  | P  |    |    | P  | P  |    | P  | P  |    | P  | P  | P  | P  | P  | P  | ✓ |
| Mobile home park  |    |    |    |    |    |    |    |    |    |    | P  |    |    |    |    |    |    |    |    |    |    |    |    |    |   |
| Accessory uses or structures                                  | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | ✓ |
| <b>Housing and Lodging</b>                                    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |
| Bed and breakfast   | SP | SP | SP |    |    |    | SP | SP | SP | SP |    |    | P  | P  |    | P  | P  |    |    |    |    | P  | P  | P  | ✓ |

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|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--|----|----|----|----|---|
| Bed and breakfast, home stay                   | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |    | SP |    |    |    |    |    |    |    |  |    |    |    | ✓  |   |
| Boarding/Rooming house                         |    |    |    |    |    |    |    | SP | P  | P  |    |    |    |    |    |    |    |    |    |  |    |    |    |    |   |
| Convents or monasteries                        | SP | SP | SP | SP | SP | SP | SP | SP | SP |    |    |    | P  | P  |    |    |    |    |    |  | P  | P  | P  | ✓  |   |
| Dormitory                                      |    |    |    |    |    |    |    |    |    |    |    |    | Pa | Pa |    | Pa | Pa | Pa | Pa |  | Pa | Pa | Pa | Pa |   |
| Extended stay hotel/motel                      |    |    |    |    |    |    |    |    |    |    |    |    | SP |    |    | SP | SP |    |    |  |    | SP | SP | SP | ✓ |
| Fraternity house or sorority house             |    |    |    |    |    |    |    | SP | P  | P  |    |    | SP |    |    |    |    |    |    |  |    | P  | P  |    |   |
| Hotel/Motel                                    |    |    |    |    |    |    |    |    |    |    |    |    | P  |    |    | P  | P  | P  |    |  |    | P  | P  | P  |   |
| Nursing care facility or hospice               |    |    |    |    |    |    |    | P  | P  |    |    |    | P  | P  |    | P  | P  |    |    |  | P  | P  | P  | P  |   |
| Personal care home, community, 7 or more       |    |    |    |    |    |    | SP | SP | P  | P  |    |    | P  | SP | SP | P  | P  | P  |    |  | P  | P  | P  | P  | ✓ |
| Personal care home, group, 4-6                 | SP | SP | SP | SP | SP | SP | SP | SP | P  | P  | P  | SP | P  | SP | SP | P  | P  |    |    |  | P  | P  | P  | P  | ✓ |
| Child caring institution, group, 4-6           | SP | SP | SP | SP | SP | SP | SP | SP | P  | P  | P  | SP | P  | P  | P  | P  | P  |    |    |  | P  | P  | P  | P  | ✓ |
| Child caring institution, community, 7 or more |    |    |    |    |    |    | SP | SP | P  | P  |    |    | P  | SP | SP | P  | P  | P  |    |  | P  | P  | P  | P  | ✓ |
| Senior housing                                 | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |    |    |    |    |    |  | SP | SP | SP | SP | ✓ |

|   |    |    |    |    |    |    |    |    |    |    |    |   |    |    |   |    |   |   |   |   |   |   |    |   |
|---|----|----|----|----|----|----|----|----|----|----|----|---|----|----|---|----|---|---|---|---|---|---|----|---|
| Shelter for homeless persons, 7-20                            |    |    |    |    |    |    |    |    | SP | SP |    |   | SP | SP |   | P  | P |   |   |   |   |   |    | ✓ |
| Shelter for homeless persons for no more than six (6) persons |    |    |    |    |    |    |    | SP | SP | SP |    |   | SP | SP |   | SP |   |   |   |   |   |   |    | ✓ |
| Transitional housing facility, 7-20                           |    |    |    |    |    |    |    | SP | SP | SP |    |   | SP | SP |   | P  | P |   |   |   |   |   |    | ✓ |
| <b>INSTITUTIONAL/PUBLIC</b>                                   |    |    |    |    |    |    |    |    |    |    |    |   |    |    |   |    |   |   |   |   |   |   |    |   |
| <b>Community Facilities</b>                                   |    |    |    |    |    |    |    |    |    |    |    |   |    |    |   |    |   |   |   |   |   |   |    |   |
| Cemetery, columbarium, mausoleum                              | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |   |    | P  | P |    |   | P |   |   |   |   |    | ✓ |
| Club, order or lodge, fraternal, non-commercial               |    |    |    |    |    |    |    |    |    |    |    |   | P  | P  |   | P  | P | P | P |   | P | P | P  | P |
| Coliseum or stadium/not associated with church or school      |    |    |    |    |    |    |    |    |    |    |    |   |    |    |   | P  | P | P |   |   |   |   | SP | P |
| Funeral home, mortuary  |    |    |    |    |    |    |    |    |    |    |    |   | P  | P  |   | P  | P |   |   |   | P | P | P  | P |
| Golf course or clubhouse, public or private                   | P  | P  | P  | P  | P  | P  | P  |    |    |    | P  |   | P  | P  |   |    | P | P | P |   |   |   |    | ✓ |
| Government facilities   | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P | P  | P  | P | P  | P | P | P | P | P | P | P  |   |
| Hospital or accessory ambulance service                       |    |    |    |    |    |    |    |    |    |    |    |   | P  | P  |   |    |   |   | P |   |   |   | P  | P |



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|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|----|----|----|----|----|----|----|----|----|---|
| Library or museum  |    |    |    |    |    |    |    | P  | P  | P  |    |    | P  | P  | P | P  | P  | P  |    |    | P  | P  | P  | P  |   |
| Cultural facilities  |    |    |    |    |    |    |    | SP | SP | SP |    |    | SP | SP |   | SP | SP | SP | SP |    | SP | SP | SP | SP |   |
| Recreation club  | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |    | SP |    |    |   |    |    | P  |    |    |    |    |    | SP | ✓ |
| Neighborhood or subdivision clubhouse or amenities                 | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |   |    |    |    |    |    | P  | P  | P  | P  | ✓ |
| Places of worship  | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |    | SP | P  | P  | P | P  | P  | P  | P  | P  | P  | P  | P  | P  | ✓ |
| Recreation, outdoor  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |    | P  | P  | P  | P  |    |    |    |    | ✓ |
| Swimming pools, commercial   | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | P  | P  |   | P  | P  | P  | P  |    |    | Pa | Pa | Pa | ✓ |
| Tennis courts, swimming pools, play or recreation areas, community | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | P  | P  |   | P  | P  | P  | P  |    |    | Pa | Pa | Pa | ✓ |
| <b>Education</b>   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |    |    |    |    |    |    |    |    |    |   |
| Colleges, universities, research and training facilities           |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  |   | P  | P  | P  | P  |    | P  | P  | P  | P  |   |
| Private educational services, home occupation                      | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa |    | Pa |    |    |   |    |    | P  |    |    | Pa | Pa |    |    | ✓ |
| Private kindergarten, elementary, middle or high schools           | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | P  | P  |   | P  | P  | P  |    |    |    | SP | SP | SP | ✓ |
| Vocational schools   |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  |   | P  | P  | P  | SP | SP | P  | P  | P  | P  | ✓ |

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|--|--|--|--|--|--|--|--|----|----|----|--|--|---|---|---|----|----|----|----|----|---|---|---|---|---|
| Specialized schools                              |  |  |  |  |  |  |  | SP | SP | SP |  |  | P | P | P | P  | P  | P  | SP | SP | P | P | P | P | ✓ |
| COMMERCIAL                                       |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |    |    |    |    |    |   |   |   |   |   |
| Automobile, boat and trailer sales and service   |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |    |    |    |    |    |   |   |   |   |   |
| Automobile or truck rental or leasing facilities |  |  |  |  |  |  |  |    |    |    |  |  |   |   | P | P  |    | P  | P  |    |   |   |   |   | ✓ |
| Automobile brokerage                             |  |  |  |  |  |  |  |    |    |    |  |  | P | P |   | P  | P  |    | P  |    |   | P | P | P | ✓ |
| Auto recovery, storage                           |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |    |    | P  | P  |    |   |   |   |   | ✓ |
| Automobile repair or maintenance, minor          |  |  |  |  |  |  |  |    |    |    |  |  |   |   | P | P  |    | P  | P  |    |   |   |   |   | ✓ |
| Automobile repair, major                         |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   | P  |    | P  | P  |    |   |   |   |   | ✓ |
| Automobile sales or truck sales                  |  |  |  |  |  |  |  |    |    |    |  |  |   |   | P | P  |    | P  | P  |    |   |   |   |   | ✓ |
| Automobile service stations                      |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   | SP | SP | SP |    | P  | P |   |   |   | ✓ |
| Automobile upholstery shop                       |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |    | P  |    | P  | P  |   |   |   |   |   |
| Automobile wash/wax service                      |  |  |  |  |  |  |  |    |    |    |  |  |   |   | P | P  |    | P  |    |    |   |   |   |   | ✓ |
| Boat sales                                       |  |  |  |  |  |  |  |    |    |    |  |  |   |   | P | P  |    | P  |    |    |   |   |   |   | ✓ |
| Retail automobile parts or tire store            |  |  |  |  |  |  |  |    |    |    |  |  |   |   | P | P  |    | P  |    |    |   |   |   |   | ✓ |
| Service area, outdoor                            |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   | Pa |    | Pa | Pa |    |   |   |   |   | ✓ |

|  |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |   |   |   |   |   |   |   |   |   |   |
|--|--|--|--|--|--|--|--|----|----|----|--|--|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Trailer or RV salesroom and lot  |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   | P | P |   | P |   |   |   |   |   | ✓ |
| <b>Office</b>  |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Accounting office  |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  | P | P | P | P | P | P |   |   | P | P | P | P |   |
| Building or construction office  |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  | P | P |   | P | P | P | P | P |   |   |   |   | ✓ |
| Building, landscape, heavy construction contractor office (material, equipment, storage) |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |   | P | P | P | P |   |   |   |   | ✓ |
| Engineering or architecture office   |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  | P | P | P | P | P | P | P | P | P | P | P | P |   |
| Finance office or banking  |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  | P | P | P | P | P | P |   |   | P | P | P | P |   |
| General business office  |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  | P | P | P | P | P | P |   |   | P | P | P | P |   |
| Insurance office   |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  | P | P | P | P | P | P |   |   | P | P | P | P |   |
| Legal office   |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  | P | P | P | P | P | P |   |   | P | P | P | P |   |
| Medical office   |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  | P | P | P | P | P | P |   |   | P | P | P | P |   |
| Real estate office   |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  | P | P | P | P | P | P |   |   | P | P | P | P |   |
| <b>Recreation and Entertainment</b>  |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Adult entertainment establishments   |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |   | P |   | P |   |   |   |   |   | ✓ |

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|--|----|--|--|--|--|--|--|--|--|--|--|--|----|---|---|----|----|----|----|----|----|----|----|---|
| Adult service facility   |    |  |  |  |  |  |  |  |  |  |  |  |    |   |   | P  |    | P  | P  |    |    |    |    | ✓ |
| Drive-in theater   |    |  |  |  |  |  |  |  |  |  |  |  |    |   |   | P  |    | P  | P  |    |    |    |    | ✓ |
| Fairground or amusement park   |    |  |  |  |  |  |  |  |  |  |  |  |    |   |   | P  |    | P  | P  |    |    |    |    | ✓ |
| Film/movie/television production studios   |    |  |  |  |  |  |  |  |  |  |  |  |    |   |   |    | P  | P  |    |    |    |    |    | ✓ |
| Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)             |    |  |  |  |  |  |  |  |  |  |  |  |    | P | P | P  | P  | P  | P  | P  | P  | P  | P  |   |
| Nightclub or late night establishment  |    |  |  |  |  |  |  |  |  |  |  |  | Pa |   |   | SP | SP | SP | SP | SP | SP | SP | SP | ✓ |
| Outdoor recreation (miniature golf, batting cages, tennis, Go-cart and other outdoor activities)             | SP |  |  |  |  |  |  |  |  |  |  |  |    |   |   | P  | P  | SP |    |    |    |    |    | ✓ |
| Special events facility  | SP |  |  |  |  |  |  |  |  |  |  |  | P  | P |   | P  | P  | P  | P  |    | P  | P  | P  | P |
| Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building |    |  |  |  |  |  |  |  |  |  |  |  | P  | P |   | P  | P  |    |    |    |    | P  | P  |   |
| <b>Retail</b>  |    |  |  |  |  |  |  |  |  |  |  |  |    |   |   |    |    |    |    |    |    |    |    |   |

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|---|--|--|--|--|--|--|--|----|----|----|--|--|--|--|----|----|----|---|---|----|----|----|----|----|---|
| Alcohol outlet -<br>package store, primary  |  |  |  |  |  |  |  |    |    |    |  |  |  |  | SP | SP | P  | P |   | SP | SP | SP | SP | ✓  |   |
| Alcohol outlet - beer,<br>and/or wine store, beer<br>growler, primary   |  |  |  |  |  |  |  |    |    |    |  |  |  |  | SP | SP | SP | P | P |    | SP | SP | SP | SP | ✓ |
| Alcohol outlet - beer<br>and wine, accessory to<br>retail less than 12,000<br>s.f. (see also [section]<br>4.2.8.F.) |  |  |  |  |  |  |  |    |    |    |  |  |  |  | SP | SP | SP | P | P |    | SP | SP | SP | SP | ✓ |
| Apparel or accessories<br>store   |  |  |  |  |  |  |  |    |    |    |  |  |  |  | P  | P  | P  |   |   |    | P  | P  | P  | P  |   |
| Art gallery   |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  |  |  | P  | P  | P  | P |   |    | P  | P  | P  | P  |   |
| Book, greeting card, or<br>stationery store   |  |  |  |  |  |  |  |    |    |    |  |  |  |  | P  | P  | P  | P |   |    | P  | P  | P  | P  |   |
| Camera or<br>photography  |  |  |  |  |  |  |  |    |    |    |  |  |  |  | P  | P  | P  | P |   |    | P  | P  | P  | P  |   |
| Commercial<br>greenhouse or plant<br>nursery  |  |  |  |  |  |  |  |    |    |    |  |  |  |  | P  | P  | P  |   | P |    | P  |    |    |    | ✓ |
| Computer or<br>computer software<br>store   |  |  |  |  |  |  |  |    |    |    |  |  |  |  | P  | P  | P  | P |   |    | P  | P  | P  | P  |   |
| Convenience store<br>(see alcohol outlet or<br>fuel pumps accessory)  |  |  |  |  |  |  |  |    |    |    |  |  |  |  | P  | P  | P  | P | P | P  | P  | P  | P  | P  | ✓ |

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|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|
| Drive-through facilities (other than restaurants) in Activity Center character areas                     |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | SP | SP |    |    |    |    | SP | SP | SP | SP | ✓ |
| Drive-through facilities (other than restaurants) in all other character areas                           |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | SP | SP |    |    |    |    | SP |    |    |    | ✓ |
| Farm or garden supply store  | P  |    |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  | P  | P  | P  |    |    | P  | P  |    |    |   |
| Farmer's market, permanent   |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | ✓ |
| Farmer's market, temporary/seasonal  | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | ✓ |
| Florist  |    |    |    |    |    |    |    |    |    |    |    |    | Pa |    | P  | P  | P  | P  |    |    |    | P  | P  | P  | P  |   |
| Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)                                     |    |    |    |    |    |    |    |    |    |    |    |    | Pa |    | P  | P  | P  | P  |    |    |    | P  | P  | P  | P  |   |
| Fuel dealers, manufacturers or wholesalers   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | P  |    | P  | P  |    |    |    |    |    |   |
| Fuel pumps   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | SP | SP | SP |    | P  | P  | SP | SP | SP | SP | ✓ |
| Fuel pumps in character areas other than activity centers as allowed in [section] <a href="#">4.2.28</a> |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  | P  |    | P  | P  |    |    |    |    | ✓ |

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|---|--|--|--|--|--|--|--|--|----|----|----|--|----|---|----|----|----|----|----|----|----|----|----|----|---|
| Fuel pumps in activity centers  |  |  |  |  |  |  |  |  |    |    |    |  |    |   | SP | SP | SP |    | SP | SP | SP | SP | SP | SP | ✓ |
| Fuel pumps, accessory to large scale retail w/in 1,000 feet of interstate highway interchange measured from RW to property line |  |  |  |  |  |  |  |  |    |    |    |  |    |   |    | Pa | Pa | Pa | Pa |    |    |    |    |    | ✓ |
| Gift, novelty, or souvenir store  |  |  |  |  |  |  |  |  |    |    |    |  | Pa |   | P  | P  | P  | P  |    |    | P  | P  | P  | P  |   |
| Gold buying, precious metals  |  |  |  |  |  |  |  |  |    |    |    |  |    |   |    | Pa | P  | P  |    |    |    |    |    |    |   |
| Grocery stores (see alcohol outlet)   |  |  |  |  |  |  |  |  | Pa | Pa | Pa |  |    |   | P  | P  | P  | P  |    |    | P  | P  | P  | P  |   |
| Hardware store or other building materials store  |  |  |  |  |  |  |  |  |    |    |    |  |    |   | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |   |
| Hobby, toy or game store  |  |  |  |  |  |  |  |  |    |    |    |  |    |   | P  | P  | P  | P  |    |    | P  | P  | P  | P  |   |
| Jewelry store   |  |  |  |  |  |  |  |  |    |    |    |  |    |   | P  | P  | P  | P  |    |    | P  | P  | P  | P  |   |
| Music or music equipment store (retail)   |  |  |  |  |  |  |  |  |    |    |    |  |    |   | P  | P  | P  | P  |    |    | P  | P  | P  | P  |   |
| Liquor store (see alcohol outlet)   |  |  |  |  |  |  |  |  |    |    |    |  | Pa |   | SP | SP | SP | P  | P  |    |    |    |    |    | ✓ |
| News dealer or news store   |  |  |  |  |  |  |  |  |    |    |    |  | P  | P | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |   |

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| Office supplies and equipment store   |  |  |  |  |  |  |  |    |    |    |  |    |    |    | P | P | P | P | P |   | P | P | P | P |   |
| Pawn shop, title loan   |  |  |  |  |  |  |  |    |    |    |  |    |    |    |   |   | P | P | P |   |   |   |   |   | ✓ |
| Pet supply store  |  |  |  |  |  |  |  |    |    |    |  |    |    |    | P | P | P | P | P |   | P | P |   |   |   |
| Pharmacy or drug store (see alcohol outlet)   |  |  |  |  |  |  |  | Pa | Pa | Pa |  | Pa | Pa | Pa | P | P | P | P |   |   | P | P | P | P |   |
| Radio, television or consumer electronics store                                     |  |  |  |  |  |  |  |    |    |    |  |    |    |    |   | P | P | P |   |   | P | P | P | P |   |
| Retail, 5,000 sf or less  |  |  |  |  |  |  |  | Pa | Pa | Pa |  |    | Pa | Pa | P | P | P | P | P | P | P | P | P | P |   |
| Retail, over 5,000 sf (see also shopping center)                                    |  |  |  |  |  |  |  |    |    |    |  |    |    |    | P | P | P | P |   |   | P | P | P | P |   |
| Retail warehouses/wholesales providing sales of merchandise with no outdoor storage |  |  |  |  |  |  |  |    |    |    |  |    |    |    |   | P | P | P | P |   | P | P | P | P |   |
| Shopping center   |  |  |  |  |  |  |  |    |    |    |  |    |    |    | P | P | P | P |   |   | P | P | P | P |   |
| Small-box discount retail store   |  |  |  |  |  |  |  |    |    |    |  |    |    |    | P | P | P | P |   |   | P | P | P | P | ✓ |
| Specialty store   |  |  |  |  |  |  |  |    |    |    |  |    |    |    | P | P | P | P |   |   | P | P | P | P |   |
| Sporting goods or bicycle sale  |  |  |  |  |  |  |  |    |    |    |  |    |    |    | P | P | P | P |   |   | P | P | P | P |   |



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|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|
| Thrift, secondhand, antique store   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  |    | P  |    |    |    |    |    |   |
| Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  |    | P  | P  | P  | P  | P  |    |    |    |    |   |
| Variety store   |    |    |    |    |    |    |    |    |    |    |    |    | Pa |    | P  | P  | P  | P  |    |    | P  | P  | P  | P  |   |
| <b>Temporary Commercial Uses</b>  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |
| Temporary outdoor sales, seasonal   | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | ✓ |
| Temporary produce stand   | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | ✓ |
| Temporary outdoor retail sales  | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | ✓ |
| Temporary outdoor events  | SA | SA | SA | SA | SA | SA | SA |    |    |    |    |    | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | ✓ |
| Temporary trailer, as home sales office or construction trailer                             | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | ✓ |
| <b>Restaurant/Food establishments</b>   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |
| Brewpub   |    |    |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  | P  |    | P  |    | P  | P  | P  | P  |   |
| Catering establishments   |    |    |    |    |    |    |    |    |    |    |    |    | P  | P  |    | P  | P  |    | P  |    | P  | P  | P  | P  |   |

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|--|--|--|--|--|--|--|--|----|----|----|--|----|----|----|----|----|----|----|----|----|----|----|----|---|---|
| Restaurants (acc. to hotel/motel)  |  |  |  |  |  |  |  |    |    |    |  | P  |    |    | P  | P  | P  |    |    |    | P  | P  | P  |   |   |
| Restaurants (non-drive-thru)   |  |  |  |  |  |  |  | Pa | Pa | Pa |  | Pa | Pa | Pa | P  | P  | P  |    | P  |    | P  | P  | P  | P |   |
| Restaurants with a drive-thru configuration in Activity Center character areas   |  |  |  |  |  |  |  |    |    |    |  |    |    |    | SP | SP |    |    |    | SP |    |    |    |   | ✓ |
| Restaurants with a drive-thru configuration located in all other character areas and as allowed in [section] <u>4.2.23</u> |  |  |  |  |  |  |  |    |    |    |  |    |    |    | P  | P  |    |    |    | P  |    |    |    |   | ✓ |
| Transportation and Storage   |  |  |  |  |  |  |  |    |    |    |  |    |    |    |    |    |    |    |    |    |    |    |    |   |   |
| Bus or rail stations or terminals for passengers   |  |  |  |  |  |  |  |    |    |    |  |    |    |    | SP | SP |    | SP | SP | SP | SP | SP | SP |   |   |
| Heliport   |  |  |  |  |  |  |  |    |    |    |  | SP |    |    | SP | SP | SP | P  | P  |    |    | SP | SP |   | ✓ |
| Parking, commercial lot  |  |  |  |  |  |  |  |    |    |    |  | Pa |    |    | P  | P  | P  | P  |    | P  | P  | P  | P  |   | ✓ |
| Parking, commercial garage   |  |  |  |  |  |  |  |    |    |    |  | Pa |    |    | P  | P  | P  | P  |    | P  | P  | P  | P  |   |   |
| Taxi, ambulance or limousine service, dispatching or storage.  |  |  |  |  |  |  |  |    |    |    |  |    |    |    |    | P  | P  | P  | P  |    |    |    |    |   | ✓ |

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|--|----|----|----|----|----|----|----|----|----|----|---|----|----|---|---|---|---|---|---|---|---|---|---|---|---|
| Taxi, ambulance, limousine dispatch office only (no vehicle parking) |    |    |    |    |    |    |    |    |    |    |   |    | P  | P | P | P | P |   | P | P | P | P | P | P |   |
| Taxi stand   |    |    |    |    |    |    |    |    |    |    |   |    | P  | P | P | P | P | P | P | P | P | P | P | P |   |
| <b>Services</b>  |    |    |    |    |    |    |    |    |    |    |   |    |    |   |   |   |   |   |   |   |   |   |   |   |   |
| Adult day care center - 7 or more                                    |    |    |    |    |    |    |    | P  | P  | P  | P |    | P  | P | P | P | P | P | P |   |   | P | P | P | ✓ |
| Adult day care facility - up to 6                                    | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |   | SP |    |   | P | P | P | P |   |   | P | P | P | P | ✓ |
| Animal hospitals, veterinary clinic                                  |    |    |    |    |    |    |    |    |    |    |   |    |    |   | P | P | P | P | P | P | P | P |   |   | ✓ |
| Animal shelter/rescue center   | SP |    |    |    |    |    |    |    |    |    |   |    |    |   |   |   | P | P | P | P |   |   |   |   | ✓ |
| Banks, credit unions or other similar financial institutions         |    |    |    |    |    |    |    | Pa | Pa | Pa |   |    | P  | P | P | P | P |   | P |   | P | P | P | P |   |
| Barber shop/ beauty salon or similar establishments                  |    |    |    |    |    |    |    | Pa | Pa | Pa |   |    | Pa | P | P | P | P | P | P |   | P | P | P | P |   |
| Check cashing establishment, primary                                 |    |    |    |    |    |    |    |    |    |    |   |    |    |   |   |   | P |   | P |   |   |   |   |   | ✓ |
| Check cashing establishment, accessory                               |    |    |    |    |    |    |    |    |    |    |   |    |    |   |   | P | P |   | P | P | P | P | P | P | ✓ |

