

Planning Commission Hearing Date: March 5, 2025
Board of Commissioners Hearing Date: March 26 2025

STAFF ANALYSIS

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

STAFF RECOMMENDATION: FULL-CYCLE DEFERRAL.

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

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

Additionally, the applicant has submitted documentation of compliance with the heavy industrial supplemental regulations per Section 4.2.29 (See attached). However, there are several development issues that need to be addressed as follows:

1. Street trees and streetlights are required along Lithonia-Industrial Boulevard.
2. The Fire Marshall may require outdoor storage areas to have a dedicated all-weather access drive around the piles for fire equipment access and fire safety.

3. Transportation Department indicates the following: *“Lithonia-Industrial Boulevard is classified as a “Minor Arterial” road. There is not enough information to properly review. Access points were set based on the Lithonia Industrial Blvd Road Plans. Applicant does not show interior routes on plans. Streetlights will be required on Lithonia-Industrial Boulevard”*.
4. Any future SLUP approval will require that the existing structure on site obtain a building permit. Clarify on plan if the existing structure complies with minimum building setbacks.
5. Show how trucks will enter and exit the property, noting on the plan where the paved surfaces for the transportation equipment storage will be located, and clarify whether the secondary curb cut off Lithonia Industrial Boulevard will be used for the proposed operation.
6. Any future approval shall require a dust management plan to be submitted and approved by the Department of Planning and Sustainability prior to the issuance of any certificates of occupancy. The Facility manager and the employees will be responsible for managing the dust management plan to minimize fugitive dust beyond the boundaries of the site. Conveyor belts shall have coverings installed during normal operations. Outdoor storage areas shall be confined within three-sided containment walls (block or concrete) subject to Fire Marshal approval. Vehicles delivering materials to and from the site shall use appropriate covering to minimize any dust impacts onto adjacent properties and the surrounding area.
7. Any future approval shall require demonstration of compliance with Chapter 14 (Environmental) of the DeKalb County Code, including but not limited to Section 14-40 (Storm Water Management) and Section 14-42 (Storm Water Quality Control) of the DeKalb County Code of Ordinances as approved by the Storm water Management Division of Public Works and the Land Development Division of the Planning and Sustainability Department. A detailed hydrology study is required as part of the land disturbance permit application for a storm water mitigation plan for the area of development. Approval of a Storm Water Pollution Prevention Plan (SWPPP) by the Department of Public Works is required to address any potential water quality impacts from the Ready-mix plant and outdoor storage areas prior to the issuance of any land development permits.
8. Verify if issuance of an air quality permit from the Environmental Protection Division of the Georgia Department of Natural Resources is required prior to the issuance of any building permits or land development permits.
9. Verify if applicant must file a Notice of Intent for coverage under the Georgia National Pollutant Discharge Elimination System (NPDES) for Industrial Activity Permit with the Georgia Environment Protection Division of the Georgia Department of Natural Resources and maintain compliance with NPDES requirements.
10. All future approvals shall demonstrate compliance with the DeKalb County Noise Ordinance and shall be maintained and comply with OSHA safety standards.
11. Since the property abuts land in the City of Stonecrest, Staff has sent the application to that jurisdiction. But, as of the time of this writing, has not received any comments.

Therefore, Staff recommends a ***“Full-Cycle Deferral”*** to the May 2026 zoning agenda to allow the Applicant appropriate time to address these issues.

Sec. 4.2.29. - Heavy industrial uses.