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|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|---|---|---|---|----|----|----|---|
| Child day care center (Kindergarten) - 7 or more                            |    |    |    |    |    |    |    | P  | P  | P  | P  |    | P  | P  | P  | P  | P | P |   | P | P | P  | P  | ✓  |   |
| Child day care facility - up to 6   | SP | SP | SP | SP | SP | SP | SP | P  | P  | P  |    | SP | P  | P  | P  | P  | P | P |   |   |   | P  | P  | P  | ✓ |
| Coin laundry  |    |    |    |    |    |    |    | Pa | Pa | Pa |    | Pa |    |    | P  | P  | P |   |   |   |   | P  | P  | P  |   |
| Dog day care  |    |    |    |    |    |    |    | SP | SP | SP |    |    |    |    |    | P  | P |   | P | P | P | SP | SP | SP | ✓ |
| Dog grooming  |    |    |    |    |    |    |    | Pa | Pa | Pa |    |    |    |    |    | P  | P |   | P | P | P | P  | P  | P  | ✓ |
| Dry cleaning agencies, pressing establishments, or laundry pick-up stations |    |    |    |    |    |    |    | Pa | Pa | Pa |    |    | P  | P  | P  | P  | P |   | P | P | P | P  | P  | P  |   |
| Fitness center  | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa | Pa |    | P  | P  | P  | P  | P |   | P | P | P | P  | P  | P  |   |
| Kennel, breeding or boarding  | SP |    |    |    |    |    |    |    |    |    |    |    |    |    | Pa | Pa | P |   | P | P |   |    |    |    | ✓ |
| Kennel, commercial  | SP |    |    |    |    |    |    |    |    |    |    |    |    |    |    | P  | P |   | P | P |   |    |    |    |   |
| Kennel, noncommercial   | P  | SP | SP | SP | SP |    |    |    |    |    |    |    |    |    |    |    |   |   |   |   |   |    |    |    |   |
| Landscape business  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | P  | P |   | P | P |   |    |    |    |   |
| Outdoor storage, commercial   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | P |   | P | P |   |    |    |    | ✓ |
| Personal services establishment   |    |    |    |    |    |    |    | Pa | Pa | P  |    | Pa | Pa | Pa | P  | P  | P |   | P |   | P | P  | P  | P  |   |

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| Photoengraving, typesetting, electrotyping                       |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   | P  |    | P | P | P | P |   |    |    |
| Photographic studios   |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P  | P  |   | P |   | P | P | P  | P  |
| Plumbing, HV/AC equipment establishments with no outdoor storage |  |  |  |  |  |  |  |  |  |  |  |  |   |   | P | P  |    | P | P |   |   |   |    |    |
| Publishing or printing establishments                            |  |  |  |  |  |  |  |  |  |  |  |  | P | P |   |    | P  |   | P | P |   |   |    |    |
| Quick copy printing store  |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P  | P  |   | P | P | P | P | P  | P  |
| Self-storage/mini  |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |    |    | P | P |   |   |   |    | ✓  |
| Self-storage/multi   |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   | SP | SP | P | P |   |   |   |    | ✓  |
| <b>Services, Medical and Health</b>                              |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |    |    |   |   |   |   |   |    |    |
| Ambulance service or emergency medical services, private         |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   | P  | P  |   | P |   |   |   |    |    |
| Health services clinic   |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P  | P  | P | P |   | P | P | P  | P  |
| Home healthcare service  |  |  |  |  |  |  |  |  |  |  |  |  | P | P |   | P  | P  |   | P |   | P | P | P  | P  |
| Kidney dialysis center   |  |  |  |  |  |  |  |  |  |  |  |  | P | P |   | P  | P  |   | P |   | P | P | P  | P  |
| Medical or dental laboratories                                   |  |  |  |  |  |  |  |  |  |  |  |  | P | P |   | P  | P  |   | P | P |   |   | SA | SA |
| <b>Services, Repair</b>  |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |    |    |   |   |   |   |   |    |    |

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| Furniture upholstery or repair; home appliance repair or service  |  |  |  |  |  |  |  |    |    |    |  |  |   |   | P | P  |    | P  | P  |  |   |   |   |   |   |
| Personal service, repair (watch, shoes, jewelry)                  |  |  |  |  |  |  |  | Pa | Pa | Pa |  |  | P | P | P | P  | P  |    | P  |  | P | P | P | P |   |
| Service area, outdoor   |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   | Pa |    | Pa | P  |  |   |   |   |   | ✓ |
| <b>INDUSTRIAL</b>   |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |    |    |    |    |  |   |   |   |   |   |
| Alcohol or alcoholic beverage manufacturing                       |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |    |    | P  | P  |  |   |   |   |   |   |
| Alternative energy production                                     |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |    | SP | SP | SP |  |   |   |   |   |   |
| Automobile/truck manufacturing                                    |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |    |    |    | P  |  |   |   |   |   |   |
| Brick, clay, tile, or concrete products terra cotta manufacturing |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |    |    |    | P  |  |   |   |   |   |   |
| Building materials or lumber supply establishment                 |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   | P  |    | P  |    |  |   |   |   |   |   |
| Cement, lime, gypsum, or plaster of Paris manufacturing           |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   |    |    |    | P  |  |   |   |   |   |   |
| Compressed gas fuel station                                       |  |  |  |  |  |  |  |    |    |    |  |  |   |   |   | SP |    | P  | P  |  |   |   |   |   |   |

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|--|--|--|--|--|--|--|--|--|--|--|--|----|--|--|----|----|--|----|----|--|---|---|--|---|
| Chemical manufacture, organic or inorganic                     |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    |    |  |    | P  |  |   |   |  |   |
| Contractor, general (See also Building or Construction Office) |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    | P  |  | P  | P  |  | P | P |  | ✓ |
| Contractor, heavy construction, outside storage                |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    | P  |  | P  | P  |  |   |   |  | ✓ |
| Contractor, special trade                                      |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    | P  |  | P  | P  |  |   |   |  |   |
| Crematoriums   |  |  |  |  |  |  |  |  |  |  |  | SP |  |  | SP | SP |  | SP | SP |  |   |   |  | ✓ |
| Distillation of bones or glue manufacture                      |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    |    |  |    | P  |  |   |   |  |   |
| Dry cleaning plant   |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    |    |  | P  | P  |  |   |   |  |   |
| Dye works  |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    |    |  |    | P  |  |   |   |  |   |
| Explosive manufacture or storage                               |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    |    |  |    | SP |  |   |   |  |   |
| Fabricated metal manufacture                                   |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    |    |  |    | P  |  |   |   |  |   |
| Fat rendering or fertilizer manufacture                        |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    |    |  |    | SP |  |   |   |  |   |
| Fuel dealers, manufactures or wholesalers                      |  |  |  |  |  |  |  |  |  |  |  |    |  |  |    |    |  | P  | P  |  |   |   |  |   |

|   |  |  |  |  |  |  |  |  |  |  |  |  |  |    |    |    |  |    |    |    |    |    |    |   |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|----|----|----|--|----|----|----|----|----|----|---|
| General aviation airport  |  |  |  |  |  |  |  |  |  |  |  |  |  |    |    |    |  | SP | SP |    |    |    |    | ✓ |
| Heavy equipment repair service or trade   |  |  |  |  |  |  |  |  |  |  |  |  |  |    |    | P  |  | P  | P  |    |    |    |    |   |
| Ice manufacturing plant   |  |  |  |  |  |  |  |  |  |  |  |  |  |    |    |    |  | P  | P  |    |    |    |    |   |
| Incidental retail sales of goods produced or processed on the premises                    |  |  |  |  |  |  |  |  |  |  |  |  |  |    |    |    |  | Pa | Pa |    |    |    |    |   |
| Incineration of garbage or refuse when conducted within an enclosed plant                 |  |  |  |  |  |  |  |  |  |  |  |  |  |    |    |    |  |    | SP |    |    |    |    |   |
| Industrial, heavy   |  |  |  |  |  |  |  |  |  |  |  |  |  |    |    |    |  |    | SP |    |    |    |    |   |
| Industrial, light   |  |  |  |  |  |  |  |  |  |  |  |  |  |    |    |    |  | P  | P  |    |    |    |    |   |
| Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal |  |  |  |  |  |  |  |  |  |  |  |  |  |    |    |    |  |    | SP |    |    |    |    |   |
| Leather manufacturing or processing   |  |  |  |  |  |  |  |  |  |  |  |  |  |    |    |    |  |    | P  |    |    |    |    |   |
| Light malt beverage manufacturer (See also Brewpub)                                       |  |  |  |  |  |  |  |  |  |  |  |  |  | Pa | Pa | Pa |  | P  | P  | Pa | Pa | Pa | Pa |   |



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|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|----|----|--|--|--|--|---|
| Light manufacturing  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P  | P  |  |  |  |  |   |
| Manufacturing, heavy   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |    | SP |  |  |  |  | ✓ |
| Manufacturing operations not housed within a building                          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |    | SP |  |  |  |  | ✓ |
| Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | SP | SP |  |  |  |  | ✓ |
| Outdoor storage, industrial  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P  | P  |  |  |  |  | ✓ |
| Paper or pulp manufacture  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |    | SP |  |  |  |  | ✓ |
| Petroleum or inflammable liquids production, refining                          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |    | SP |  |  |  |  | ✓ |
| Radioactive materials: utilization, manufacture, processing or emission        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |    | SP |  |  |  |  | ✓ |
| Railroad car classification yards or team truck yards                          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | SP | SP |  |  |  |  | ✓ |
| Recovered materials facility wholly within a building                          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P  | P  |  |  |  |  | ✓ |

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|---|--|--|--|--|--|--|--|--|--|--|--|--|----|--|----|----|----|---|----|----|--|--|--|---|---|
| Recovered materials processing wholly within a building   |  |  |  |  |  |  |  |  |  |  |  |  |    |  |    |    |    | P | P  |    |  |  |  | ✓ |   |
| Recycling collection  |  |  |  |  |  |  |  |  |  |  |  |  | Pa |  | Pa | Pa | Pa |   | SP | SP |  |  |  |   |   |
| Recycling plant   |  |  |  |  |  |  |  |  |  |  |  |  |    |  |    |    |    |   | SP | SP |  |  |  |   |   |
| Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet metal products, equipment, machine tools, or machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer |  |  |  |  |  |  |  |  |  |  |  |  |    |  |    |    |    |   | P  | P  |  |  |  |   |   |
| Research, experimental or testing laboratories  |  |  |  |  |  |  |  |  |  |  |  |  |    |  |    |    |    |   | P  | P  |  |  |  |   |   |
| Rubber or plastics manufacture  |  |  |  |  |  |  |  |  |  |  |  |  |    |  |    |    |    |   | P  | P  |  |  |  |   |   |
| Salvage yard (junkyard)   |  |  |  |  |  |  |  |  |  |  |  |  |    |  |    |    |    |   | SP | SP |  |  |  |   | ✓ |

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|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|----|---|--|--|--|---|
| Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including radioactive materials |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | SP |   |  |  |  | ✓ |
| Smelting: copper, iron, zinc, or ore   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | SP |   |  |  |  |   |
| Storage yard, except vehicle   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | SP | P |  |  |  | ✓ |
| Storage yard for damaged or confiscated vehicles   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | SP | P |  |  |  | ✓ |
| Sugar refineries   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |    | P |  |  |  |   |
| Tire retreading or recapping   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P  | P |  |  |  |   |
| Towing or wreckage service   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P  | P |  |  |  |   |
| Transportation equipment manufacture   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |    | P |  |  |  |   |
| Transportation equipment storage or maintenance (vehicle)  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P  | P |  |  |  | ✓ |

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|---|----|----|----|----|----|----|----|----|----|----|----|---|----|----|----|---|---|---|----|---|----|----|----|---|
| Truck stop or terminal  |    |    |    |    |    |    |    |    |    |    |    |   |    |    |    |   |   | P | SP |   |    |    |    |   |
| Vehicle storage yard  |    |    |    |    |    |    |    |    |    |    |    |   |    |    |    |   |   | P | P  |   |    |    |    |   |
| Warehousing or Storage  |    |    |    |    |    |    |    |    |    |    |    |   |    |    |    |   | P | P | P  |   |    |    |    |   |
| <b>COMMUNICATION - UTILITY</b>  |    |    |    |    |    |    |    |    |    |    |    |   |    |    |    |   |   |   |    |   |    |    |    |   |
| Amateur radio service or antenna  | SP | SP | SP | SP | SP | SP | SP |    |    |    | SP |   |    |    |    |   |   |   |    |   |    |    |    | ✓ |
| Electric transformer station, gas regulator station or telephone exchange |    |    |    |    |    |    |    |    |    |    |    |   |    |    |    |   |   |   | P  |   |    |    |    |   |
| Radio or television broadcasting studio                                   |    |    |    |    |    |    |    |    |    |    |    |   | P  |    |    |   | P |   | P  | P | P  | P  | P  |   |
| Radio or television broadcasting transmission facility                    |    |    |    |    |    |    |    |    |    |    |    |   | Pa |    |    |   | P |   | P  | P |    |    |    |   |
| Satellite television antennae   | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P | P  | P  | P  | P | P |   | P  | P | P  | P  | P  | ✓ |
| <b>WIRELESS TELECOMMUNICATION (cell tower)</b>                            |    |    |    |    |    |    |    |    |    |    |    |   |    |    |    |   |   |   |    |   |    |    |    |   |
| Stealth design up to 150' on property used for non-residential purposes   | SP | SP | SP | SP | SP | SP | SP |    |    |    |    |   |    |    |    |   |   |   |    |   |    |    |    | ✓ |
| Stealth design up to 150'   |    |    |    |    |    |    |    | SP | SP | SP |    |   |    | SP | SP |   |   |   |    |   | SP | SP | SP | ✓ |

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|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|
| New support structure or stealth design up to 199'  |    |    |    |    |    |    |    |    |    |    |    |    | SA |    |    | SA | SA | SA | SA | SA |    |    |    |    | ✓ |
| COW's (non-emergency or event, no more than 120 days)   | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | ✓ |
| COW's (declared emergency)  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | ✓ |
| Attached wireless telecommunication facility, used for non-residential purposes (prohibited if used as residential) | SA | SA | SA | SA | SA | SA | SA |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | ✓ |
| Attached wireless telecommunication facility  |    |    |    |    |    |    |    | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | ✓ |
| Monopole or attached facility in utility company's easements or rights-of-way                                       | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | ✓ |

([Ord. No. 15-06](#), 8-25-2015; [Ord. No. 16-07](#), Pt. I, 6-28-2016; [Ord. No. 17-01](#), Pt. I, 5-23-2017; [Ord. of 7-23-2019\(2\)](#), Pt. I; [Ord. of 12-17-2019](#); [Ord. No. 2020-1184](#), Pt. I, Exh. 1, 3-25-2021; [Ord. No. 2020-1543](#), Pt. I, 12-20-2022; [Ord. No. 2022-2270](#), § Pt. I, 12-12-2023)

**Sec. 6.1.4. - Off-street parking ratios.**

- A. Minimum on-site parking requirements may be reduced through use of shared parking, in accordance with section 6.1.5.
- B. In residential districts in which garage space is provided, the garage space may count for no more than one (1) required space per two hundred (200) square feet of garage space.
- C. Tandem parking is permitted in association with all single-family detached and single-family attached housing types.
- D. Minimum and maximum parking ratios: Unless otherwise regulated elsewhere in this chapter, off-street parking spaces shall be provided for all uses listed are specified in Table 6.2. Unless otherwise noted, the parking requirement shall be based on the gross square footage of the building or buildings devoted to the particular use specified. Maximum parking standards shall not apply to existing uses so long as the building or parking lot is not expanded.
- E. Phased development. Where a project is intended to be developed in phases, the director of planning may approve phased development of a parking lot intended to serve current and future development.
- F. Reduction of minimum parking requirements. The minimum number of required spaces described in Table 6.2 for a particular use may be reduced by ten (10) percent by the director of planning pursuant to an administrative variance in compliance with article 7. If the use is within one thousand (1,000) feet of a designated heavy rail, streetcar/light rail or bus rapid transit station, the minimum number of required spaces may be reduced by twenty-five (25) percent in accordance with article 7.
- G. Carpool/vanpool parking. For office, industrial, and institutional uses where there are more than twenty (20) parking spaces on the site, the following standards shall be met:
  - 1. At least five (5) percent of the parking spaces on site must be reserved for carpool use.
  - 2. Except as otherwise provided by applicable law, parking lots shall be designed so as to provide the most convenient access to building entrances by persons arriving by vanpools and carpools. In the event of a conflict between the priority described in this subsection and section 6.1.16, this subsection shall prevail.
  - 3. Signs shall be posted identifying spaces reserved for carpool use.

**Table 6.2: Off-street Parking Ratios****Minimum and Maximum Parking Spaces**

| <b>Residential</b>                             |  |   |
|--|--|---|
| <b>Use</b>                                     | <b>Minimum Parking Spaces Required</b>   | <b>Maximum Parking Spaces Allowed</b>   |
| Detached single-family dwelling                | Two (2) spaces per dwelling unit.  | Four (4) spaces per dwelling unit.  |
| Single-Family cottage dwellings                | One (1) space per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.                                     | Two (2) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.                         |
| Two-family and three-family dwellings          | One (1) space per dwelling unit.   | Four (4) spaces per dwelling unit.  |
| Detached single-family condominium             | Two (2) spaces per dwelling unit.  | Four (4) spaces per dwelling unit.  |
| Attached single-family dwelling                | One and a half (1.5) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.                       | Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.                       |
| Attached two-family and three-family dwellings | One and a half (1.5) spaces per dwelling unit, not including garage, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking. | Three (3) spaces per dwelling unit, not including garage, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking. |
| Multi-family dwellings (1 or more bdrms)       | One and one-half (1.5) spaces for every dwelling unit.   | Three (3) spaces for every dwelling unit.   |

|  |   |   |
|--|---|---|
| Multi-family dwellings (studio/efficiency units) | One (1) space for every dwelling unit.  | One and one-half (1.5) spaces for every dwelling unit.  |
| Mobile Homes                                     | Two (2) spaces per mobile home lot.   | Four (4) spaces per mobile home lot.  |
| Multi-family dwellings, supportive living        | One-half (0.5) space per dwelling unit.   | One (1) space per dwelling unit.  |
| Fraternity house or sorority house               | One (1) space per bed.  | One and one-quarter (1.25) spaces per bed.  |
| Rooming house or boarding house, shelter         | One (1) space per four (4) beds.  | One (1) space per one and one-half (1.5) beds.  |
| Senior housing                                   | One-half (0.5) space per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking. | Two (2) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking. |
| Assisted Living                                  | One-half (0.5) space per dwelling unit.   | One (1) space per dwelling unit.  |
| Personal care home, group                        | Two (2) spaces.   | Four (4) spaces   |
| Personal care home, community                    | One (1) space for every 3 beds.   | One (1) space for every 2 beds.   |
| Adult day care facility                          | Two (2) spaces.   | Four (4) spaces.  |
| Child day care facility                          | Two (2) spaces.   | Four (4) spaces.  |



|   |   |  |
|---|---|--|
| Child caring institution, group   | Two (2) spaces.   | Four (4) spaces.   |
| Child caring institution, community   | One-half (0.50) space for each employee and resident.   | Three-quarters (0.75) space for each employee and resident.  |
| Live Work dwelling  | Two (2) spaces per unit.  | Four (4) spaces per unit.  |
| <b>Institutional</b>  |   |  |
| <b>Use</b>  | <b>Minimum Parking Spaces Required</b>  | <b>Maximum Parking Spaces Allowed</b>  |
| Ambulance service where accessory to a hospital, ambulance services, delivery services and other similar services | One (1) parking space for each fleet vehicle plus one-half (0.5) space for each administrative or service employee. | One (1) parking space for each fleet vehicle plus three-quarter (.75) space for each administrative or service employee. |
| Child day care center   | One (1) space for each four hundred (400) square feet of floor area.  | One (1) space for each three hundred (300) square feet of floor area.  |
| Convent or monastery  | One (1) space for each four hundred (400) square feet of floor area.  | One (1) space for each two hundred (200) square feet of floor area.  |
| Funeral home  | One (1) space for each four hundred (400) square feet of floor area   | One (1) space for each two hundred (200) square feet of floor area.  |
| Hospital and similar institutional use  | One (1) space per three beds.   | No maximum.  |

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| Nursing care facility, nursing or convalescent home, and similar institutional use   | One-quarter (.25) space per bed  | One-half (.50) space per bed  |
| Kindergarten   | One (1) space per three hundred (300) square feet of floor area.                           | One (1) space per two hundred (200) square feet of floor area.  |
| Places of assembly with fixed seating, including places of worship, movie theaters, stadiums, auditoriums, live performance theaters, conference centers and cultural facilities | One (1) space for each four (4) seats in the largest assembly room.                        | One (1) space for each two (2) seats in the largest assembly room.  |
| Places of Assembly without fixed seating, including conference centers, gymnasiums, Place of Worship, libraries, museums, cultural facilities and art galleries                  | One (1) space for each forty (40) square feet of floor space in the largest assembly room. | One (1) space for each twenty (20) square feet of floor space in the largest assembly room.                     |
| Private elementary and middle school   | One and one-half (1.5) spaces for each classroom.  | Two (2) spaces for each classroom, plus one (1) space for each fifty (50) square feet in largest assembly room. |

|  |  |  |
|--|--|--|
| Private high school  | Three (3) spaces for each classroom.   | Five (5) spaces for each classroom, plus one (1) space for each fifty (50) square feet in largest assembly room. |
| Colleges, including trade, vocational, and commercial vocational schools                                   | Ten (10) spaces per classroom, plus two and one-half (2.5) spaces for each one thousand (1,000) square feet of floor area in the library or assembly area. | No maximum.  |
| <b>Recreation</b>  |  |  |
| <b>Use</b>   | <b>Minimum Parking Spaces Required</b>   | <b>Maximum Parking Spaces Allowed</b>  |
| Athletic Field   | Twenty (20) spaces per field.  | Sixty (60) spaces per field.   |
| Bowling alley  | Four (4) spaces for each alley.  | Five (5) spaces for each alley.  |
| Driving range  | One (1) space per tee  | One and one-half (1.5) spaces per tee  |
| Miniature Golf   | Twelve (12) spaces   | Twenty (20) spaces   |
| Noncommercial club, lodge, or fraternal or social organization (other than fraternity and sorority houses) | One (1) space for each two hundred (200) square feet of floor area.  | One (1) space for each one hundred (100) square feet of floor area.  |

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|--|--|--|
| Public or private swimming pool, neighborhood recreation club/subdivision clubhouse & amenities (recreation and meeting rooms, swimming, and playground), or similar use | One (1) space per 10 homes.  | One (1) space per five (5) homes.  |
| Public or private golf course  | Fifteen (15) spaces per nine (9) holes.  | Thirty (30) spaces per nine (9) holes.   |
| Indoor recreational facilities, not including bowling alley, swimming pool, tennis courts, or neighborhood recreation centers  | One (1) space for each three hundred (300) square feet of floor area.  | One (1) space for each one hundred and twenty-five (125) square feet of floor area.  |
| Special events facilities  | One (1) space for each two hundred (200) square feet of space used for such activity.  | One (1) space for each one hundred (100) square feet of space used for such activity.  |
| Temporary outdoor social, religious, seasonal, entertainment or recreation activity  | One (1) space for each three hundred (300) square feet of land devoted to such use; or where such use is conducted within a tent one (1) space for each three hundred (300) square feet of area within the tent enclosure. | One (1) space for each two hundred (200) square feet of land devoted to such use; or where such use is conducted within a tent one (1) space for each two hundred (200) square feet of area within the tent enclosure. |

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| Public or private tennis courts  | Three (3) spaces per court.  | Four (4) spaces per court.   |
| Outdoor recreational uses, waterparks, amusement parks                 | One (1) space for each three thousand (3,000) square feet of gross site area.                | One (1) space for each one thousand (1,000) square feet of gross site area.                |
| <b>Commercial</b>  |  |  |
| <b>Use</b>   | <b>Minimum Parking Spaces Required</b>   | <b>Maximum Parking Spaces Allowed</b>  |
| Adult entertainment establishments and adult service facilities        | One (1) parking space for each four hundred (400) square feet of floor area in the building. | One (1) parking space for each twenty-five (25) square feet of floor area in the building. |
| Automobile repair garage, minor repair, and maintenance establishments | One (1) space for each four hundred (400) square feet of floor space.                        | One (1) space for each one hundred fifty (150) square feet of floor space.                 |
| Automobile service station   | Two (2) spaces for each service bay, with minimum of ten (10) spaces required.               | Three (3) spaces for each service bay, with maximum of fifteen (15) spaces required.       |
| Bed and breakfast inn  | One (1) space for the owner-operator plus one (1) per guest bedroom.                         | Two (2) spaces for the owner-operator plus one (1) per guest bedroom.                      |
| Car wash   | Two (2) stacking spaces for each car wash lane plus two (2) drying spaces per lane.          | Three (3) stacking spaces for each car wash lane plus three (3) drying spaces per lane.    |

|   |  |  |
|---|--|--|
| Convenience Store without gas pumps                                 | Three (3) spaces for each one thousand (1,000) square feet of floor area.  | Four (4) spaces for each one thousand (1,000) square feet of floor area.   |
| Convenience Store with gas pumps                                    | One (1) space per five hundred (500) square feet of floor area   | One (1) space per one hundred fifty (150) square feet of floor area.   |
| Grocery Store   | One (1) space per five hundred (500) square feet of floor area.  | One (1) space per two hundred (200) square feet of floor area.   |
| Hotel or motel  | One (1) space per lodging unit, plus one (1) space per each one hundred fifty (150) square feet of banquet, assembly, or meeting area. | One and two-tenths (1.2) spaces per lodging unit, plus one (1) space per each one hundred (100) square feet of banquet, assembly, or meeting area. |
| Laboratory, research facility                                       | One (1) space for each one thousand (1,000) square feet of floor area  | One (1) space for each three hundred (300) square feet of floor area   |
| Office, Professional  | One (1) space for each five hundred (500) square feet of floor area.   | One (1) space for each two hundred fifty (250) square feet of floor area.  |
| Offices, Doctor and Dentist   | One (1) space for each five hundred (500) square feet of floor area.   | One (1) space for each two hundred (200) square feet of floor area.  |
| Restaurant with seating for patrons (with or without drive-through) | One (1) space for each one hundred fifty (150) square feet of floor area, but not less than ten (10) spaces.                           | One (1) space for each seventy five (75) square feet of floor area, but not less than ten (10) spaces.   |

|   |  |   |
|---|--|---|
| Late Night Establishment  | One (1) space for each three hundred (300) square feet of floor area with a minimum of ten (10) spaces.  | One (1) space for each one hundred fifty (150) square feet of floor area with a minimum of ten (10) spaces.         |
| Nightclub   | One (1) space for each three hundred (300) square feet of floor area, but not less than ten (10) spaces. | One (1) space for each one hundred fifty (150) square feet of floor are, but not less than ten (10) spaces.         |
| Restaurant, drive-through, without seating area for patrons   | One (1) space for each two hundred fifty (250) square feet of floor area.                                | One (1) space for each one hundred fifty (150) square feet of floor area.   |
| Restaurant where accessory to hotel or motel  | One (1) space for each three hundred (300) square feet of floor area, but not less than ten (10) spaces. | One (1) space for each one hundred seventy-five (175) square feet of floor area, but not less than ten (10) spaces. |
| Retail and personal service uses accessory to high-rise apartment building or high-rise office building   | Three (3) spaces for each one thousand (1,000) square feet of floor area.                                | Four (4) spaces for each one thousand (1,000) square feet of floor area.  |
| Retail uses, personal service uses, and other commercial and general business uses, but not including Convenience Stores or Grocery Stores or other uses described more particularly herein | One (1) space for each five hundred (500) square feet of floor area.                                     | One (1) space for each two hundred (200) square feet of floor area.   |

|  |   |  |
|--|---|--|
| Storage facilities (mini-warehouse)  | One (1) space for each eight thousand (8,000) square feet of floor area   | One (1) space for each five thousand (5,000) square feet of floor area   |
| <b>Industrial</b>  |   |  |
| <b>Use</b>   | <b>Minimum Parking Spaces Required</b>  | <b>Maximum Parking Spaces Allowed</b>  |
| Heavy and light industrial, manufacturing, and commercial establishments not involving retail sales                  | One (1) space for each two thousand (2,000) square feet of floor area.  | One (1) space for each one thousand three hundred (1,300) square feet of floor area.   |
| Warehouse, distribution  | One (1) space for each two thousand five hundred (2,500) square feet of floor area.   | One (1) space for each five hundred (500) square feet of floor area.   |
| Wholesale membership club  | One (1) space for each five hundred (500) square feet of floor area   | One (1) space for each two hundred (200) square feet of floor area.  |
| Wholesale trade establishments, distribution establishments, offices in conjunction with showrooms, and similar uses | One (1) space for each two hundred (200) square feet of floor area devoted to sales or display, plus one (1) space for each two thousand (2,000) square feet of gross storage area. | One (1) space for each one hundred and fifty (150) square feet of floor area devoted to sales or display, plus one (1) space for each one thousand five hundred (1,500) square feet of gross storage area. |

(Ord. No. 15-06, 8-25-2015; Ord. No. 2022-2549, Pt. I, 1-26-2023; Ord. No. 2022-2270, § Pt. I, 12-12-2023)



## **6 – Rebuild-Ability from the Zoning Ordinance**

### Sec. 8.1.3. - Legal nonconforming lot.

A lot of record that at the effective date of this zoning ordinance does not conform to the applicable minimum road frontage requirement, minimum lot area, or lot width requirements for the zoning district in which it is located may still be used as a building site provided that the height, buffer, setback, and other dimensional requirements of the zoning district in which the lot of record is located are complied with, or a variance therefrom is obtained.

(Ord. No. 15-06, 8-25-2015)

### Sec. 8.1.5. - Nonconforming use.

A legal use in existence on the effective date of this zoning ordinance or any amendment thereto may be continued even though such use does not conform with the use provisions of the zoning district in which said use is located, except as otherwise provided in this section.

- A. Change of use. A nonconforming use shall not be changed to another nonconforming use. A change in tenancy or ownership shall not constitute termination or abandonment of the nonconforming use, provided that the use itself remains unchanged and is continuously maintained.
- B. Discontinuance or abandonment. A nonconforming use shall not be re-established after discontinuance or abandonment for six (6) consecutive months, unless the cessation of the nonconforming use is a direct result of governmental action impeding access to the property. Vacancy or non-use of a building for six (6) continuous months, regardless of the intent of the owner or tenant, shall constitute discontinuance or abandonment under this subsection.
- C. A nonconforming use of land shall not be enlarged, expanded, moved, or otherwise altered in any manner that increases the degree of nonconformity.

(Ord. No. 15-06, 8-25-2015)

### Sec. 8.1.6. - Nonconforming structures.

- A. A legal structure in existence on the effective date of this zoning ordinance or any amendment thereto that could not presently be built under the provisions of this chapter because of restrictions on building area, lot coverage, height, minimum yard setbacks, or other characteristics of the structure or its location on the lot shall be deemed a legal nonconforming structure subject to this article

8.

- B. No legal nonconforming structure shall be enlarged, or structurally altered, in a way that increases its degree of nonconformity, except as expressly permitted in this article 8.
- C. Alteration of legal nonconforming structures occupied by permitted, conforming uses may be allowed for improvement or modification, provided that the structure may not be enlarged and the alterations must either comply with this chapter or result in a reduction in site or structure nonconformity. See also section 8.1.16.

(Ord. No. 15-06, 8-25-2015)

Sec. 8.1.15. - Reconstruction of damaged or destroyed nonconforming structures.

A legal nonconforming building or structure that has been damaged by fire, flood or other natural cause to an extent that the estimated cost of reconstruction does not exceed sixty (60) percent of its fair market value according to the DeKalb County Tax Assessor's valuation for the tax year in which the damage occurred, as determined by the director of planning, may be reconstructed and used as it was prior to being damaged if a complete permit application is submitted for said re-construction within two (2) years of the date of the damage and the work progresses continuously upon issuance of the permit therefor. If said building or structure has been determined by the director of planning to have been damaged to an extent that the estimated cost of reconstruction exceeds sixty (60) percent of its fair market value according to the DeKalb County Tax Assessor's valuation for the tax year in which the damage occurred, then any repair, reconstruction or new construction shall conform to the then existing requirements of the zoning district in which said building or structure is located.

(Ord. No. 15-06, 8-25-2015)

# **7 – Copy of ALTA/NSPS Land Survey / Site Plans**



SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATIONS OBSERVED AT THE TIME OF SURVEY.

SCHEDULE B - TITLE ITEMS

BEING THE SAME PROPERTY SURVEYED AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. DC41-24-1126, DATED AUGUST 5, 2024 AT 08:00 AM.

SCHEDULE B ITEMS NOT LISTED BELOW ARE NOT CONSIDERED TO BE SURVEY RELATED MATTERS.

TRACT 1:

8

RIGHT OF WAY DEED TO DEKALB COUNTY, RECORDED AUGUST 20, 1965, IN DEED BOOK 2019, PAGE 586, DEKALB COUNTY, GEORGIA RECORDS.  
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

TRACT 2:

9

RIGHT OF WAY DEED TO DEKALB COUNTY, RECORDED NOVEMBER 14, 1979, IN DEED BOOK 4170, PAGE 499, DEKALB COUNTY, GEORGIA RECORDS.  
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

ZONING INFORMATION TABLE

**Zoned:** M Light Industrial; M-2 Heavy Industrial  
**Permitted Use:** Concrete Manufacturer  
**Observed Use:** Empty Lot

Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at: Dekalb County, Plansustain@dekalbcountyga.gov

M Light Industrial

Dimensional Requirements

- 1. Lot area (min. square feet): 30,000
- 2. Single-Family attached lot area (Avg. per dwelling unit sq. ft.): Not Permitted
- 3. Lot width, street frontage (feet): 100
- 4. Lot coverage (maximum percentage): 80

Open Space Requirements

- 5. Sites with 5,000-39,999 sq. ft. gross floor area (minimum %): 15
- 6. Sites with 40,000 sq. ft. gross floor area (minimum %): 20
- 7. Transition buffer (feet): Article 5, Division 4

Building Setback Requirements (minimum, unless otherwise specified)

- 8. Front thoroughfares and arterials (feet): 60
- 9. Front – all other streets (feet): 60
- 10. Side – interior lot (feet): 20
- 11. Side – corner lot on public streets (feet): 60
- 12. Rear (feet): 30

Height (maximum without a special land use permit (SLUP))

- 13. Height (feet): \*\*
- 14. Transitional height plane (see article 5): Yes

M-2 Heavy Industrial

Dimensional Requirements

- 1. Lot area (min. square feet): 2 acres for heavy ind.; uses req'd SLUP, 1 acre for all other uses
- 2. Single-Family attached lot area (Avg. per dwelling unit sq. ft.): Not Permitted
- 3. Lot width, street frontage (feet): 150
- 4. Lot coverage (maximum percentage): 80

Open Space Requirements

- 5. Sites with 5,000-39,999 sq. ft. gross floor area (minimum %): 15
- 6. Sites with 40,000 sq. ft. gross floor area (minimum %): 20
- 7. Transition buffer (feet): Article 5, Division 4

Building Setback Requirements (minimum, unless otherwise specified)

- 8. Front thoroughfares and arterials (feet): 60
- 9. Front – all other streets (feet): 60
- 10. Side – interior lot (feet): 20
- 11. Side – corner lot on public streets (feet): 60
- 12. Rear (feet): 30

Height (maximum without a special land use permit (SLUP))

- 13. Height (feet): \*\*
- 14. Transitional height plane (see article 5): Yes

**\*\* Fire department and rescue services must approve over 3 stories to assure adequacy of fire protection facilities**

Required and Provided Parking:

Minimum Parking Spaces Required – One (1) space for each two thousand (2,000) square feet of floor area.  
Maximum Parking Spaces Allowed – One (1) space for each one thousand three hundred (1,300) square feet of floor area.  
Total regular striped spaces provided: 0  
Total handicap striped spaces provided: 0  
Total combined striped spaces provided: 0

Source of Zoning Information: Realm Land Services, Inc. – 0036-24-0195

TITLE COMMITMENT(RECORD)  
LEGAL DESCRIPTION

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 15TH DISTRICT, DEKALB COUNTY AND BEING DESCRIBED TAX PARCEL NO. 15 080 05 002 AND AS 3298 FAYETTEVILLE ROAD. BEING THE SAME PROPERTY CONVEYED IN A TAX DEED RECORDED IN DEED BOOK 25653, PAGE 332 OF THE DEKALB COUNTY, GEORGIA DEED RECORDS.

TRACT 2:

ALL THAT PARCEL OF LAND BEING IN DEKALB COUNTY DESCRIBED AS FOLLOWS:

DISTRICT 15, LANDLOT 80, DEED BOOK 24217, PAGE 709 PLAT AND DEED ARE A PART HEREOF, EXCLUDING RIGHTS OF WAY AND EASEMENTS, IMPROVED PROPERTY KNOWN AS 3272 FAYETTEVILLE RD AND PARCEL 15 080 05 013 PER RECORDS OF THE TAX COMMISSIONER AND TAX ASSESSORS.

LESS AND EXCEPT ALL PARCELS OTHER THAN 15 080 05 013.

TRACT 1 AND TRACT 2 ABOVE, TOGETHER, ALSO DESCRIBED AS:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FLEETWOOD DRIVE (40' RIGHT-OF-WAY) AND THE SOUTHEAST RIGHT-OF-WAY LINE OF FAYETTEVILLE ROAD (60' RIGHT-OF-WAY); RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF FAYETTEVILLE ROAD NORTH 54°59'48" EAST 35.00' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG AN ARC TO THE LEFT OF RADIUS 640.66' AND LENGTH OF 135.87' (BEING SUBTENDED BY A CHORD OF NORTH 50°13'50" EAST 135.61') TO A POINT; THENCE NORTH 42°57'52" EAST 266.00' TO A POINT; THENCE NORTH 54°56'10" EAST 22.23' TO A POINT; THENCE NORTH 42°07'00" EAST 58.00' TO A POINT; THENCE SOUTH 47°53'58" EAST 25.00' TO A POINT; THENCE NORTH 42°07'00" EAST 15.00' TO A POINT; THENCE SOUTH 55°23'20" EAST 100.81' TO A POINT; THENCE SOUTH 58°55'27" EAST 73.70' TO A POINT; THENCE SOUTH 75°48'56" EAST 53.30' TO A POINT; THENCE SOUTH 65°05'49" EAST 120.32' TO A POINT; THENCE SOUTH 25°57'38" WEST 119.60' TO A POINT; THENCE SOUTH 55°24'00" WEST 142.64' TO A POINT; THENCE SOUTH 63°56'38" WEST 218.46' TO A POINT; THENCE SOUTH 50°15'23" WEST 9.05' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FLEETWOOD DRIVE; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE NORTH 41°33'45" WEST 34.53' TO A POINT; THENCE SOUTH 48°26'15" WEST 10.01' TO A POINT; THENCE ALONG AN ARC TO THE LEFT OF RADIUS 142.63' AND LENGTH OF 87.34' (BEING SUBTENDED BY A CHORD OF NORTH 54° 22'33" WEST 85.98') TO A POINT; THENCE ALONG AN ARC TO THE LEFT OF RADIUS 128.70' AND LENGTH OF 52.72' (BEING SUBTENDED BY A CHORD OF NORTH 80°13'05" WEST 52.36') TO A POINT; THENCE SOUTH 85°45'21" WEST 98.79' TO A POINT; THENCE ALONG AN ARC TO THE RIGHT OF RADIUS 103.73' AND LENGTH OF 90.46' (BEING SUBTENDED BY A CHORD OF NORTH 72°11'57" WEST 87.62') TO THE POINT OF BEGINNING; BEING MORE PARTICULARLY SHOWN ON THAT PLAT OF SURVEY FOR ATLANTA RECYCLING GROUP, LLC BY PT&B ENGINEERING INC. PAUL W. MCINNISH (G.R.P.L.S. 2356) DATED MARCH 19, 2008 AND BEING KNOWN AS 3298 FAYETTEVILLE ROAD AND A PORTION OF 1092 FLEETWOOD DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN ATLANTA, GEORGIA AND BEING THE SAME PROPERTY AS CONVEYED IN DEED BOOK 8928, PAGE 037 AND A PORTION OF THE PROPERTY CONVEYED IN DEED BOOK 8928, PAGE 034, DEKALB COUNTY, GEORGIA RECORDS.

CONTAINING 3.69 ACRES.

Being the same property surveyed as described in a Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, Commitment No. DC41-24-1126, dated August 5, 2024 at 08:00 AM.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X", "X-SHADED" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 13089C0128J WHICH BEARS AN EFFECTIVE DATE OF 5/16/2013 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA AS PROVIDED ON FEMA'S WEBSITE [HTTP://MSC.FEMA.GOV]. AS INDICATED BY A FIRMETTE, IT IS OUR UNDERSTANDING THAT THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

SURVEY NOTES

- THIS PROPERTY IS DESIGNATED BY DEKALB COUNTY, AS TAX MAP PARCEL 15 080 05 002 AND 15 080 05 013.
- THE BASIS OF BEARINGS OF THIS SURVEY IS GRID NORTH BASED ON SOUTHEAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 56°47'38" W PER GPS COORDINATE OBSERVATIONS GEORGIA STATE PLANE, WEST ZONE NAD83. LATITUDE = 33°41'15.7800" LONGITUDE = -84°20'49.5960" CONVERGENCE ANGLE = -0°06'00.3097"
- THIS PROPERTY HAS ON AREA OF 160,665 SQUARE FEET OR 3.688 ACRES OF LAND.
- IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND DURING THE TIME FIELDWORK WAS PERFORMED.
- INTERIOR ROADWAYS APPEAR TO BE PRIVATE, VARIABLE IN WIDTH AND UNNAMED, UNLESS OTHERWISE SHOWN.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO FLEETWOOD DRIVE SOUTHEAST, WHICH IS A PUBLIC RIGHT-OF-WAY.
- THIS SURVEY IS TO BE RELIED UPON ONLY BY THE PARTIES LOCATED IN THE CERTIFICATION OF THIS SURVEY.
- THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR DESIGN PURPOSES.
- THE NEAREST INTERSECTION OF STREETS IS THAT OF FAYETTEVILLE ROAD SOUTHEAST & FLEETWOOD DRIVE SOUTHEAST, WHICH ABUTS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00009656020105.
- PORTIONS OF THIS SURVEY WERE PERFORMED USING GPS EQUIPMENT. GPS EQUIPMENT USED: CARLSON BRX7 USING REAL-TIME KINEMATIC (RTK) METHODS RELATIVE TO THE TOPCON "TOPNET" VRS NETWORK. LOCATIONS GENERATED USING RTK VECTORS HAD A ROOT-MEAN SQUARE (RMS) OF NO MORE THAN 0.04' HORIZONTAL.
- IN REGARD TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, & CLIENT-PROVIDED UTILITY MAP DRAWINGS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL GEORGIA ONE-CALL AT (770) 623-4332 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.
- IN RESPONSE TO TABLE A, ITEM 18, THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (I) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (II) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:116.9 FEET.

For Questions & Comments & Updates on this survey please contact Info@RealmLandServices.com or call 571-208-2090

Survey Performed and Drafted By:

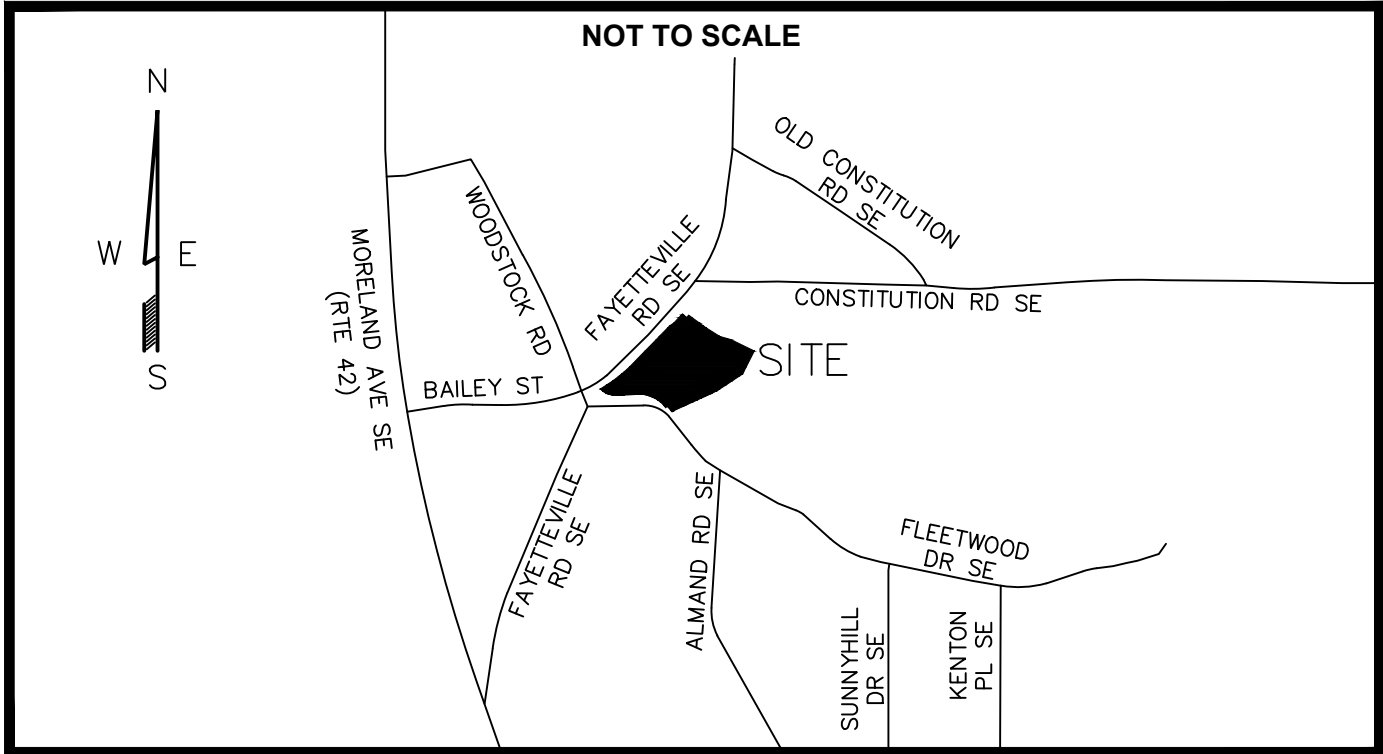
BLEW & ASSOCIATES, P.A.  
3825 NORTH SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
479-443-4506  
SURVEY@BLEWINC.COM

Surveyor's File Name and/or No.: 24-5980  
Surveyor's Reference Project No./Name.: 24-5980  
CAD Operator: DTS



SEE SHEET 2 OF 2 FOR SURVEY DRAWING

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY

Surveyor's Certification

To: Fidelity National Title Insurance Company;  
Realm Land Services, Inc.; Hollingshead Materials, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and include items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, and 19 of Table A thereof.

The field work was completed on October 3, 2024.