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

- A. Submit within the letter of application the following details:
 1. Specific operations to be performed.
 2. Hours of operation.
 3. Whether operations will be indoors or outdoors.
 4. How long materials will be stored on the property.
 5. Whether any hazardous wastes will be involved in the operation, including an explanation of how safety measures will ensure that there is no air or water contamination and how the operators will safely dispose of such hazardous materials.
 6. A description of any solid wastes handled, produced, or disposed of, including whether the operations will require a solid waste handling permit.
 7. How many employees there will be.
 8. Whether the operation will be open to the public.
 9. What types of vehicles will be delivering materials to the property; and, how many and how often, what thoroughfares or major route plan the trucks will take to get to and from the site to minimize any impact on residential area, and whether trucks will be covered to minimize dust/odor impacts on adjacent roadways used to get to the site.
 10. Whether the proposed use requires the submittal of a development of regional impact (DRI).
- B. Copies of any required state and/or federal agency applications, requirements, environmental assessment reports, or related data; or, if none have been submitted, an indication as to whether such documentation is required.
- C. Data from reputable industry sources on current industry standards regarding the proposed land use and how the proposed operation will comply with industry standards to ensure that surrounding properties are not adversely impacted.
- D. For any of the following uses, certification by an environmental professional that the proposed operation will not have any adverse air or water quality impacts on surrounding properties:
 1. Any use requiring a solid waste handling permit.
 2. Any use which utilizes burning, melting, or degasification.
 3. Any use which involves the emissions of particulate matter.
 4. Any use which processes or stores hazardous materials.

- 5. Any landfill.
- E. Detailed information on proposed methods to minimize any adverse air/water quality impacts based on current industry standards.
- F. Detailed information on proposed methods to minimize any noise, odor, dust, and vibration on surrounding properties in light of current industry standards.
- G. Detailed information regarding how traffic impacts will be accommodated on the surrounding road network.
- H. Any data regarding any monthly, quarterly, or yearly required inspections by any state or federal agency to ensure compliance with any state or federal permits once use has been approved by DeKalb County.

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

DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments March 2026****N1. Z-26-1247920 (2026-0138) 1437 & 1453 S. Indian Creek Drive:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Thursday, January 29, 2026

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

General Comments:

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

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

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

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

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

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

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

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

1/29/2026

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

- See general comments.

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

- SLUP- Senior Housing. See general comments.

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

- SLUP. See general comments.

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

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

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

- SLUP. See general comments.

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

- SLUP. Childcare Institution. See general comments.

LAND DEVELOPMENT ANALYSIS

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

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

Case # and Address/Parcel: _____

• Transportation/Access/Row

• Stormwater Management

• Flood Hazard Area/Wetlands

• Landscaping/Tree Preservation

• Tributary Buffer

• Fire Safety

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

Case No.: _____ Parcel ID#: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

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

Required detention facility(s): _____

COMMENTS: _____

Signature: _____ *Akin Akinsola*

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

Case No.: SLUP-26-1247921 (2026-0146)

Parcel ID#: 16 164 02 007; 16 164 02 005

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

Adjacent Roadway(s):

Classification:

Capacity (TPD): _____

Capacity (TPD): _____

Latest Count (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Proposed right-of-way width: _____

Please provide additional information relating to the following statement.

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

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

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

Signature: Randall

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

WATER:

Size of existing water main: _____ adequate _____ inadequate _____

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

SEWER:

Outfall Servicing Project: _____

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

Water Treatment Facility: _____ Adequate? Yes _____ No _____

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

COMMENTS: _____

Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Applicant Name: Teweldemedhin Gebremeskel

Applicant Email Address: [REDACTED]

Applicant Mailing Address: P.O. Box 2085, Lilburn, GA 30048

Applicant Phone Number: 770.616.4617

Owner Name: Teweldemedhin Gebremeskel

(If more than one owner, attach list of owners.)