Last Revision Date: October 9th, 2024

PRELIMINARY

David A. Nix  
Registered Land Surveyor NO. LS003442  
State of Georgia  
Georgia C.O.A. LSF001258

FOR QUESTIONS, COMMENTS, & UPDATES ON THIS  
SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.  
Info@RealmLandServices.com 571-208-2090

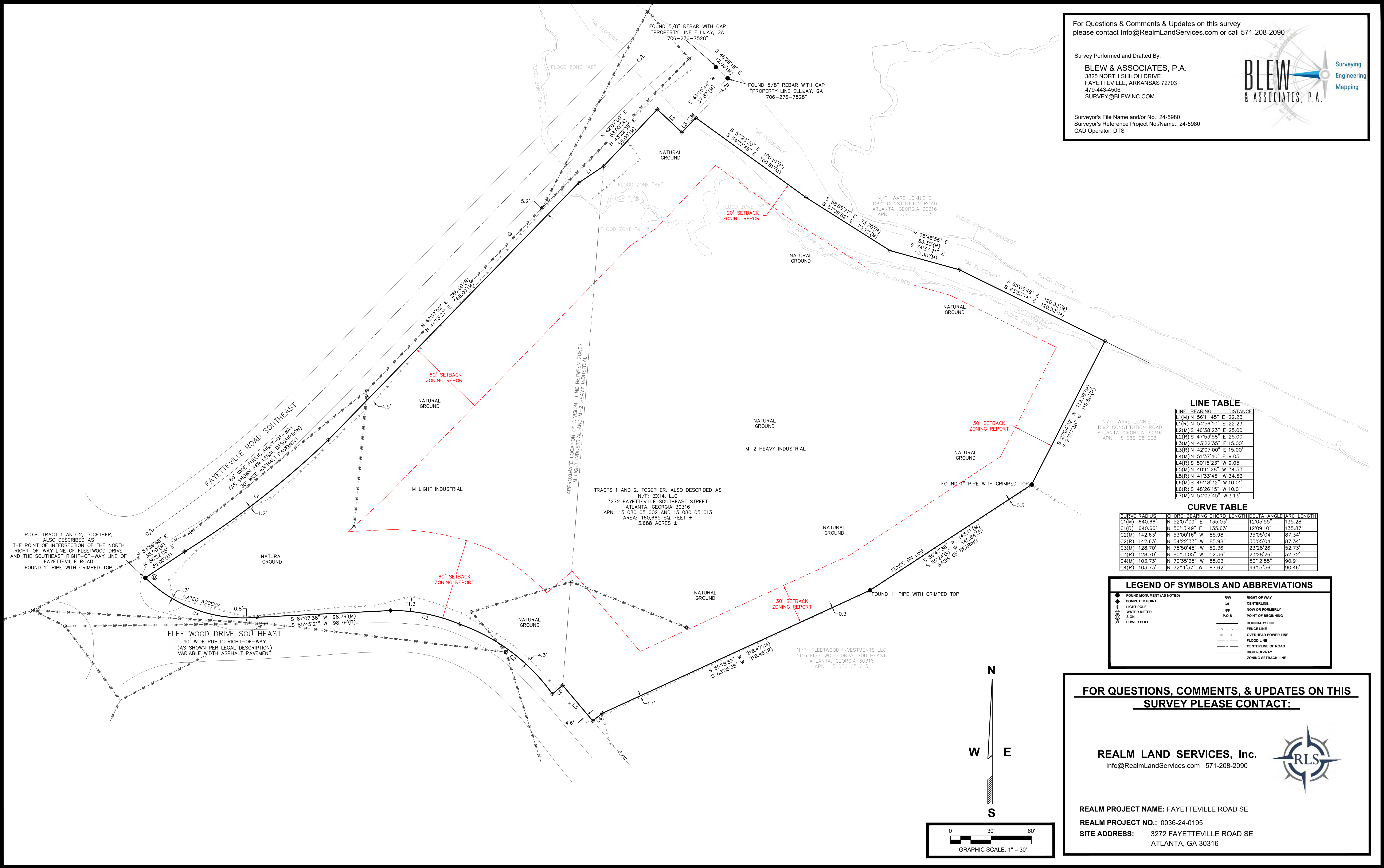


REALM PROJECT NAME: FAYETTEVILLE ROAD SE

REALM PROJECT NO.: 0036-24-0195

SITE ADDRESS: 3272 FAYETTEVILLE ROAD SE  
ATLANTA, GA 30316





For Questions & Comments & Updates on this survey  
please contact [Info@RealmLandServices.com](mailto:Info@RealmLandServices.com) or call 571-208-2090

Survey Performed and Drafted By:  
**BLEW & ASSOCIATES, P.A.**  
3825 NORTH SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
479-443-4506  
[SURVEY@BLEWINC.COM](mailto:SURVEY@BLEWINC.COM)

Surveyor's File Name and/or No.: 24-5980  
Surveyor's Reference Project No./Name.: 24-5980  
CAD Operator: DTS

LINE TABLE

| LINE  | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1(M) | N 56°11'45" E | 22.23'   |
| L1(R) | N 54°56'10" E | 22.23'   |
| L2(M) | S 46°38'23" E | 25.00'   |
| L2(R) | S 47°53'58" E | 25.00'   |
| L3(M) | N 43°22'35" E | 15.00'   |
| L3(R) | N 42°07'00" E | 15.00'   |
| L4(M) | S 51°37'40" E | 9.05'    |
| L4(R) | S 50°15'23" W | 9.05'    |
| L5(M) | N 40°11'28" W | 34.53'   |
| L5(R) | N 41°33'45" W | 34.53'   |
| L6(M) | S 49°48'32" W | 10.01'   |
| L6(R) | S 48°26'15" W | 10.01'   |
| L7(M) | N 54°07'45" W | 3.13'    |

CURVE TABLE

| CURVE | RADIUS  | CHORD BEARING | CHORD LENGTH | DELTA ANGLE | ARC LENGTH |
|-------|---------|---------------|--------------|-------------|------------|
| C1(M) | 640.66' | N 52°07'09" E | 135.03'      | 12°05'55"   | 135.28'    |
| C1(R) | 640.66' | N 50°13'49" E | 135.63'      | 12°09'10"   | 135.87'    |
| C2(M) | 142.63' | N 53°00'16" W | 85.98'       | 35°05'04"   | 87.34'     |
| C2(R) | 142.63' | N 54°22'33" W | 85.98'       | 35°05'04"   | 87.34'     |
| C3(M) | 128.70' | N 78°50'48" W | 52.36'       | 23°28'26"   | 52.73'     |
| C3(R) | 128.70' | N 80°13'05" W | 52.36'       | 23°28'26"   | 52.72'     |
| C4(M) | 103.73' | N 70°35'25" W | 88.03'       | 50°12'55"   | 90.91'     |
| C4(R) | 103.73' | N 72°11'57" W | 87.62'       | 49°57'56"   | 90.46'     |

LEGEND OF SYMBOLS AND ABBREVIATIONS

|                             |                             |
|-----------------------------|-----------------------------|
| ● FOUND MONUMENT (AS NOTED) | R/W RIGHT OF WAY            |
| ⊕ COMPUTED POINT            | C/L CENTERLINE              |
| ⊙ LIGHT POLE                | N/F NOW OR FORMERLY         |
| ⊗ WATER METER               | P.O.B. POINT OF BEGINNING   |
| ⊙ SIGN                      | BOUNDARY LINE               |
| ⊙ POWER POLE                | —X—X— FENCE LINE            |
|                             | —DP—DP— OVERHEAD POWER LINE |
|                             | --- FLOOD LINE              |
|                             | --- CENTERLINE OF ROAD      |
|                             | --- RIGHT-OF-WAY            |
|                             | --- ZONING SETBACK LINE     |

FOR QUESTIONS, COMMENTS, & UPDATES ON THIS  
SURVEY PLEASE CONTACT:

**REALM LAND SERVICES, Inc.**  
[Info@RealmLandServices.com](mailto:Info@RealmLandServices.com) 571-208-2090



REALM PROJECT NAME: FAYETTEVILLE ROAD SE  
REALM PROJECT NO.: 0036-24-0195  
SITE ADDRESS: 3272 FAYETTEVILLE ROAD SE  
ATLANTA, GA 30316

## **SPECIAL LAND USE PERMIT APPLICATION**

### **DEPARTMENT OF PLANNING & SUSTAINABILITY**

#### **IMPACT ANALYSIS**

Criteria: Sec 27-7.4.6 The following criteria shall be considered 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, and unless the application is in compliance with all applicable regulations in Article 4.

**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, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

Response – Based on our initial layout, it has been determined that there is adequate space for a ready mix plant.

**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 by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.**

Response – The current site is zoned M-1 & M-2, with a asphalt plant along the same street. There is not believed conflict with traffic or adverse transmissions that can come from the site as mentioned.

**C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.**

Response – Public utilities that exist can server the site.

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

Response – The new facility will have less than 100 trips daily, based on the improvements to the adjacent intersection and the current traffic, we do not anticipate any congestion or traffic issues.

**E. 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.**

Response – The property will have a large access entrance, with appropriate distance from closes intersection to allow ingress/egress. The location of access allows for sufficient view of traffic from both directions allowing for safety.

**F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.**

Response – The facility will operate during similar hours as adjacent properties, approximately 7am-5pm Mon-Fri. In the event of special hours, because of Highway supply projects, the owner will send out notices of start and end dates for limited special hours.

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

Response – The site is currently M1 & M2, a application to rezone to all M-2 is being submitted in parallel with the SLUP.

**H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.**

Response – Yes. Proposed use is consistent with the policies of the comprehensive plan.

**I. Whether there is adequate provision of refuse and service areas.**

Response – Yes. There is adequate refuse and service areas.

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

Response – No limit in duration is sought.

**K. 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; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.**

Response – The facility will have a two-story ~900 sqft building that will not any impact as above mentioned.

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

Response – No. There is no known impact to the above mentioned.

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

Response – Yes. The proposed use of the concrete plant satisfies the requirements contained within the supplemental regulations for such special land use permit.

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

Response – Yes. During the period of sending notices and holding the citizens review meeting, only support was shown for this project to move forward. No negative comments were received.



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: 10/28/24

TO WHOM IT MAY CONCERN:

(I) (WE) EHSAN RAZAVI

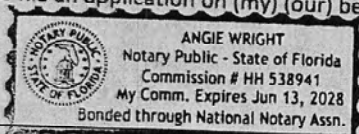
Name of owner(s)

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

BRUIAN HERCULES (SMYRNA READY MIX aka SRM)

Name of Agent or Representative

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



Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

State of Florida County of Bay

The foregoing instrument was acknowledged before me  
on this 28 day of 10, 2024

by Angie Wright

Angie Wright  
Notary Public Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

**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 filing of this application?

Yes \_\_\_\_\_ No ☒ \*

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 \_\_\_\_\_ Agent \_\_\_\_\_

\_\_\_\_\_  
Expiration Date/ Seal

\*Notary seal not needed if answer is "no".



SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATIONS OBSERVED AT THE TIME OF SURVEY.

SCHEDULE B - TITLE ITEMS

BEING THE SAME PROPERTY SURVEYED AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. DC41-24-1126, DATED AUGUST 5, 2024 AT 08:00 AM.

SCHEDULE B ITEMS NOT LISTED BELOW ARE NOT CONSIDERED TO BE SURVEY RELATED MATTERS.

TRACT 1:

8

RIGHT OF WAY DEED TO DEKALB COUNTY, RECORDED AUGUST 20, 1965, IN DEED BOOK 2019, PAGE 586, DEKALB COUNTY, GEORGIA RECORDS.  
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

TRACT 2:

9

RIGHT OF WAY DEED TO DEKALB COUNTY, RECORDED NOVEMBER 14, 1979, IN DEED BOOK 4170, PAGE 499, DEKALB COUNTY, GEORGIA RECORDS.  
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

ZONING INFORMATION TABLE

**Zoned:** M Light Industrial; M-2 Heavy Industrial  
**Permitted Use:** Concrete Manufacturer  
**Observed Use:** Empty Lot  
Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at: Dekalb County, Plansustain@dekalbcountyga.gov

M Light Industrial

**Dimensional Requirements**  
1. Lot area (min. square feet): 30,000  
2. Single-Family attached lot area (Avg. per dwelling unit sq. ft.): Not Permitted  
3. Lot width, street frontage (feet): 100  
4. Lot coverage (maximum percentage): 80  
**Open Space Requirements**  
5. Sites with 5,000-39,999 sq. ft. gross floor area (minimum %): 15  
6. Sites with 40,000 sq. ft. gross floor area (minimum %): 20  
7. Transition buffer (feet): Article 5, Division 4  
**Building Setback Requirements (minimum, unless otherwise specified)**  
8. Front thoroughfares and arterials (feet): 60  
9. Front – all other streets (feet): 60  
10. Side – interior lot (feet): 20  
11. Side – corner lot on public streets (feet): 60  
12. Rear (feet): 30  
**Height (maximum without a special land use permit (SLUP))**  
13. Height (feet): \*\*  
14. Transitional height plane (see article 5): Yes

M-2 Heavy Industrial

**Dimensional Requirements**  
1. Lot area (min. square feet): 2 acres for heavy ind.; uses req'd SLUP, 1 acre for all other uses  
2. Single-Family attached lot area (Avg. per dwelling unit sq. ft.): Not Permitted  
3. Lot width, street frontage (feet): 150  
4. Lot coverage (maximum percentage): 80  
**Open Space Requirements**  
5. Sites with 5,000-39,999 sq. ft. gross floor area (minimum %): 15  
6. Sites with 40,000 sq. ft. gross floor area (minimum %): 20  
7. Transition buffer (feet): Article 5, Division 4  
**Building Setback Requirements (minimum, unless otherwise specified)**  
8. Front thoroughfares and arterials (feet): 60  
9. Front – all other streets (feet): 60  
10. Side – interior lot (feet): 20  
11. Side – corner lot on public streets (feet): 60  
12. Rear (feet): 30  
**Height (maximum without a special land use permit (SLUP))**  
13. Height (feet): \*\*  
14. Transitional height plane (see article 5): Yes  
**\*\* Fire department and rescue services must approve over 3 stories to assure adequacy of fire protection facilities**

Required and Provided Parking:

Minimum Parking Spaces Required – One (1) space for each two thousand (2,000) square feet of floor area.  
Maximum Parking Spaces Allowed – One (1) space for each one thousand three hundred (1,300) square feet of floor area.  
Total regular striped spaces provided: 0  
Total handicap striped spaces provided: 0  
Total combined striped spaces provided: 0  
Source of Zoning Information: Realm Land Services, Inc. – 0036-24-0195

TITLE COMMITMENT(RECORD)  
LEGAL DESCRIPTION

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 15TH DISTRICT, DEKALB COUNTY AND BEING DESCRIBED TAX PARCEL NO. 15 080 05 002 AND AS 3298 FAYETTEVILLE ROAD. BEING THE SAME PROPERTY CONVEYED IN A TAX DEED RECORDED IN DEED BOOK 25653, PAGE 332 OF THE DEKALB COUNTY, GEORGIA DEED RECORDS.

TRACT 2:

ALL THAT PARCEL OF LAND BEING IN DEKALB COUNTY DESCRIBED AS FOLLOWS:

DISTRICT 15, LANDLOT 80, DEED BOOK 24217, PAGE 709 PLAT AND DEED ARE A PART HEREOF, EXCLUDING RIGHTS OF WAY AND EASEMENTS, IMPROVED PROPERTY KNOWN AS 3272 FAYETTEVILLE RD AND PARCEL 15 080 05 013 PER RECORDS OF THE TAX COMMISSIONER AND TAX ASSESSORS.

LESS AND EXCEPT ALL PARCELS OTHER THAN 15 080 05 013.

TRACT 1 AND TRACT 2 ABOVE, TOGETHER, ALSO DESCRIBED AS:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FLEETWOOD DRIVE (40' RIGHT-OF-WAY) AND THE SOUTHEAST RIGHT-OF-WAY LINE OF FAYETTEVILLE ROAD (60' RIGHT-OF-WAY); RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF FAYETTEVILLE ROAD NORTH 54°59'48" EAST 35.00' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG AN ARC TO THE LEFT OF RADIUS 640.66' AND LENGTH OF 135.87' (BEING SUBTENDED BY A CHORD OF NORTH 50°13'50" EAST 135.61') TO A POINT; THENCE NORTH 42°57'52" EAST 266.00' TO A POINT; THENCE NORTH 54°56'10" EAST 22.23' TO A POINT; THENCE NORTH 42°07'00" EAST 58.00' TO A POINT; THENCE SOUTH 47°53'58" EAST 25.00' TO A POINT; THENCE NORTH 42°07'00" EAST 15.00' TO A POINT; THENCE SOUTH 55°23'20" EAST 100.81' TO A POINT; THENCE SOUTH 58°55'27" EAST 73.70' TO A POINT; THENCE SOUTH 75°48'56" EAST 53.30' TO A POINT; THENCE SOUTH 65°05'49" EAST 120.32' TO A POINT; THENCE SOUTH 25°57'38" WEST 119.60' TO A POINT; THENCE SOUTH 55°24'00" WEST 142.64' TO A POINT; THENCE SOUTH 63°56'38" WEST 218.46' TO A POINT; THENCE SOUTH 50°15'23" WEST 9.05' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FLEETWOOD DRIVE; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE NORTH 41°33'45" WEST 34.53' TO A POINT; THENCE SOUTH 48°26'15" WEST 10.01' TO A POINT; THENCE ALONG AN ARC TO THE LEFT OF RADIUS 142.63' AND LENGTH OF 87.34' (BEING SUBTENDED BY A CHORD OF NORTH 54° 22'33" WEST 85.98') TO A POINT; THENCE ALONG AN ARC TO THE LEFT OF RADIUS 128.70' AND LENGTH OF 52.72' (BEING SUBTENDED BY A CHORD OF NORTH 80°13'05" WEST 52.36') TO A POINT; THENCE SOUTH 85°45'21" WEST 98.79' TO A POINT; THENCE ALONG AN ARC TO THE RIGHT OF RADIUS 103.73' AND LENGTH OF 90.46' (BEING SUBTENDED BY A CHORD OF NORTH 72°11'57" WEST 87.62') TO THE POINT OF BEGINNING; BEING MORE PARTICULARLY SHOWN ON THAT PLAT OF SURVEY FOR ATLANTA RECYCLING GROUP, LLC BY PT&B ENGINEERING INC. PAUL W. MCINNISH (G.R.P.L.S. 2356) DATED MARCH 19, 2008 AND BEING KNOWN AS 3298 FAYETTEVILLE ROAD AND A PORTION OF 1092 FLEETWOOD DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN ATLANTA, GEORGIA AND BEING THE SAME PROPERTY AS CONVEYED IN DEED BOOK 8928, PAGE 037 AND A PORTION OF THE PROPERTY CONVEYED IN DEED BOOK 8928, PAGE 034, DEKALB COUNTY, GEORGIA RECORDS.

CONTAINING 3.69 ACRES.

Being the same property surveyed as described in a Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, Commitment No. DC41-24-1126, dated August 5, 2024 at 08:00 AM.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X", "X-SHADED" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 13089C0128J WHICH BEARS AN EFFECTIVE DATE OF 5/16/2013 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA AS PROVIDED ON FEMA'S WEBSITE [HTTP://MSC.FEMA.GOV]. AS INDICATED BY A FIRMETTE, IT IS OUR UNDERSTANDING THAT THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

AS-SURVEYED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN LAND LOT 80 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1-INCH CRIMPED TOP PIPE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF FLEETWOOD DRIVE SOUTHEAST (40-FOOT R.O.W.), AND THE SOUTHEASTERLY RIGHT-OF-WAY OF FAYETTEVILLE ROAD SOUTHEAST (60-FOOT R.O.W.); THENCE ALONG THE AFOREMENTIONED RIGHT-OF-WAY OF FAYETTEVILLE ROAD SOUTHEAST THE FOLLOWING SEVEN (7) COURSES: (1) N56°22'05"E A DISTANCE OF 35.00 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (2) A CURVE TO THE LEFT WITH AN ARC LENGTH OF 135.28 FEET, A RADIUS OF 640.66 FEET, WITH A CHORD BEARING OF N52°07'09"E, A CHORD LENGTH OF 135.03 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (3) N44°13'27"E A DISTANCE OF 266.00 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (4) N56°11'45"E A DISTANCE OF 22.23 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (5) N43°22'35"E A DISTANCE OF 58.00 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (6) S46°38'23"E A DISTANCE OF 25.00 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (7) N43°22'35"E A DISTANCE OF 15.00 FEET TO A POINT ON THE LANDS, NOW OR FORMERLY, OF LONNIE D. WARE AS SHOWN IN DEED BOOK 28970, PAGE 759; THENCE ALONG SAID LANDS THE FOLLOWING FIVE (5) COURSES: (1) S54°07'45"E A DISTANCE OF 100.81 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (2) S57°39'52"E A DISTANCE OF 73.70 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (3) S74°33'21"E A DISTANCE OF 53.30 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (4) S63°50'14"E A DISTANCE OF 120.32 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (5) S27°04'52"W A DISTANCE OF 119.39 FEET TO A FOUND 1-INCH CRIMPED TOP PIPE AT THE MOST NORTHERLY CORNER OF LANDS, NOW OR FORMERLY, OF FLEETWOOD INVESTMENTS LLC. AS SHOWN IN DEED BOOK 27175, PAGE 89; THENCE ALONG SAID LANDS THE FOLLOWING THREE (3) COURSES: (1) S56°47'38"W A DISTANCE OF 143.11 FEET TO A FOUND 1-INCH CRIMPED TOP PIPE; (2) S65°18'53"W A DISTANCE OF 218.47 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (3) S51°37'40"W A DISTANCE OF 9.05 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258 ON THE NORTHEASTERLY RIGHT-OF-WAY OF FLEETWOOD DRIVE SOUTHEAST; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES: (1) N40°11'28"W A DISTANCE OF 34.53 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (2) S49°48'32"W A DISTANCE OF 10.01 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (3) A CURVE TO THE LEFT WITH AN ARC LENGTH OF 87.34 FEET, A RADIUS OF 142.63 FEET, WITH A CHORD BEARING OF N53°00'16"W, A CHORD LENGTH OF 85.98 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (4) A COMPOUND CURVE TO THE LEFT WITH AN ARC LENGTH OF 52.73 FEET, A RADIUS OF 128.70 FEET, WITH A CHORD BEARING OF N78°50'48"W, A CHORD LENGTH OF 52.36 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (5) S87°07'38"W A DISTANCE OF 98.79 FEET TO A SET 5/8-INCH REBAR WITH CAP INSCRIBED BLEW & ASSOC GA COA LSF001258; (6) A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 90.91 FEET, A RADIUS OF 103.73 FEET, WITH A CHORD BEARING OF N70°35'25"W, A CHORD LENGTH OF 88.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING THEREIN 3.688 ACRES (160665 SQUARE FEET MORE OR LESS).

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

ALTA/NSPS LAND TITLE SURVEY

Surveyor's Certification

To: Fidelity National Title Insurance Company;  
Realm Land Services, Inc.; Hollingshead Materials, LLC;

FAYETTEVILLE ROAD SE  
0036-24-0195  
3272 FAYETTEVILLE ROAD SE  
ATLANTA, GA 30316

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and include items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, and 19 of Table A thereof.

The field work was completed on October 3, 2024.

Last Revision Date: October 21, 2024

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



David A. Nix  
Registered Land Surveyor NO. LS003442  
State of Georgia  
Georgia C.O.A. LSF001258

For Questions & Comments & Updates on this survey please contact Info@RealmLandServices.com or call 571-208-2090

Survey Performed and Drafted By:

BLEW & ASSOCIATES, P.A.  
3825 NORTH SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
479-443-4506  
SURVEY@BLEWINC.COM

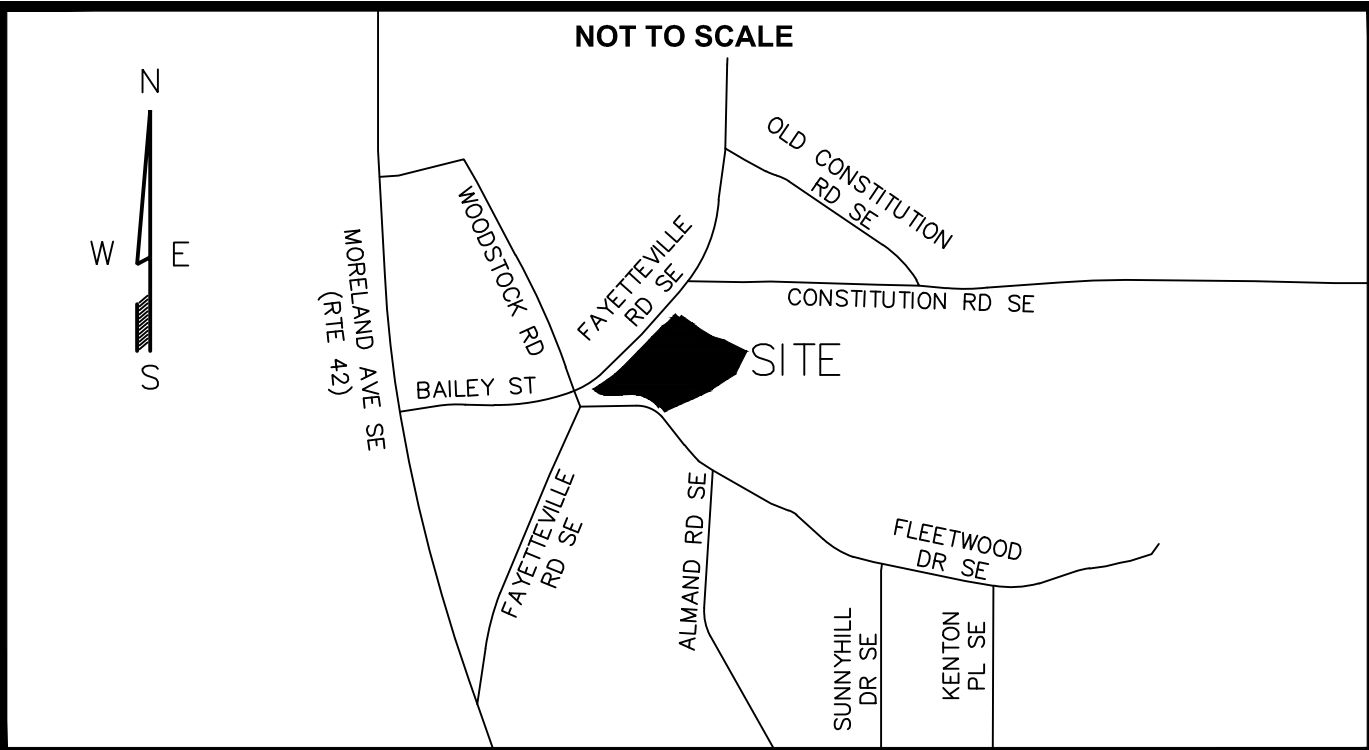
Surveyor's File Name and/or No.: 24-5980  
Surveyor's Reference Project No./Name.: 24-5980  
CAD Operator: DTS



SURVEY NOTES

- THIS PROPERTY IS DESIGNATED BY DEKALB COUNTY, AS TAX MAP PARCEL 15 080 05 002 AND 15 080 05 013.
- THE BASIS OF BEARINGS OF THIS SURVEY IS GRID NORTH BASED ON SOUTHEAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 56°47'38" W PER GPS COORDINATE OBSERVATIONS GEORGIA STATE PLANE, WEST ZONE NAD83. LATITUDE = 33°41'15.7800" LONGITUDE = -84°20'49.5960" CONVERGENCE ANGLE = -0°06'00.3097"
- THIS PROPERTY HAS ON AREA OF 160,665 SQUARE FEET OR 3.688 ACRES OF LAND.
- IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND DURING THE TIME FIELDWORK WAS PERFORMED.
- INTERIOR ROADWAYS APPEAR TO BE PRIVATE, VARIABLE IN WIDTH AND UNNAMED, UNLESS OTHERWISE SHOWN.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO FLEETWOOD DRIVE SOUTHEAST, WHICH IS A PUBLIC RIGHT-OF-WAY.
- THIS SURVEY IS TO BE RELIED UPON ONLY BY THE PARTIES LOCATED IN THE CERTIFICATION OF THIS SURVEY.
- THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR DESIGN PURPOSES.
- THE NEAREST INTERSECTION OF STREETS IS THAT OF FAYETTEVILLE ROAD SOUTHEAST & FLEETWOOD DRIVE SOUTHEAST, WHICH ABUTS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00009656020105.
- PORTIONS OF THIS SURVEY WERE PERFORMED USING GPS EQUIPMENT. GPS EQUIPMENT USED: CARLSON BRXY USING REAL-TIME KINEMATIC (RTK) METHODS RELATIVE TO THE TOPCON "TOPNET" VRS NETWORK. LOCATIONS GENERATED USING RTK VECTORS HAD A ROOT-MEAN SQUARE (RMS) OF NO MORE THAN 0.04' HORIZONTAL.
- IN REGARD TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, & CLIENT-PROVIDED UTILITY MAP DRAWINGS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL GEORGIA ONE-CALL AT (770) 623-4332 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.
- IN RESPONSE TO TABLE A, ITEM 18, THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (I) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (II) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:726,741 FEET.

VICINITY MAP



FOR QUESTIONS, COMMENTS, & UPDATES ON THIS SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.  
Info@RealmLandServices.com 571-208-2090

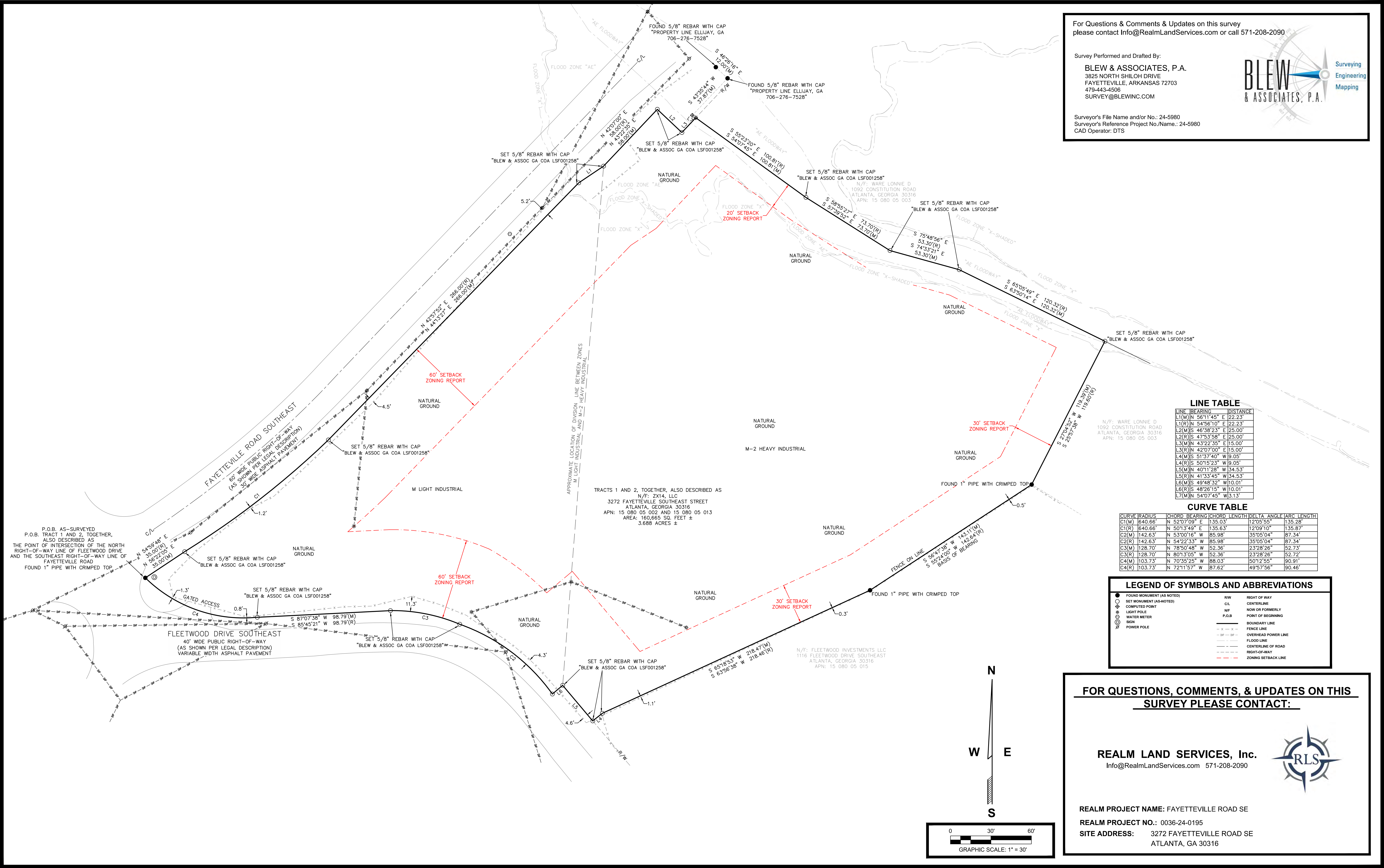


REALM PROJECT NAME: FAYETTEVILLE ROAD SE

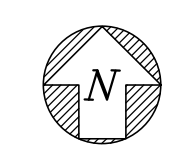
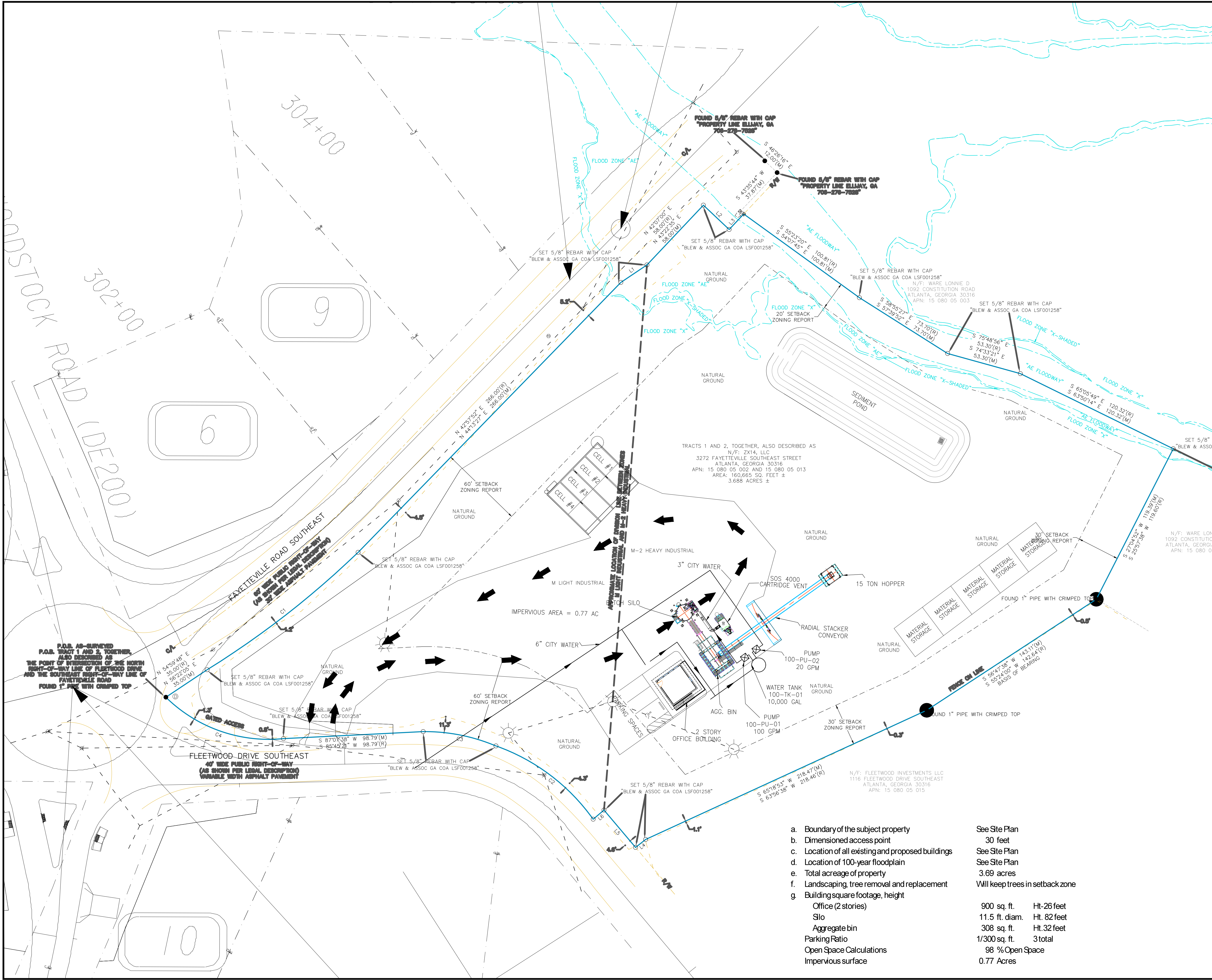
REALM PROJECT NO.: 0036-24-0195

SITE ADDRESS: 3272 FAYETTEVILLE ROAD SE  
ATLANTA, GA 30316











**PRELIMINARY**  
NOT FOR CONSTRUCTION

- |  |                                 |
|--|---------------------------------|
| a. Boundary of the subject property                | See Site Plan                   |
| b. Dimensioned access point                        | 30 feet                         |
| c. Location of all existing and proposed buildings | See Site Plan                   |
| d. Location of 100-year floodplain                 | See Site Plan                   |
| e. Total acreage of property                       | 3.69 acres                      |
| f. Landscaping, tree removal and replacement       | Will keep trees in setback zone |
| g. Building square footage, height                 |                                 |
| Office (2 stories)                                 | 900 sq. ft.   Ht. 26 feet       |
| Silo   | 11.5 ft. diam.   Ht. 82 feet    |
| Aggregate bin                                      | 308 sq. ft.   Ht. 32 feet       |
| Parking Ratio                                      | 1/300 sq. ft.   3 total         |
| Open Space Calculations                            | 98 % Open Space                 |
| Impervious surface                                 | 0.77 Acres                      |

|  |      |             |         |                               |      |     |       |       |
|--|------|-------------|---------|-------------------------------|------|-----|-------|-------|
| A  |      | 24OCT24     |         | ISSUE WITH ZONING APPLICATION |      | RJN | TEB   | CB    |
| REV.   | DATE | DESCRIPTION |         |                               |      | BY  | CHKD. | APPR. |
| <div><b>PENTA</b><br/>PENTA Engineering Co. LLC<br/>10123 Corporate Square Drive, St. Louis, MO 63132-2905<br/>www.penta.net; Phone: 314-878-0123; Fax: 314-878-0120</div> <p>This drawing and the information contained herein is submitted confidentially and is the property of Penta Engineering Co. LLC. It may not be duplicated, disclosed, or utilized without written consent from Penta Engineering Co. LLC.</p> <div><b>SMYRNA READY MIX CONCRETE, LLC.</b><br/>MURFREESBORO, TN</div> <div>READY MIX TERMINAL<br/>3298 FAYETTEVILLE ROAD, ATLANTA GA<br/>SITE PLAN</div> |      |             |         |                               |      |     |       |       |
| DESIGNED:  | ES   | DATE:       | 15OCT24 | PENTA DRAWING NUMBER          | REV. |     |       |       |
| DRAWN:   | ES   | DATE:       | 15OCT24 | 240816-M-110                  | A    |     |       |       |
| CHECKED:   | TEB  | DATE:       | 15OCT24 | CLIENT DRAWING NUMBER         |      |     |       |       |
| APPROVED:  |      | SCALE:      | 1"=30'  |                               |      |     |       |       |



NOTE: THE CO-ORDINATES LISTED ARE WEST ZONE  
GRID CO-ORDINATES BASED ON THE GA. STATE PLANE  
CO-ORDINATE SYSTEM OF 1984.  
HORIZONTAL DATUM : NAD 83/94 HARN  
VERTICAL DATUM : NAVD 1988

RIGHT OF WAY OF PROPOSED  
CONSTITUTION ROAD FREIGHT  
CORRIDOR IMPROVEMENTS  
DEKALB COUNTY

**CONVENTIONAL SIGNS**

|                     |                                      |   |
|---------------------|--------------------------------------|---|
| LAND LOT LINE ..... |                                      | ---   |
| PROPERTY LINE ..... |                                      | P   |
| RIGHT OF WAY LINE { | EXISTING .....                       | ---   |
|                     | REQUIRED .....                       | ---   |
|                     | EXISTING LIMIT OF ACCESS .....       | ---ooo---   |
|                     | READD LIMIT OF ACCESS .....          | ---ooo---   |
|                     | EXISTING LIMIT OF ACCESS & R/W ..... | ---   ---   |
| {                   | READD LIMIT OF ACCESS & R/W .....    | ---   ---   |
|                     | R/W MARKERS .....                    | --- <div style="border: 1px solid black; width: 10px; height: 10px; display: flex; align-items: center; justify-content: center;">X</div> --- |
| FENCE .....         |                                      | X                      X  |



Engineering, Planning, and Environmental Consultants  
Suite 601, 817 West Peachtree Street, NW  
Atlanta, GA 30308

OFFICE OF DESIGN

REVISIONS:

|  |             |
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|  |             |
|  |             |
|  |             |
|  | DRAWING No. |
|  | 60-0001     |

|                                |              |
|--------------------------------|--------------|
| LENGTH OF RIGHT OF WAY PROJECT | COUNTY 89&12 |
|                                | MILES        |
| NET LENGTH OF RIGHT OF WAY     | 0.1419       |
| NET LENGTH OF BRIDGES          | 0.0000       |
| NET LENGTH OF EXCEPTIONS       | 0.0000       |
| GROSS LENGTH OF RIGHT OF WAY   | 0.1419       |

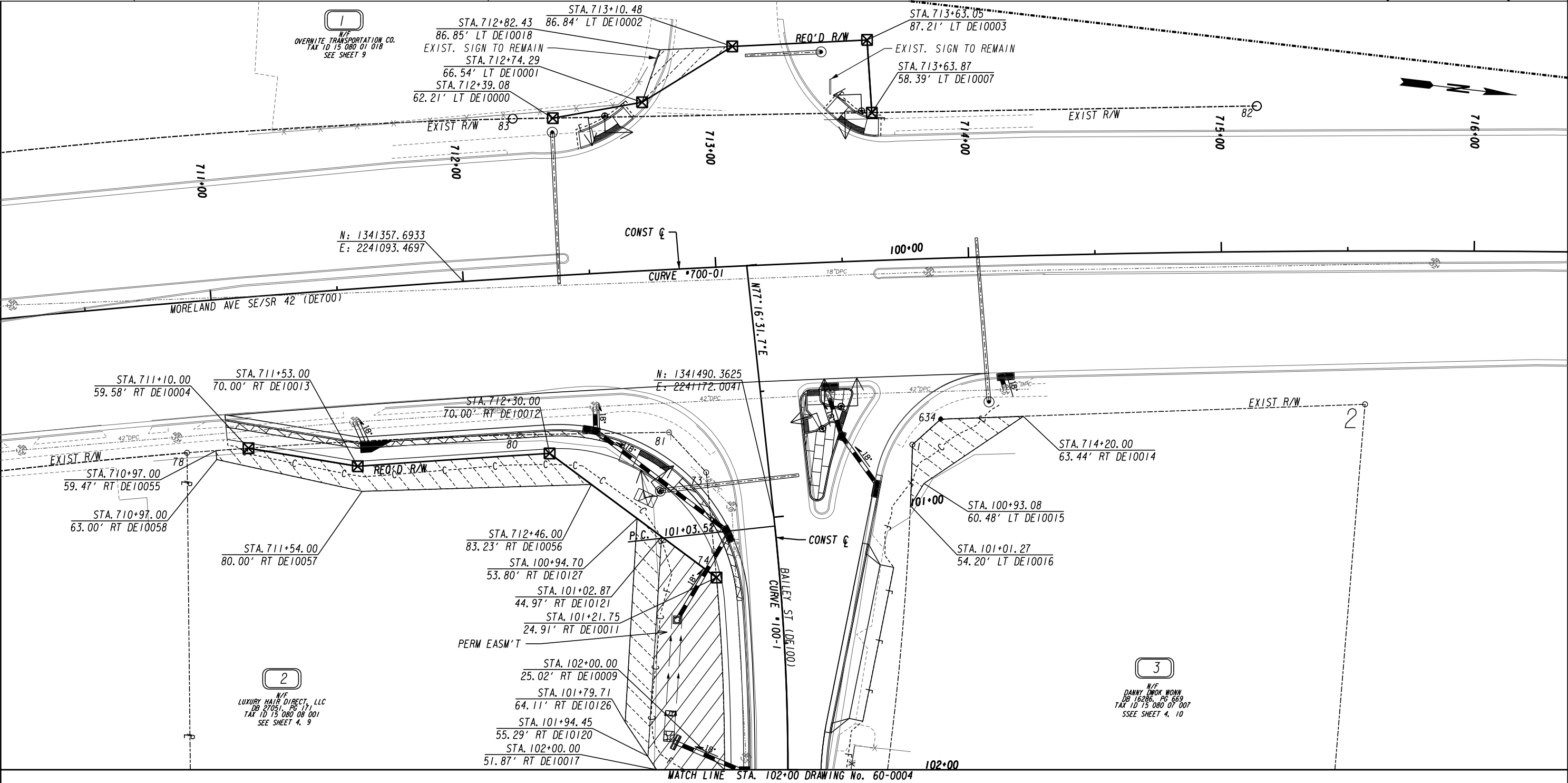
THIS PROJECT IS LOCATED IN FULTON AND DEKALB COUNTY  
AND CONGRESSIONAL DISTRICT 5 .

COUNTY: FULTON AND DEKALB

[illegible]

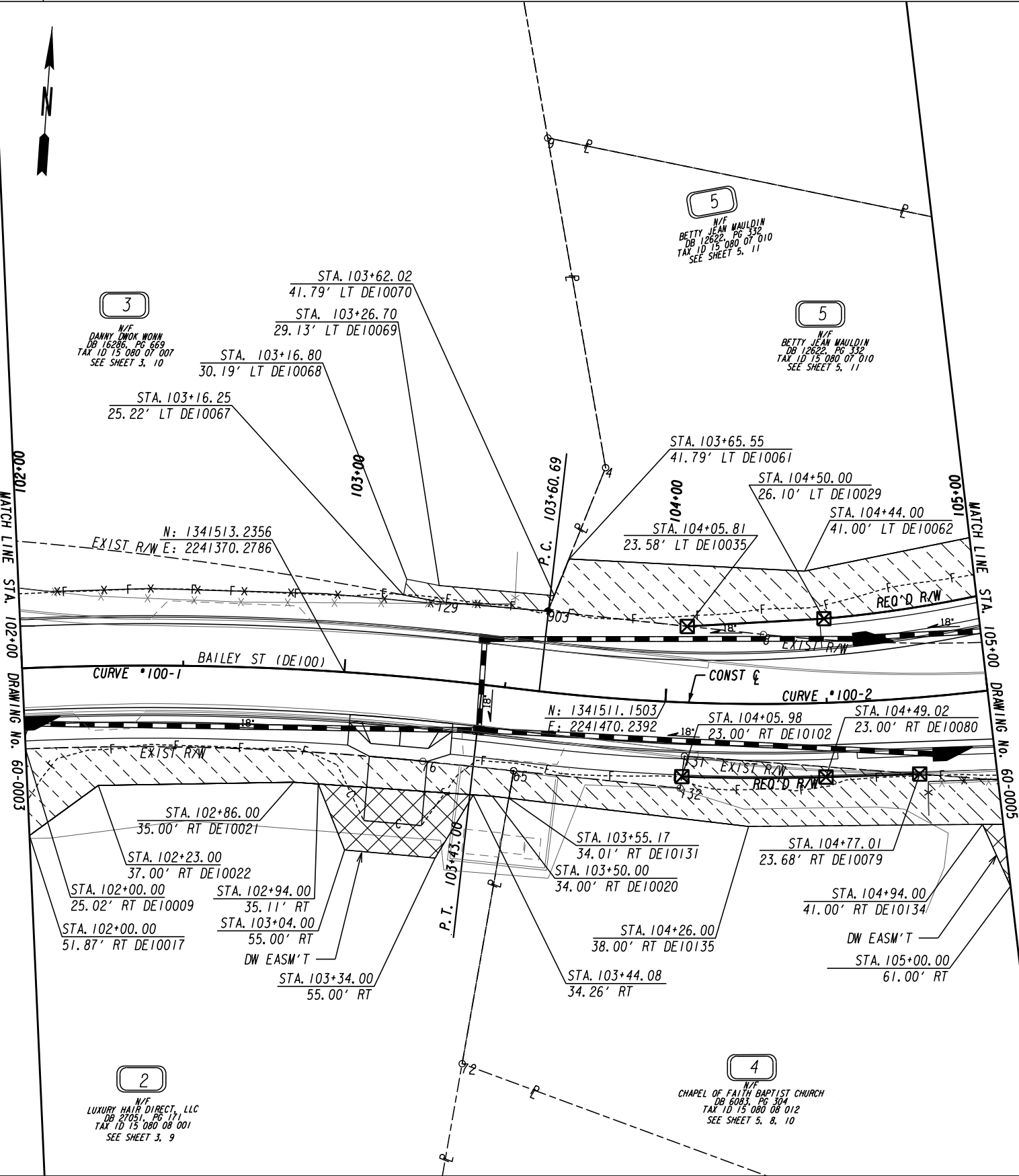
**Kimley»»Horn**  
Engineering, Planning, and Environmental Consultants  
Suite 601, 817 West Peachtree Street, NW  
Atlanta, GA 30308





|  |  |   |  |      |           |      |           |   |                        |
|--|--|---|--|------|-----------|------|-----------|---|------------------------|
| PROPERTY AND EXISTING R/W LINE<br>REQUIRED R/W LINE<br>CONSTRUCTION LIMITS<br>EASEMENT FOR CONSTR<br>& MAINTENANCE OF SLOPES<br>EASEMENT FOR CONSTR OF SLOPES<br>EASEMENT FOR CONSTR OF DRIVES | <div>-----E-----</div> <div>-----C-----F-----</div> <div><div></div><div></div><div></div></div> | BEGIN LIMIT OF ACCESS.....BLA<br>END LIMIT OF ACCESS.....ELA<br>EXISTING LIMIT OF ACCESS<br>REQ'D LIMIT OF ACCESS<br>EXISTING LIMIT OF ACCESS & R/W<br>REQ'D LIMIT OF ACCESS & R/W<br>ORANGE BARRIER FENCE<br>ESA - ENV. SENSITIVE AREA | <div><div></div><div></div><div></div></div> | DATE | REVISIONS | DATE | REVISIONS | DEKALB COUNTY<br>TRANSPORTATION DIVISION  |                        |
|  |  |   |  |      |           |      |           | RIGHT OF WAY MAP  |                        |
|  |  |   |  |      |           |      |           | PROJECT NO:<br>COUNTY: DEKALB & FULTON<br>LAND LOT NO: 080<br>LAND DISTRICT: 15<br>GMD: 1349<br>DATE: 08/02/23 SH 3 OF 13 | DRAWING No.<br>60-0003 |
|  |  |   |  |      |           |      |           |   |                        |





PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR

& MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA

END LIMIT OF ACCESS.....ELA

EXISTING LIMIT OF ACCESS

REQ'D LIMIT OF ACCESS

EXISTING LIMIT OF ACCESS & R/W

REQ'D LIMIT OF ACCESS & R/W

ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

| DATE | REVISIONS | DATE | REVISIONS |
|------|-----------|------|-----------|
|      |           |      |           |
|      |           |      |           |
|      |           |      |           |
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DEKALB COUNTY  
TRANSPORTATION DIVISION

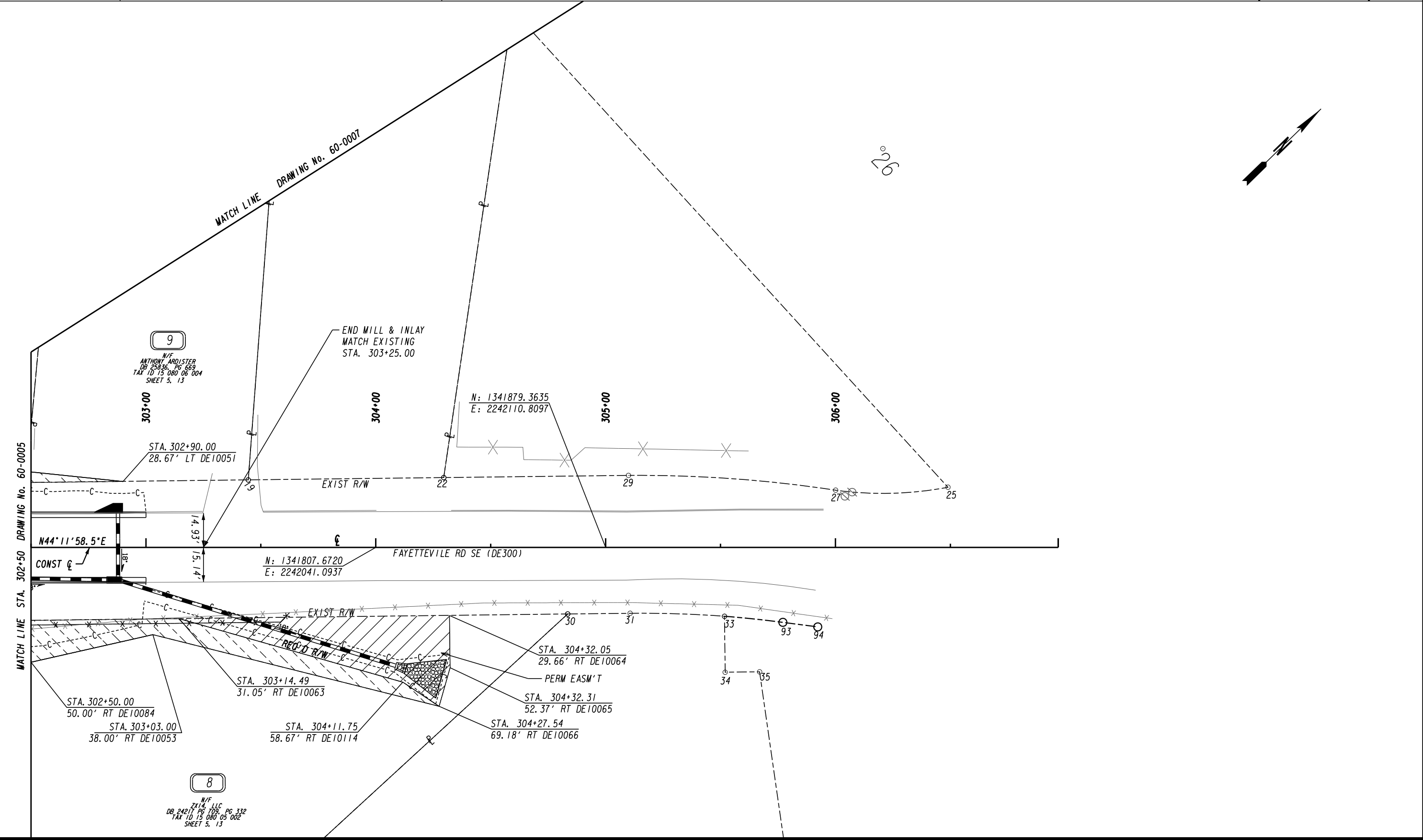
RIGHT OF WAY MAP

PROJECT NO:  
COUNTY: DEKALB & FULTON  
LAND LOT NO: 080  
LAND DISTRICT: 15  
GMD: 1349  
DATE: 08/02/23 SH 4 OF 13

DRAWING No.  
60-0004



|  |  |   |  |                   |                   |  |                               |
|--|--|---|--|-------------------|-------------------|--|-------------------------------|
| PROPERTY AND EXISTING R/W LINE<br>REQUIRED R/W LINE<br>CONSTRUCTION LIMITS<br>EASEMENT FOR CONSTR<br>& MAINTENANCE OF SLOPES<br>EASEMENT FOR CONSTR OF SLOPES<br>EASEMENT FOR CONSTR OF DRIVES |  | BEGIN LIMIT OF ACCESS.....BLA<br>END LIMIT OF ACCESS.....ELA<br>EXISTING LIMIT OF ACCESS<br>REQ'D LIMIT OF ACCESS<br>EXISTING LIMIT OF ACCESS & R/W<br>REQ'D LIMIT OF ACCESS & R/W<br>ORANGE BARRIER FENCE<br>ESA - ENV. SENSITIVE AREA |  | DATE<br>REVISIONS | DATE<br>REVISIONS | DEKALB COUNTY<br>TRANSPORTATION DIVISION<br><b>RIGHT OF WAY MAP</b><br>PROJECT NO:<br>COUNTY: DEKALB & FULTON<br>LAND LOT NO: 080<br>LAND DISTRICT: 15<br>GMD: 1349<br>DATE: 08/02/23 SH 5 OF 13 | DRAWING No.<br><b>60-0005</b> |
|  |  |   |  |                   |                   |  |                               |
|  |  |   |  |                   |                   |  |                               |
|  |  |   |  |                   |                   |  |                               |
|  |  |   |  |                   |                   |  |                               |



PROPERTY AND EXISTING R/W LINE  
REQUIRED R/W LINE  
CONSTRUCTION LIMITS  
EASEMENT FOR CONSTR  
& MAINTENANCE OF SLOPES  
EASEMENT FOR CONSTR OF SLOPES  
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA  
END LIMIT OF ACCESS.....ELA  
EXISTING LIMIT OF ACCESS  
REQ'D LIMIT OF ACCESS  
EXISTING LIMIT OF ACCESS & R/W  
REQ'D LIMIT OF ACCESS & R/W  
ORANGE BARRIER FENCE  
ESA - ENV. SENSITIVE AREA

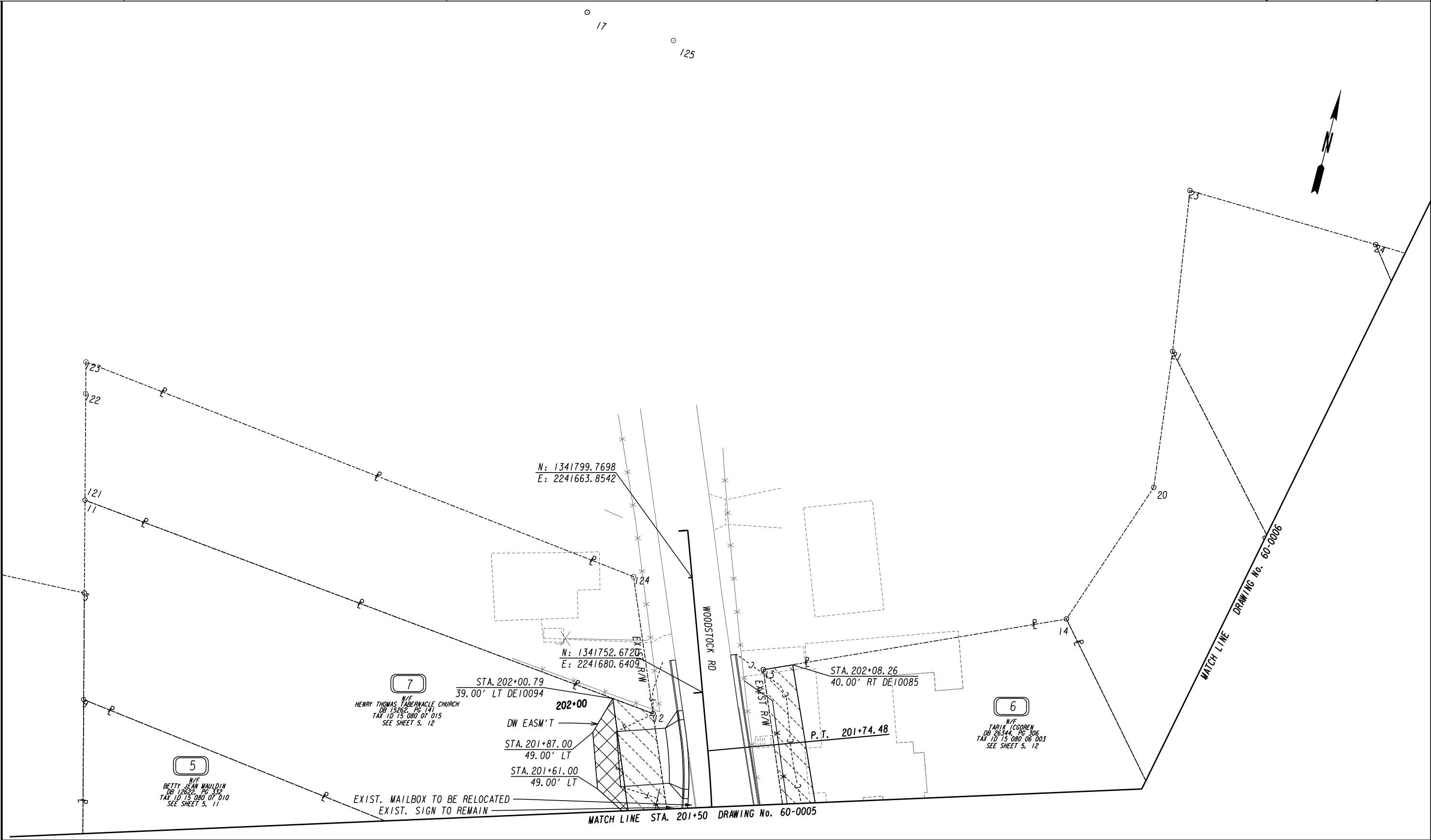
| DATE | REVISIONS | DATE | REVISIONS |
|------|-----------|------|-----------|
|      |           |      |           |
|      |           |      |           |
|      |           |      |           |
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|      |           |      |           |
|      |           |      |           |

DEKALB COUNTY  
TRANSPORTATION DIVISION  
**RIGHT OF WAY MAP**

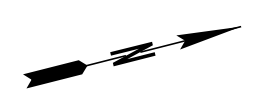
PROJECT NO:  
COUNTY: DEKALB & FULTON  
LAND LOT NO: 080  
LAND DISTRICT: 15  
GMD: 1349  
DATE: 08/02/23 SH 6 OF 13

DRAWING No.  
**60-0006**

7/31/2015 GRWPLN



|  |  |                                |      |           |      |                           |  |         |
|--|--|--------------------------------|------|-----------|------|---------------------------|--|---------|
| PROPERTY AND EXISTING R/W LINE<br>REQUIRED R/W LINE<br>CONSTRUCTION LIMITS<br>EASEMENT FOR CONSTR<br>& MAINTENANCE OF SLOPES<br>EASEMENT FOR CONSTR OF SLOPES<br>EASEMENT FOR CONSTR OF DRIVES | <div>-----E-----</div> <div>---C---F---</div> <div><div></div><div></div><div></div></div> | BEGIN LIMIT OF ACCESS.....BLA  | DATE | REVISIONS | DATE | REVISIONS                 | DEKALB COUNTY<br>TRANSPORTATION DIVISION |         |
|  |  | END LIMIT OF ACCESS.....ELA    |      |           |      |                           | RIGHT OF WAY MAP                         |         |
|  |  | EXISTING LIMIT OF ACCESS       |      |           |      |                           | PROJECT NO:                              |         |
|  |  | REQ'D LIMIT OF ACCESS          |      |           |      |                           | COUNTY: DEKALB & FULTON                  |         |
|  |  | EXISTING LIMIT OF ACCESS & R/W |      |           |      |                           | LAND LOT NO: 080                         |         |
|  |  | REQ'D LIMIT OF ACCESS & R/W    |      |           |      |                           | LAND DISTRICT: 15                        |         |
|  |  | ORANGE BARRIER FENCE           |      |           |      |                           | GMD: 1349                                |         |
| ESA - ENV. SENSITIVE AREA  |  |                                |      |           |      | DATE: 08/02/23 SH 7 OF 13 |  |         |
|  |  |                                |      |           |      |                           | DRAWING No.                              | 60-0007 |



|  |  |                                |      |           |      |           |  |                               |
|--|--|--------------------------------|------|-----------|------|-----------|--|-------------------------------|
| PROPERTY AND EXISTING R/W LINE<br>REQUIRED R/W LINE<br>CONSTRUCTION LIMITS<br>EASEMENT FOR CONSTR<br>& MAINTENANCE OF SLOPES<br>EASEMENT FOR CONSTR OF SLOPES<br>EASEMENT FOR CONSTR OF DRIVES |  | BEGIN LIMIT OF ACCESS.....BLA  | DATE | REVISIONS | DATE | REVISIONS | DEKALB COUNTY<br>TRANSPORTATION DIVISION<br><b>RIGHT OF WAY MAP</b><br>PROJECT NO:<br>COUNTY: DEKALB & FULTON<br>LAND LOT NO: 080<br>LAND DISTRICT: 15<br>GMD: 1349<br>DATE: 08/02/23 SH 8 OF 13 | DRAWING No.<br><b>60-0008</b> |
|  |  | END LIMIT OF ACCESS.....ELA    |      |           |      |           |  |                               |
|  |  | EXISTING LIMIT OF ACCESS       |      |           |      |           |  |                               |
|  |  | REQ'D LIMIT OF ACCESS          |      |           |      |           |  |                               |
|  |  | EXISTING LIMIT OF ACCESS & R/W |      |           |      |           |  |                               |
|  |  | REQ'D LIMIT OF ACCESS & R/W    |      |           |      |           |  |                               |
|  |  | ORANGE BARRIER FENCE           |      |           |      |           |  |                               |
|  |  | ESA - ENV. SENSITIVE AREA      |      |           |      |           |  |                               |



\*\*\*\*\*  
PARCEL 2    AREA 2 REQ'D TEMP. EASM'T.    DE30202    SEE SHEET 3, 4  
\*\*\*\*\*

| PNT   | OFFSET/ | STATION/  | ALIGNMENT     |
|---|---------|-----------|---------------|
| -----   |         |           |               |
| DE10121   | 44.97 R | 101+02.87 | Bailey Street |
| DE10120   | 55.29 R | 101+94.45 | Bailey Street |
| DE10126   | 64.11 R | 101+79.71 | Bailey Street |
| DE10127   | 53.80 R | 100+94.70 | Bailey Street |
| DE10121   | 44.97 R | 101+02.87 | Bailey Street |
| REQD TEMP EASMT (AREA 2) = 833.99 SF                    |         |           |               |
| REQD TEMP EASMT (AREA 2) = 0.02 AC                      |         |           |               |
| REQD TEMP EASMT (AREA 1 + AREA 2 + AREA 3) = 3971.31 SF |         |           |               |
| REQD TEMP EASMT (AREA 1 + AREA 2 + AREA 3) = 0.09 AC    |         |           |               |

\*\*\*\*\*  
PARCEL 2    AREA 3 REQ'D TEMP. EASMT.    DE30203    SEE SHEET 3, 4  
\*\*\*\*\*

| PNT   | OFFSET/ | STATION/  | ALIGNMENT     |
|---|---------|-----------|---------------|
| -----   |         |           |               |
| DE10009   | 25.02 R | 102+00.00 | Bailey Street |
| ARC LENGTH = 123.36                                     |         |           |               |
| CHORD BEAR = N 87°43'46.0" E                            |         |           |               |
| LNTH CHORD = 123.25                                     |         |           |               |
| RADIUS = 850.00   |         |           |               |
| DEGREE = 6°44'26.4"                                     |         |           |               |
| 76  | 25.60 R | 103+26.92 | Bailey Street |
| 65  | 25.43 R | 103+55.68 | Bailey Street |
| DE10131   | 34.01 R | 103+55.17 | Bailey Street |
| DE10020   | 34.00 R | 103+50.00 | Bailey Street |
| DE10021   | 35.00 R | 102+86.00 | Bailey Street |
| DE10022   | 37.00 R | 102+23.00 | Bailey Street |
| DE10017   | 51.87 R | 102+00.00 | Bailey Street |
| DE10009   | 25.02 R | 102+00.00 | Bailey Street |
| REQD EASMT (AREA 3) = 1734.28 SF                        |         |           |               |
| REQD EASMT (AREA 3) = 0.04 AC                           |         |           |               |
| REQD TEMP EASMT (AREA 1 + AREA 2 + AREA 3) = 3971.31 SF |         |           |               |
| REQD TEMP EASMT (AREA 1 + AREA 2 + AREA 3) = 0.09 AC    |         |           |               |

\*\*\*\*\*  
PARCEL 2    REQ'D DRWY. EASM'T.    SEE SHEET 3, 4  
\*\*\*\*\*  
REQ'D DRIVEWAY EASEM'T = 1

\*\*\*\*\*  
PARCEL 3    REQ'D PERM. EASM'T.    DE20301    SEE SHEET 3, 4  
\*\*\*\*\*

| PNT                          | OFFSET/<br>DIST | STATION/<br>BEARING | ALIGNMENT     |
|------------------------------|-----------------|---------------------|---------------|
| -----                        |                 |                     |               |
| DE10067                      | 25.22 L         | 103+16.25           | Bailey Street |
|                              | 5.00            | N 7°17'43.7" E      |               |
| DE10068                      | 30.19 L         | 103+16.80           | Bailey Street |
| ARC LENGTH = 10.29           |                 |                     |               |
| CHORD BEAR = S 82°56'25.8" E |                 |                     |               |
| LNTH CHORD = 10.29           |                 |                     |               |
| RADIUS = 1181.79             |                 |                     |               |
| DEGREE = 4°50'53.5"          |                 |                     |               |
| DE10069                      | 29.13 L         | 103+26.70           | Bailey Street |
|                              | 35.79           | S 89°01'24.3" E     |               |
| DE10070                      | 29.94 L         | 103+62.02           | Bailey Street |
|                              | 5.23            | S 17°52'04.6" W     |               |
| 903                          | 24.91 L         | 103+60.58           | Bailey Street |
|                              | 34.55           | N 89°01'24.3" W     |               |
| 129                          | 24.13 L         | 103+26.48           | Bailey Street |
| ARC LENGTH = 10.56           |                 |                     |               |
| CHORD BEAR = N 82°56'05.3" W |                 |                     |               |
| LNTH CHORD = 10.56           |                 |                     |               |
| RADIUS = 1176.79             |                 |                     |               |
| DEGREE = 4°52'07.7"          |                 |                     |               |
| DE10067                      | 25.22 L         | 103+16.25           | Bailey Street |
| REQD EASMT = 227.98 SF       |                 |                     |               |
| REQD EASMT = 0.005 ACRES     |                 |                     |               |

\*\*\*\*\*  
PARCEL 3    REQ'D TEMP. EASM'T.    DE30301    SEE SHEET 3, 4  
\*\*\*\*\*

| PNT                         | OFFSET/ | STATION/  | ALIGNMENT       |
|-----------------------------|---------|-----------|-----------------|
| -----                       |         |           |                 |
| 634                         | 69.77 L | 100+68.54 | Bailey Street   |
| DE10014                     | 63.44 R | 714+20.00 | Moreland Ave SE |
| DE10015                     | 60.48 L | 100+93.08 | Bailey Street   |
| DE10016                     | 54.20 L | 101+01.27 | Bailey Street   |
| 1                           | 57.53 L | 100+77.39 | Bailey Street   |
| 634                         | 69.77 L | 100+68.54 | Bailey Street   |
| REQD EASMT AREA = 580.99 SF |         |           |                 |
| REQD EASMT AREA = 0.01 AC   |         |           |                 |

\*\*\*\*\*  
PARCEL 4    TRACT 1 REQ'D R/W    DE10401    SEE SHEET 4, 5, 8  
\*\*\*\*\*

| PNT                          | OFFSET/<br>DIST | STATION/<br>BEARING | ALIGNMENT     |
|------------------------------|-----------------|---------------------|---------------|
| -----                        |                 |                     |               |
| 131                          | 16.66 R         | 104+06.56           | Bailey Street |
|                              | 73.11           | S 89°43'27.3" E     |               |
| DE10079                      | 23.68 R         | 104+77.01           | Bailey Street |
|                              | 29.08           | S 84°05'12.5" W     |               |
| DE10080                      | 23.00 R         | 104+49.02           | Bailey Street |
| ARC LENGTH = 44.69           |                 |                     |               |
| CHORD BEAR = S 86°08'30.6" W |                 |                     |               |
| LNTH CHORD = 44.68           |                 |                     |               |
| RADIUS = 623.00              |                 |                     |               |
| DEGREE = 9°11'48.5"          |                 |                     |               |
| DE10102                      | 23.00 R         | 104+05.98           | Bailey Street |
|                              | 6.37            | N 3°36'04.5" E      |               |
| 131                          | 16.66 R         | 104+06.56           | Bailey Street |
| REQD R/W = 267.58 SF         |                 |                     |               |
| REQD R/W = 0.006 ACRES       |                 |                     |               |

\*\*\*\*\*  
PARCEL 4    TRACT 2 REQ'D R/W    DE10402    SEE SHEET 4, 5, 8  
\*\*\*\*\*

| PNT                                       | OFFSET/<br>DIST | STATION/<br>BEARING | ALIGNMENT                   |
|---|-----------------|---------------------|-----------------------------|
| -----                                     |                 |                     |                             |
| DE10025                                   | 45.56 R         | 105+74.19           | Bailey Street               |
|   | 93.57           | S 89°43'27.3" E     |                             |
| 133                                       | 18.30 R         | 503+08.51           | Fayetteville Road SE (West) |
|   | 78.91           | S 20°45'59.8" W     |                             |
| 70  | 5.41 L          | 502+33.25           | Fayetteville Road SE (West) |
|   | 47.95           | S 22°58'24.3" W     |                             |
| DE10023                                   | 19.07 L         | 501+85.00           | Fayetteville Road SE (West) |
|   | 63.80           | N 80°46'47.5" W     |                             |
| DE10006                                   | 82.75 L         | 501+79.75           | Fayetteville Road SE (West) |
|   | 16.24           | N 1°58'45.1" W      |                             |
| DE10019                                   | 86.21 L         | 502+05.17           | Fayetteville Road SE (West) |
|   | 51.70           | N 87°50'07.4" E     |                             |
| DE10072                                   | 35.00 L         | 502+15.00           | Fayetteville Road SE (West) |
|   | 65.71           | N 8°58'43.5" W      |                             |
| DE10073                                   | 49.00 L         | 502+80.00           | Fayetteville Road SE (West) |
|   | 35.22           | N 44°37'56.4" W     |                             |
| DE10025                                   | 45.56 R         | 105+74.19           | Bailey Street               |
| REQD R/W (TRACT 2) = 6216.86 SF           |                 |                     |                             |
| REQD R/W (TRACT 2) = 0.14 ACRES           |                 |                     |                             |
| REQD R/W (TRACT 1 + TRACT 2) = 0.15 ACRES |                 |                     |                             |
| REMAINDER = +/- 0.80 ACRES                |                 |                     |                             |

\*\*\*\*\*  
PARCEL 4     AREA 1 REQ'D TEMP. EASM'T.     DE30401     SEE SHEET 4, 5, 8  
\*\*\*\*\*

PNT     OFFSET/     STATION/     ALIGNMENT  
-----

65     25.43   R     103+55.68     Bailey Street  
132     26.61   R     104+05.65     Bailey Street  
DE10102     23.00   R     104+05.98     Bailey Street  
ARC LENGTH = 44.69  
CHORD BEAR = N 86°08'30.6" E  
LNTH CHORD = 44.68  
RADIUS = 623.00  
DEGREE = 9°11'48.5"  
DE10080     23.00   R     104+49.02     Bailey Street  
DE10079     23.68   R     104+77.01     Bailey Street  
DE10025     45.56   R     105+74.19     Bailey Street  
DE10073     49.00   L     502+80.00     Fayetteville Road SE (West)  
DE10072     35.00   L     502+15.00     Fayetteville Road SE (West)  
DE10105     65.00   L     502+10.00     Fayetteville Road SE (West)  
DE10132     70.00   L     502+60.00     Fayetteville Road SE (West)  
DE10133     49.00   R     105+47.00     Bailey Street  
DE10134     41.00   R     104+94.00     Bailey Street  
DE10135     38.00   R     104+26.00     Bailey Street  
DE10131     34.01   R     103+55.17     Bailey Street  
65     25.43   R     103+55.68     Bailey Street  
REQD EASMT AREA = 5275.09   SF  
REQD EASMT AREA = 0.12   AC  
REQD TEMP EASMT (AREA 1 + AREA 2) = 7052.59 SF  
REQD TEMP EASMT (AREA 1 + AREA 2) = 0.16 AC

\*\*\*\*\*  
PARCEL 4     AREA 2 REQ'D TEMP. EASM'T.     DE30402     SEE SHEET 4, 5, 8  
\*\*\*\*\*

PNT     OFFSET/     STATION/     ALIGNMENT  
-----  
DE10024     61.00   L     501+82.00     Fayetteville Road SE (West)  
DE10023     19.07   L     501+85.00     Fayetteville Road SE (West)  
71     22.96   L     501+20.37     Fayetteville Road SE (West)  
DE10076     42.00   L     501+18.31     Fayetteville Road SE (West)  
DE10024     61.00   L     501+82.00     Fayetteville Road SE (West)  
REQD EASMT (AREA 2) = 1777.50 SF  
REQD EASMT (AREA 2) = 0.04 AC  
REQD TEMP EASMT (AREA 1 + AREA 2) = 7052.59 SF  
REQD TEMP EASMT (AREA 1 + AREA 2) = 0.16 AC

\*\*\*\*\*  
PARCEL 4     REQ'D DRWY. EASM'T.     SEE SHEET 4, 5, 8  
\*\*\*\*\*  
REQ'D DRIVEWAY EASEM'T = 1

\*\*\*\*\*  
PARCEL 5     REQ'D R/W     DE10501     SEE SHEET 4, 5  
\*\*\*\*\*

DE10035     23.58   L     104+05.81     Bailey Street  
42.42     N 82°41'36.2" E  
DE10029     26.10   L     104+50.00     Bailey Street  
ARC LENGTH = 79.16  
CHORD BEAR = N 75°11'29.6" E  
LNTH CHORD = 79.02  
RADIUS = 388.50  
DEGREE = 14°44'52.6"  
DE10031     32.82   L     105+32.55     Bailey Street  
ARC LENGTH = 124.05  
CHORD BEAR = N 41°41'57.4" E  
LNTH CHORD = 119.29  
RADIUS = 128.50  
DEGREE = 44°35'17.4"  
DE10033     36.75   L     201+00.81     Woodstock Road  
27.61     S 82°28'33.0" E  
10     10.87   L     200+91.18     Woodstock Road  
70.47     S 22°31'04.0" E  
5     0.93   R     200+21.71     Woodstock Road  
5.22     S 65°31'18.4" W  
6     20.70   L     106+62.23     Bailey Street  
ARC LENGTH = 230.08  
CHORD BEAR = S 78°42'15.8" W  
LNTH CHORD = 228.06  
RADIUS = 500.00  
DEGREE = 11°27'33.0"  
8     21.46   L     104+30.46     Bailey Street  
23.82     N 87°52'29.9" W  
DE10035     23.58   L     104+05.81     Bailey Street  
REQD R/W = 7790.17   SF  
REQD R/W = 0.18   ACRES  
REMAINDER = +/- 0.58   ACRES

\*\*\*\*\*  
PARCEL 5     REQ'D TEMP. EASM'T.     DE30501     SEE SHEET 4, 5  
\*\*\*\*\*

PNT     OFFSET/     STATION/     ALIGNMENT  
-----  
903     24.91   L     103+60.58     Bailey Street  
DE10077     41.79   L     103+65.55     Bailey Street  
DE10078     41.00   L     104+44.00     Bailey Street  
DE10079     50.00   L     105+48.00     Bailey Street  
DE10080     71.00   L     105+94.00     Bailey Street  
DE10082     46.00   L     201+04.25     Woodstock Road  
DE10033     36.75   L     201+00.81     Woodstock Road  
ARC LENGTH = 124.05  
CHORD BEAR = S 41°41'57.4" W  
LNTH CHORD = 119.29  
RADIUS = 128.50  
DEGREE = 44°35'17.4"  
DE10031     32.82   L     105+32.55     Bailey Street  
ARC LENGTH = 79.16  
CHORD BEAR = S 75°11'29.6" W  
LNTH CHORD = 79.02  
RADIUS = 388.50  
DEGREE = 14°44'52.6"  
DE10029     26.10   L     104+50.00     Bailey Street  
DE10035     23.58   L     104+05.81     Bailey Street  
903     24.91   L     103+60.58     Bailey Street  
REQD TEMP EASMT = 4301.57   SF  
REQD TEMP EASMT = 0.10 ACRES

| DATE | REVISIONS | DATE | REVISIONS | DEKALB COUNTY<br>TRANSPORTATION DIVISION   |  |
|------|-----------|------|-----------|--|--|
|      |           |      |           | RIGHT OF WAY TABLES  |  |
|      |           |      |           | PROJECT NO:<br>COUNTY: DEKALB & FULTON<br>LAND LOT NO: 080<br>LAND DISTRICT: 15<br>GMD: 1349<br>DATE: 08/02/23 SH 11 OF 13 |  |
|      |           |      |           |  |  |
|      |           |      |           |  |  |
|      |           |      |           |  |  |
|      |           |      |           |  |  |
|      |           |      |           | DRAWING No.  |  |
|      |           |      |           | 60-0011  |  |



\*\*\*\*\*  
PARCEL 6    REQ'D R/W    DE10601                      SEE SHEET 5, 7  
\*\*\*\*\*

| PNT                          | OFFSET/<br>DIST | STATION/<br>BEARING | ALIGNMENT                   |
|------------------------------|-----------------|---------------------|-----------------------------|
| -----                        |                 |                     |                             |
| 18                           | 22.48 L         | 300+57.22           | Fayetteville Road SE (East) |
|                              | 61.30           | N 22°31'04.0" W     |                             |
| DE10039                      | 38.77 R         | 200+97.53           | Woodstock Road              |
| ARC LENGTH = 65.56           |                 |                     |                             |
| CHORD BEAR = S 71°57'39.3" E |                 |                     |                             |
| LNTH CHORD = 61.22           |                 |                     |                             |
| RADIUS = 51.50               |                 |                     |                             |
| DEGREE = 111°15'14.2"        |                 |                     |                             |
| DE10041                      | 38.40 L         | 301+07.56           | Fayetteville Road SE (East) |
| ARC LENGTH = 79.94           |                 |                     |                             |
| CHORD BEAR = N 63°22'33.1" E |                 |                     |                             |
| LNTH CHORD = 79.67           |                 |                     |                             |
| RADIUS = 279.50              |                 |                     |                             |
| DEGREE = 20°29'57.8"         |                 |                     |                             |
| DE10043                      | 25.91 L         | 301+91.22           | Fayetteville Road SE (East) |
| ARC LENGTH = 129.29          |                 |                     |                             |
| CHORD BEAR = S 55°17'56.9" W |                 |                     |                             |
| LNTH CHORD = 128.88          |                 |                     |                             |
| RADIUS = 470.00              |                 |                     |                             |
| DEGREE = 12°11'26.1"         |                 |                     |                             |
| 18                           | 22.48 L         | 300+57.22           | Fayetteville Road SE (East) |
| REQD R/W = 1956.60 SF        |                 |                     |                             |
| REQD R/W = 0.05 ACRES        |                 |                     |                             |
| REMAINDER = +/- 0.53 ACRES   |                 |                     |                             |

\*\*\*\*\*  
PARCEL 6    REQ'D TEMP. EASM'T.    DE30601                      SEE SHEET 5, 7  
\*\*\*\*\*

| PNT                          | OFFSET/ | STATION/  | ALIGNMENT                   |
|------------------------------|---------|-----------|-----------------------------|
| -----                        |         |           |                             |
| DE10039                      | 38.77 R | 200+97.53 | Woodstock Road              |
| 13                           | 27.14 R | 202+07.30 | Woodstock Road              |
| DE10085                      | 40.00 R | 202+08.26 | Woodstock Road              |
| DE10086                      | 48.00 R | 201+30.00 | Woodstock Road              |
| DE10087                      | 50.00 R | 200+93.00 | Woodstock Road              |
| DE10088                      | 55.00 L | 300+90.00 | Fayetteville Road SE (East) |
| DE10089                      | 35.00 L | 301+88.00 | Fayetteville Road SE (East) |
| DE10090                      | 33.00 L | 302+48.29 | Fayetteville Road SE (East) |
| 15                           | 28.17 L | 302+47.85 | Fayetteville Road SE (East) |
| 16                           | 27.48 L | 302+24.75 | Fayetteville Road SE (East) |
| ARC LENGTH = 31.95           |         |           |                             |
| CHORD BEAR = S 45°28'17.3" W |         |           |                             |
| LNTH CHORD = 31.94           |         |           |                             |
| RADIUS = 470.00              |         |           |                             |
| DEGREE = 12°11'26.1"         |         |           |                             |
| DE10043                      | 25.91 L | 301+91.22 | Fayetteville Road SE (East) |
| ARC LENGTH = 79.94           |         |           |                             |
| CHORD BEAR = S 63°22'33.1" W |         |           |                             |
| LNTH CHORD = 79.67           |         |           |                             |
| RADIUS = 279.50              |         |           |                             |
| DEGREE = 20°29'57.8"         |         |           |                             |
| DE10041                      | 38.40 L | 301+07.56 | Fayetteville Road SE (East) |
| ARC LENGTH = 65.56           |         |           |                             |
| CHORD BEAR = N 71°57'39.3" W |         |           |                             |
| LNTH CHORD = 61.22           |         |           |                             |
| RADIUS = 51.50               |         |           |                             |
| DEGREE = 111°15'14.2"        |         |           |                             |
| DE10039                      | 38.77 R | 200+97.53 | Woodstock Road              |
| REQD TEMP EASMT = 3538.95 SF |         |           |                             |
| REQD TEMP EASMT = 0.08 AC    |         |           |                             |

\*\*\*\*\*  
PARCEL 7    REQ'D R/W    DE10701                      SEE SHEET 5, 7  
\*\*\*\*\*

| PNT                         | OFFSET/<br>DIST | STATION/<br>BEARING | ALIGNMENT      |
|-----------------------------|-----------------|---------------------|----------------|
| -----                       |                 |                     |                |
| 10                          | 10.87 L         | 200+91.18           | Woodstock Road |
|                             | 27.61           | N 82°28'33.0" W     |                |
| DE10033                     | 36.75 L         | 201+00.81           | Woodstock Road |
| ARC LENGTH = 18.51          |                 |                     |                |
| CHORD BEAR = N 9°54'59.5" E |                 |                     |                |
| LNTH CHORD = 18.50          |                 |                     |                |
| RADIUS = 128.50             |                 |                     |                |
| DEGREE = 44°35'17.4"        |                 |                     |                |
| DE10045                     | 29.58 L         | 201+18.00           | Woodstock Road |
|                             | 20.00           | N 21°49'41.8" E     |                |
| DE10046                     | 17.83 L         | 201+35.00           | Woodstock Road |
|                             | 43.74           | S 22°31'04.0" E     |                |
| 10                          | 10.87 L         | 200+91.18           | Woodstock Road |
| REQD R/W = 556.83 SF        |                 |                     |                |
| REQD R/W = 0.01 ACRES       |                 |                     |                |
| REMAINDER = +/- 0.51 ACRES  |                 |                     |                |

\*\*\*\*\*  
PARCEL 7    REQ'D TEMP. EASM'T.    DE30701                      SEE SHEET 5, 7  
\*\*\*\*\*

| PNT                         | OFFSET/ | STATION/  | ALIGNMENT      |
|-----------------------------|---------|-----------|----------------|
| -----                       |         |           |                |
| DE10033                     | 36.75 L | 201+00.81 | Woodstock Road |
| DE10082                     | 46.00 L | 201+04.25 | Woodstock Road |
| DE10093                     | 36.00 L | 201+47.00 | Woodstock Road |
| DE10094                     | 39.00 L | 202+00.79 | Woodstock Road |
| 12                          | 22.18 L | 201+92.65 | Woodstock Road |
| DE10046                     | 17.83 L | 201+35.00 | Woodstock Road |
| DE10045                     | 29.58 L | 201+18.00 | Woodstock Road |
| ARC LENGTH = 18.51          |         |           |                |
| CHORD BEAR = S 9°54'59.5" W |         |           |                |
| LNTH CHORD = 18.50          |         |           |                |
| RADIUS = 128.50             |         |           |                |
| DEGREE = 44°35'17.4"        |         |           |                |
| DE10033                     | 36.75 L | 201+00.81 | Woodstock Road |
| REQD TEMP EASMT= 1475.20 SF |         |           |                |
| REQD TEMP EASMT= 0.03 AC    |         |           |                |

\*\*\*\*\*  
PARCEL 7    REQ'D DRWY. EASM'T.                      SEE SHEET 5, 7  
\*\*\*\*\*  
REQ'D DRIVEWAY EASEM'T = 1

\*\*\*\*\*  
PARCEL 8    REQ'D R/W    DE10801            SEE SHEET 5, 6  
\*\*\*\*\*  
PNT        OFFSET/        STATION/        ALIGNMENT  
              DIST                BEARING  
-----  
53        14.75    L        400+55.75        Fleetwood Drive SE  
ARC LENGTH = 52.24  
CHORD BEAR = N 61°34'13.8" E  
LNTH CHORD = 52.22  
RADIUS = 530.00  
DEGREE = 10°48'37.9"  
DE10038    37.33    R        300+95.47        Fayetteville Road SE (East)  
                              24.10                S 2°27'28.3" E  
DE10047    34.17    L        401+02.68        Fleetwood Drive SE  
                              23.63                S 64°30'19.8" E  
DE10048    29.55    L        401+29.80        Fleetwood Drive SE  
                              23.63                S 74°24'35.5" E  
DE10049    26.09    L        401+56.57        Fleetwood Drive SE  
                              61.58                S 84°20'52.4" E  
DE10050    19.39    L        402+20.00        Fleetwood Drive SE  
                              118.63                S 86°49'29.9" W  
50        2.39    L        400+99.08        Fleetwood Drive SE  
ARC LENGTH = 34.74  
CHORD BEAR = N 60°00'14.5" W  
LNTH CHORD = 32.83  
RADIUS = 30.00  
DEGREE = 190°59'09.4"  
52        50.15    R        300+43.27        Fayetteville Road SE (East)  
                              13.15                N 24°29'05.0" W  
53        14.75    L        400+55.75        Fleetwood Drive SE  
REQD R/W    = 2720.09    SF  
REQD R/W    = 0.06        ACRES  
REMAINDER    = +/- 1.1 ACRES

\*\*\*\*\*  
PARCEL 8    REQ'D PERM EASM'T    DE20801            SEE SHEET 5, 6  
\*\*\*\*\*  
PNT        OFFSET/        STATION/        ALIGNMENT  
              DIST                BEARING  
-----  
DE10063    31.05    R        303+14.49        Fayetteville Road SE (East)  
                              117.57                N 43°31'27.3" E  
DE10064    29.66    R        304+32.05        Fayetteville Road SE (East)  
                              22.71                S 46°28'32.6" E  
DE10065    52.37    R        304+32.31        Fayetteville Road SE (East)  
                              17.47                S 29°57'24.7" E  
DE10066    69.18    R        304+27.54        Fayetteville Road SE (East)  
                              18.97                S 77°51'03.5" W  
DE10114    58.67    R        304+11.75        Fayetteville Road SE (East)  
                              101.11                S 60°03'05.3" W  
DE10063    31.05    R        303+14.49        Fayetteville Road SE (East)  
REQD EASMT    = 2082.89    SF  
REQD EASMT    = 0.05        ACRES

\*\*\*\*\*  
PARCEL 8    REQ'D TEMP. EASM'T.    DE30801            SEE SHEET 5, 6  
\*\*\*\*\*  
PNT        OFFSET/        STATION/        ALIGNMENT  
-----  
DE10038    37.33    R        300+95.47        Fayetteville Road SE (East)  
ARC LENGTH = 140.81  
CHORD BEAR = N 51°08'08.3" E  
LNTH CHORD = 140.40  
RADIUS = 530.00  
DEGREE = 10°48'37.9"  
54        32.45    R        302+27.73        Fayetteville Road SE (East)  
DE10063    31.05    R        303+14.49        Fayetteville Road SE (East)  
DE10114    58.67    R        304+11.75        Fayetteville Road SE (East)  
DE10066    69.18    R        304+27.54        Fayetteville Road SE (East)  
DE10053    38.00    R        303+03.00        Fayetteville Road SE (East)  
DE10084    50.00    R        302+50.00        Fayetteville Road SE (East)  
DE10097    58.88    L        401+02.44        Fleetwood Drive SE  
DE10098    41.00    L        401+10.00        Fleetwood Drive SE  
DE10099    31.00    L        401+73.00        Fleetwood Drive SE  
DE10100    27.00    L        402+34.00        Fleetwood Drive SE  
DE10101    19.85    L        402+34.00        Fleetwood Drive SE  
DE10050    19.39    L        402+20.00        Fleetwood Drive SE  
DE10049    26.09    L        401+56.57        Fleetwood Drive SE  
DE10048    29.55    L        401+29.80        Fleetwood Drive SE  
DE10047    34.17    L        401+02.68        Fleetwood Drive SE  
DE10038    37.33    R        300+95.47        Fayetteville Road SE (East)  
REQD EASMT AREA = 3973.30    SF  
REQD TEMP EASMT = 0.09 AC

\*\*\*\*\*  
PARCEL 8    REQ'D DRWY. EASM'T.            SEE SHEET 5, 6  
\*\*\*\*\*  
REQ'D DRIVEWAY EASEM'T = 1

\*\*\*\*\*  
PARCEL 9    REQ'D TEMP. EASM'T.    DE30901            SEE SHEET 5, 6  
\*\*\*\*\*  
PNT        OFFSET/        STATION/        ALIGNMENT  
-----  
15        28.17    L        302+47.85        Fayetteville Road SE (East)  
DE10090    33.00    L        302+48.29        Fayetteville Road SE (East)  
DE10105    28.67    L        302+90.00        Fayetteville Road SE (East)  
15        28.17    L        302+47.85        Fayetteville Road SE (East)  
REQD TEMP EASMT = 101.71    SF  
REQD TEMP EASMT = 0.01 AC

\*\*\*\*\*  
PARCEL 10    REQ'D TEMP. EASM'T.    DE31001            SEE SHEET 5, 8  
\*\*\*\*\*  
PNT        OFFSET/        STATION/        ALIGNMENT  
-----  
DE10106    32.73    R        501+89.00        Fayetteville Road SE (West)  
64        42.00    R        502+17.73        Fayetteville Road SE (West)  
62        66.75    R        502+95.90        Fayetteville Road SE (West)  
DE10110    26.02    R        401+43.00        Fleetwood Drive SE  
DE10111    36.00    R        401+43.00        Fleetwood Drive SE  
DE10112    71.24    R        502+80.19        Fayetteville Road SE (West)  
DE10113    46.00    R        502+07.00        Fayetteville Road SE (West)  
DE10130    42.00    R        501+91.00        Fayetteville Road SE (West)  
DE10106    32.73    R        501+89.00        Fayetteville Road SE (West)  
REQD TEMP EASMT = 1732.34    SF  
REQD TEMP EASMT = 0.04 AC

Future Building Information for 3272 Fayetteville Rd: 900sqft, two-story brick building, with 3 parkings spaces , ADA compliant. The below is an example of the construction to be used.





CONSTRUCTION DOCUMENTS



8417 SANCHEZ RD.  
JACKSONVILLE, FL 32217  
FLORIDA ARCHITECTURE LICENSE: AR97171

See

[illegible]

## SRM DISPATCH OFFICE

### EXAMPLE DRAWING

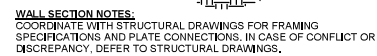
FLOOR PLANS,  
REFLECTED CEILING  
PLANS & ROOF PLAN

|                |            |
|----------------|------------|
| Project number | 24-007     |
| Date           | 05-15-2024 |
| Drawn by       | BR         |
| Checked by     | KA         |

A1.1

|       |              |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|





5 TYPICAL WALL SECTION  
SCALE: 1/2" = 1'-0"

## NATURAL VENTILATION CALCULATIONS

2018 IRC MECHANICAL 402.2 VENTILATION AREA REQUIRED  
THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE  
4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

FLOOR AREA: 380 SF (EACH FLOOR)

- FIRST FLOOR CLEAR WINDOW OPENINGS = 5.3%**
- $W01 / 4.5 \text{ SF} (4) = 18 \text{ SF}$
  - $W02 / 2.5 \text{ SF} (1) = 2.5 \text{ SF}$
  - TOTAL CLEAR = 20.5 SF
  - $20.5 \text{ (SF)} / 380 \text{ (SF)} = 5.3\%$
- SECOND FLOOR CLEAR WINDOW OPENINGS = 11.8%**
- $W01 / 4.5 \text{ SF} (10) = 45 \text{ SF}$
  - $W02 / 2.5 \text{ SF} = 0.5 \text{ SF}$
  - TOTAL CLEAR = 45.5 SF
  - $45 \text{ (SF)} / 380 \text{ (SF)} = 11.8\%$

SECOND FLOOR CLEAR WINDOW OPENINGS = 11.8%

- $W01 / 4.5 \text{ SF} (10) = 45 \text{ SF}$
- $W02 / 2.5 \text{ SF} = 0 \text{ SF}$
- $\text{TOTAL CLEAR} = 45 \text{ SF}$
- $45 \text{ (SF)} / 380 \text{ (SF)} = 11.8\%$



CONSTRUCTION DOCUMENTS



8417 SANCHEZ RD.  
JACKSONVILLE, FL 32217  
FLORIDA ARCHITECTURE LICENSE AR97171

See

[illegible]










SRM DISPATCH OFFICE  
EXAMPLE DRAWING

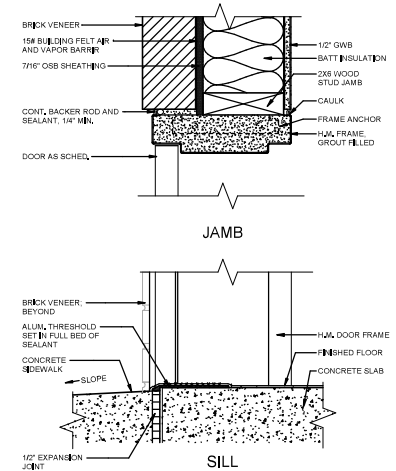
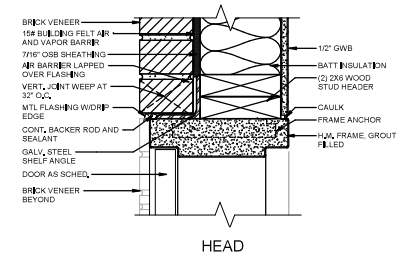
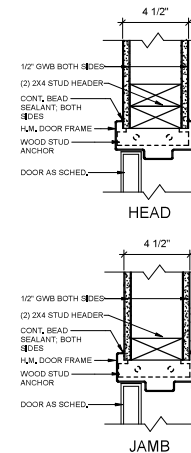
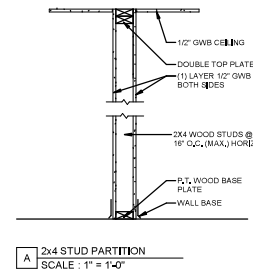
EXTERIOR  
ELEVATIONS, WALL  
SECTION & STAIR  
DETAILS

|                |            |
|----------------|------------|
| Project number | 24-007     |
| Date           | 05-15-2024 |
| Drawn by       | LR         |
| Checked by     | BR         |

## A1.2

|       |              |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|

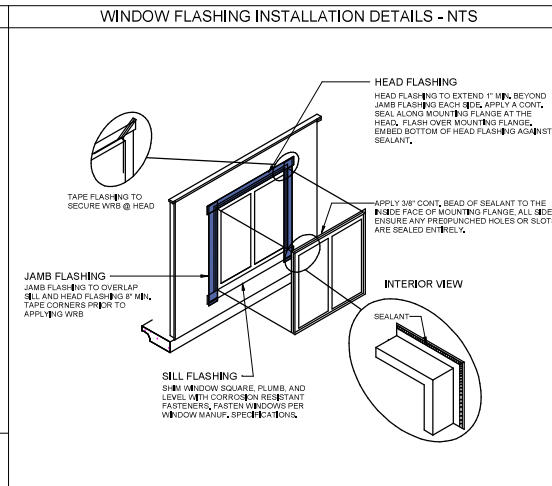
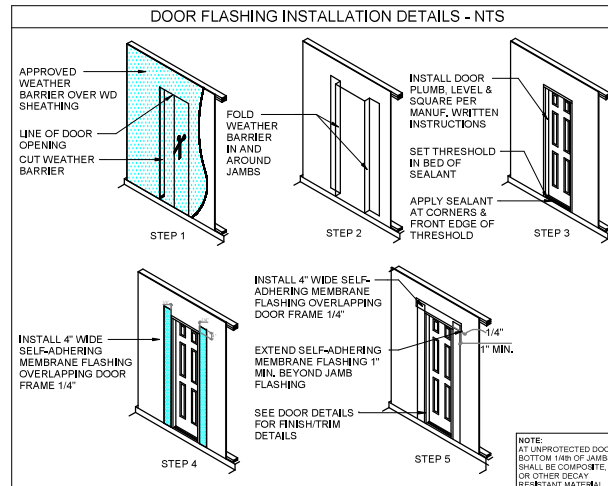
| DOOR HARDWARE SETS |   |
|--------------------|---|
| H1                 | 1 PR.  HINGES                |
|                    | 1 EA.  CLOSER                |
|                    | 1 EA.  PUSH / PULL LATCH SET |
|                    | 1 EA.  WEATHER STRIPPING SET |
|                    | 1 EA.  ALUM. THRESHOLD       |
| H2                 | 1.5 PR.  HINGES              |
|                    | 1 EA.  CLOSER                |
|                    | 1 EA.  PUSH / PULL LATCH SET |
|                    | 3 EA.  PLACERS               |



3 INTERIOR PARTITION TYPE  
SCALE: 1" = 1'-0"

## 2 INTERIOR DOOR DETAILS

## 1 EXTERIOR DOOR DETAILS



8417 SANCHEZ RD.  
JACKSONVILLE, FL 32217  
FLORIDA ARCHITECTURE LICENSE: AR97171

Seet

[illegible]

SRM DISPATCH OFFICE  
EXAMPLE DRAWING

DOOR & WINDOW  
SCHEDULES, INTERIOR  
PARTITION TYPE &  
DETAILS

|                |            |
|----------------|------------|
| Project number | 24-007     |
| Date           | 05-15-2024 |
| Drawn by       | BR         |
| Checked by     | LR         |

### A1.3

|       |              |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|

CONSTRUCTION DOCUMENTS

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**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 Name: Cameron Grogan \_ Property address 3298 & 3272 Fayetteville Rd \_\_\_\_\_

Tax Parcel ID: \_15 080 05 002 & 15 080 05 013 \_ Comm. District(s): 3 & 6 \_\_\_\_\_ Acreage: 3.5 acres

Existing Use: Outdoor Storage Proposed Use: Asphalt Plant

Supplemental Regs: \_\_\_\_\_ DRI: \_ Will be determined during review process when official application is submitted \_\_\_\_\_

**Rezoning:** Yes \_X\_ No \_

Existing Zoning: M & M-2 with conditions \_\_\_\_\_ Proposed Zoning: M

\_\_\_\_\_  
\_\_\_\_\_  
**Land Use Plan Amendment:** Yes \_\_\_\_\_ No \_X\_

Existing Land Use: \_LIND \_ Proposed Land Use: \_NA-

Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

**Special Land Use Permit:** Yes \_X\_ No \_\_\_\_\_

\_\_\_\_\_  
**Major Modification:** NA

Existing Case Number(s): \_N \_\_\_\_\_

Condition(s) to be modified:

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting: \_X\_ Review Calendar Dates: \_\_\_\_\_ PC: 01/07/25\*\* \_\_\_\_\_ BOC:

DEPARTMENT OF PLANNING & SUSTAINABILITY

\_01/23/25\*\* Letter of Intent: \_\_X\_\_ Impact Analysis: \_\_X\_\_ Owner Authorization(s): \_\_\_\_\_  
Campaign Disclosure: \_\_X\_\_ Zoning Conditions: \_\_X\_\_ Community Council Meeting:  
\_\_\_\_\_12/11/24\* Public Notice, Signs: \_\_X\_\_ Tree Survey, Conservation: \_\_X\_\_ Land  
Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_ Bldg. Permits: \_\_X\_\_ Fire Inspection:  
\_\_X\_\_ Business License: \_\_X\_\_ State License: \_\_\_\_\_ Lighting Plan: \_\_\_\_\_ Tent Permit:  
\_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**\*Deadline for hosting pre-community meeting with 15 days notice for January 2025 agenda cycle would be 10/21/24**

**\*\*Filing Deadline for application is 10/28/24—PLEASE EMAIL John Reid in addition to submitting Rezoning AND SLUP application through portal, and confirm with John Reid that he has received your complete application.**

**Review of Site Plan—NO SITE PLAN SUBMITTED**

Density: \_\_X\_\_ Density Bonuses: \_\_X\_\_ Mix of Uses: \_\_X\_\_ Open Space: \_\_\_\_\_  
Enhanced Open Space: \_\_\_\_\_ Setbacks: front \_\_X\_\_ sides \_\_X\_\_ side corner \_\_X\_\_ rear \_\_\_\_\_  
Lot Size: \_\_X\_\_ Frontage: \_\_X\_\_ Street Widths: \_\_X\_\_ Landscape Strips: \_\_X\_\_  
Buffers: \_\_X\_\_ Parking Lot Landscaping: \_\_X\_\_ Parking - Auto: \_\_X\_\_ Parking - Bicycle:  
\_\_\_\_\_ Screening: \_\_X\_\_ Streetscapes: \_\_X\_\_ Sidewalks: \_\_X\_\_ Fencing/Walls: \_\_\_\_\_ Bldg.  
Height: \_\_X\_\_ Bldg. Orientation: \_\_X\_\_ Bldg. Separation: \_\_X\_\_ Bldg. Materials: \_\_X\_\_ Roofs: \_\_\_\_\_  
Fenestration: \_\_X\_\_ Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter  
Landscape Strip: \_\_\_\_\_

Possible Variances: \_ NA conceptual drawing but no site plan provided for pre-app meeting.

Comments: \_

Show how proposed M rezoning and SLUP is compatible with surrounding area (including any residential uses) and the LIND (Light Industrial) Character Area of the 2050 Comprehensive Plan. Show compliance with M zoning requirements including but not limited to, building materials, minimum building setbacks, maximum building height, minimum lot area, , minimum parking requirements, sidewalk and street tree requirements, etc. Parking lots must be paved, striped, and landscaped per Article 6 of the Zoning Ordinance. Show compliance with outdoor storage supplemental regulations (Section 4.2.38) and heavy industrial uses supplemental regulations (Section 4.2.29) of the zoning ordinance. Applicant may be required to document how air, water, noise, odor, and dust will be mitigated via a letter from an environmental engineering firm.



## DEPARTMENT OF PLANNING & SUSTAINABILITY

During review process it will have to be confirmed whether a DRI is or isn't required. An air quality permit from the Georgia Environmental Protection Department may be required. Applicant may want to contact Transportation Department regarding the access to the project which is currently very close to the intersection. Provide and show any floodplains and stream buffer areas on concept plan. Applicant is encouraged to review the SLUP approval of a nearby asphalt plant (HEH Paving) in July of 2015 to see what issues/documentation may be required for the proposed asphalt plant.

**This only a preliminary review and is not a complete list of zoning requirements, a final and complete review and official Planning Department recommendation will be done upon official submission of a rezoning and SLUP application including a concept plan.** If the application were to be approved, the applicant would have to submit and obtain approval of a Land Disturbance Permit and Building Permits.

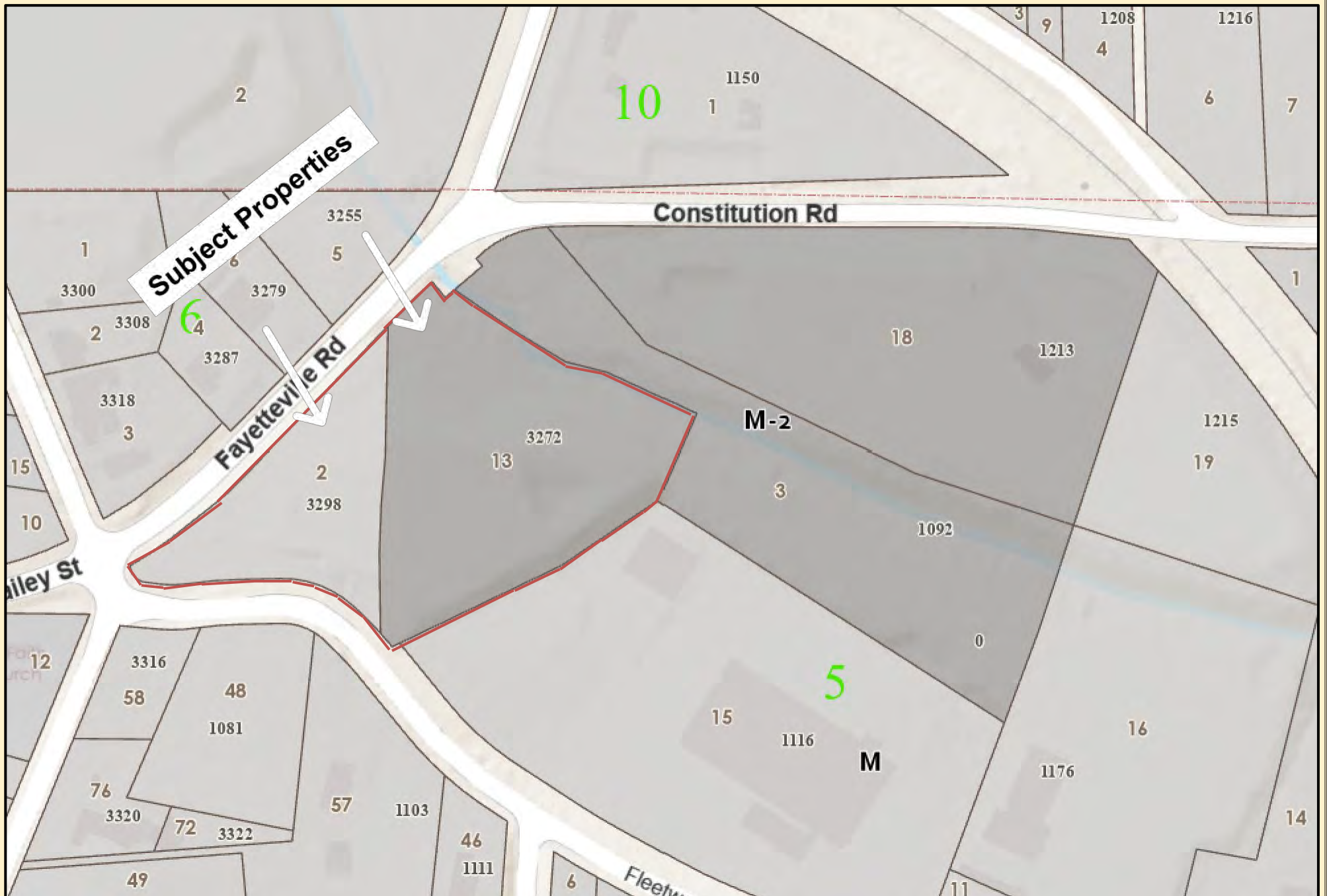
Planner: John Reid Date 08/29/24

### Filing Fees

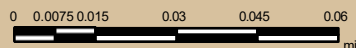
|                                |   |          |
|--------------------------------|---|----------|
| <b>REZONING:</b>               | RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1          | \$500.00 |
|                                | RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 | \$750.00 |
|                                | OI, OD, OIT, NS, C1, C2, M, M2                            | \$750.00 |
| <b>LAND USE MAP AMENDMENT</b>  |   | \$500.00 |
| <b>SPECIAL LAND USE PERMIT</b> |   | \$400.00 |







**DeKalb County Parcel Map**

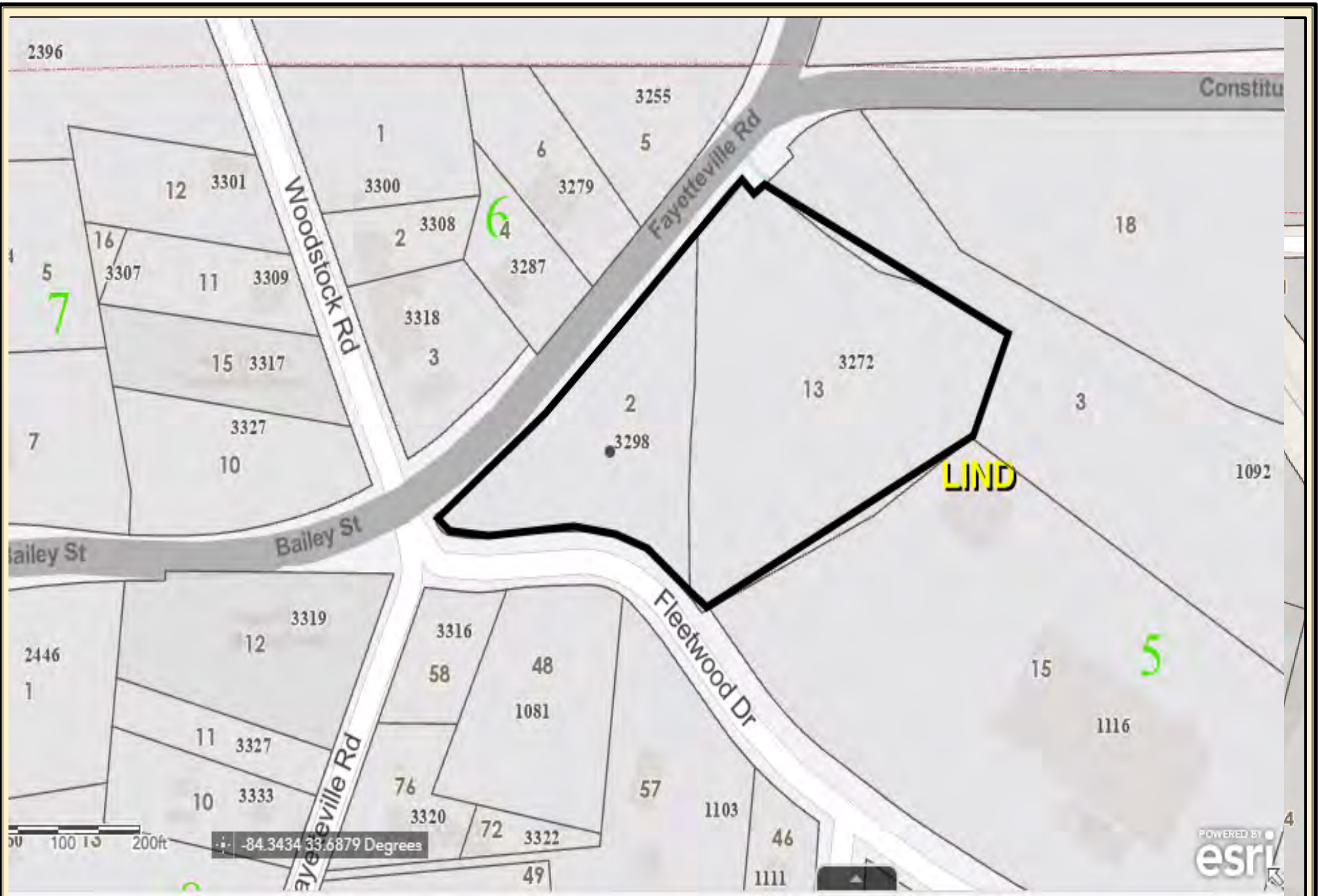


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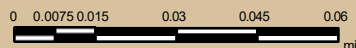


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# DeKalb County Parcel Map



Date Printed: 11/15/2024



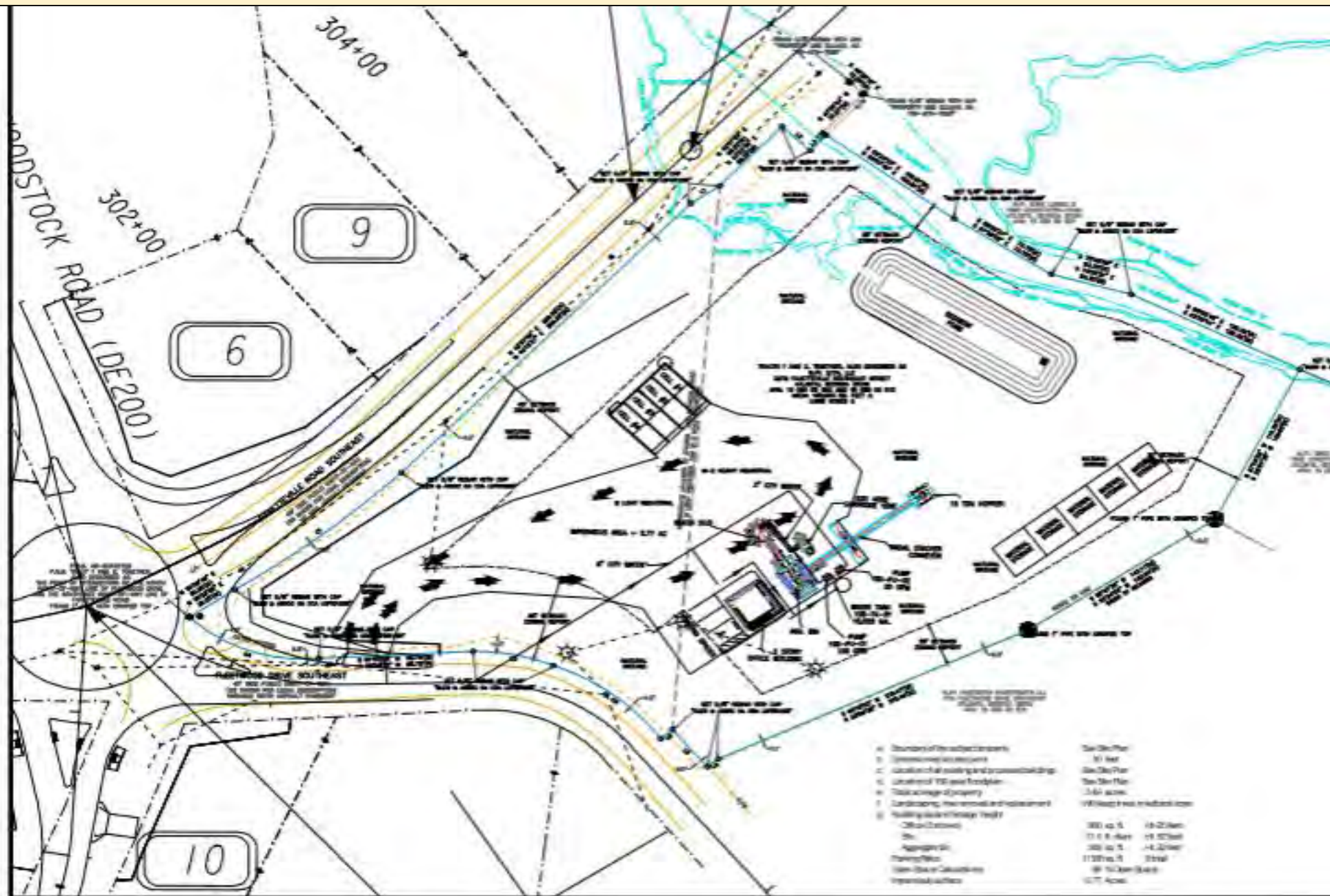
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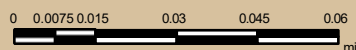








# DeKalb County Parcel Map



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Dear District 3 Community Council Members,

Our names are Nicole Morado and Amy Fields-Taylor, homeowners in the Starlight Heights Neighborhood and serve as representatives of our community. We're writing to express our neighborhood's opposition to zoning application N6-2024-1443 requesting zoning to be unified at 3298 and 3272 Fayetteville Rd, Atlanta, GA 30316 currently zoned mixed use M light industrial and M-2 Heavy Industrial, to M-2 Heavy Industrial with the intention to operate a concrete, ready-mix facility. We also oppose the requested SLUP for the Concrete Batch Plant.

This property is less a half mile away from our residential neighborhood and causes great concern for lowering property values, increased pollution, lowering air quality, impact on surrounding waterways, higher truck traffic, and creating a major deterrent for future economic development of residential, and community-based commercial opportunities (retail, restaurants, markets) and other assets like greenspace.

At no point have Starlight Heights residents been contacted by the applicant and we only learned of this project through the email notification of this meeting. We take issue with not being invited to the October "community engagement" meeting mentioned in the application, which was predominantly attended by invited industrial business owners who don't reside in the neighborhood nor are homeowners in the area. For example, attendees invited showed addresses in Roswell, Stone Mountain, Lilburn, College Park, and Jonesboro.

The community engagement invite referenced that property owners within 500 feet will also be invited. This seems like a blatant disregard for the more established and occupied adjacent neighborhood less than half a mile away, considering the reach of the impact of a heavy industrial asphalt plant in regards to odor, air quality, truck traffic, and other potential disturbances and environmental impact.

Recently, Starlight Heights initiated a Small Area Plan with DeKalb County and had a neighborhood meeting with Brian Brewer, Larry Washington, and James Burge from DeKalb County Planning and Sustainability Long Range Planning Division in May 2024. We believe this proposed development conflicts with the vision of our Small Area Plan which stated a desire for a more centralized, walkable, activity center to benefit and leverage buying power of our community, such as food markets, other retail, coffee shops, restaurants, services, and park/community space, ie. Glenwood Ave and Flat Shoal Ave in East Atlanta Village.

This conflicts with the applicant's proposal that states the development will not adversely affect the existing use of usability of adjacent or nearby properties, and believe an asphalt plant (concrete, ready-mix facility) will in fact deter the transition of land uses of our surrounding within the area.

We also think it is unnecessary to add this facility to this location considering the existing operation, [JT Asphalt Premier Producers](#) which is located at 1139 Fleetwood Dr SE, Atlanta, GA 30316, which is 0.1 miles from the proposed site at 3298 and 3272 Fayetteville Rd SE. The addition of another asphalt facility this close in proximity will further increase environmental pollution and decrease residential property value, impacting the future tax revenue for DeKalb County and the services it provides the community.

We appreciate the Community Council's time and consideration of our well-being as long-term, established homeowners in Unincorporated DeKalb County. We always welcome further discussions and visits to our historic neighborhood to help visualize the unique character and community worth preserving and supporting.

Sincerely,

Nicole Morado & Amy Fields-Taylor acting as representatives of the greater community of Starlight Heights