Owner Email Address: [REDACTED]

Owner Mailing Address: P.O. Box 2085 Lilburn, GA 30048

Owner Phone Number: 770.616.4617

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

Parcel ID Number(s): 16 164 02 007

Acreage: 28.84

Commission District(s): 5

Super District: 7

Existing Zoning District(s): M

Proposed Zoning District(s): M

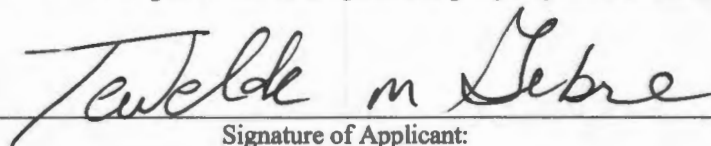
Existing Land Use Designation(s): Quarry/Asphalt

Proposed Land Use Designation(s): Recycling Concrete (if applicable)

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

Owner: ✓

Agent: _____



Signature of Applicant:

Search

Community Meeting

Chat Files Photos

Wednesday, November 19 3:29 PM

Wanda Benjamin joined the conversation.

Wanda Benjamin named the meeting Community Meeting.

You created this meeting

5
Dec

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

Friday 4:53 PM

Friday 4:53 PM Meeting started

Frank Redding was invited to the meeting.

Gina Mangham (Guest) was invited to the meeting.

Friday 5:46 PM Meeting ended: 54m 6s

Recording

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

Download



Expires in 24 days.

Dekalb County Community Meeting

From: SAWA Transportation (sawatrucking775@bellsouth.net)

To: bernicetaj@yahoo.com; blkrajin51@gmail.com; cellasalt5@yahoo.com; coleslaw4t4@yahoo.com; ethompson131920@yahoo.com; denisetravis74@gmail.com; dennisallen05@comcast.net; dstbc@bellsouth.net; ellison.taneisha@gmail.com; erica_weaver@yahoo.com; ghhdca@gmail.com; harold53@hotmail.com; hlove1223@aol.com; janrcostello@gmail.com; kbarksdal22@gmail.com; konceptatlanta@bellsouth.net; manghamlaw@att.net; marshallenglishr@yahoo.com; mhdalrym@dekalbcountyga.gov; mstonya@earthlink.net; oneiloooo4@comcast.net; ourbenevolentneighborsociety@aol.com; pedge@urbanretail.com; plbailey@dekalbcountyga.gov; pvalen@dekalbcountyga.gov; stonecrestalive@gmail.com; temg27@gmail.com; terrell.steen@gmail.com; topdawgmo@yahoo.com; vickymooresbb@yahoo.com; w_duane_williams@yahoo.com; jinhester59@yahoo.com; janelle.e.gore@gmail.com; frankredding45@gmail.com; sammyberaki@gmail.com; andrewse199@gmail.com; kbarksdal22@gmail.com; loviebarbara1@gmail.com; maliaevans@comcast.net; lindajones3502@comcast.net; perry_leona@bellsouth.net; fshafiq@msn.com

Date: Wednesday, November 19, 2025 at 04:40 PM EST

Dear Property Owners

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

Re: 1313 Lithonia Industrial Blvd, Lithonia, GA 30058

Parcel ID: 16 164 02 007

Wanda Benjamin invited you to a Microsoft Teams Meeting:

Community Meeting

Friday, December 5, 2025

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

Meeting link: Community Meeting | Microsoft Teams | Meetup-Join

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 934 820 198 110 4

Passcode: 9B88Um

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

SAWA Partners, LLC

P.O. Box 2085, Lilburn, GA 30048

O: (770) 925-2441

F: (770) 925-2440



Notice of Special Land Use Permit

Application Community Meeting

Dear Property Owner

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

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

Wanda Benjamin invited you to a Microsoft Teams Meeting:

Community Meeting

Friday, December 5, 2025

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

Meeting link: Community Meeting | Microsoft Teams | Meetup-Join
Microsoft Teams meeting

Join on your computer, mobile app or room device

Click here to join the meeting

Meeting ID: 934 820 198 110 4

Passcode: 9B88Um

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

Sincerely,

A handwritten signature in black ink, appearing to read "Teweldemedhin Gebremeskel".

Teweldemedhin Gebremeskel

Physical Address: 4354 Lilburn Industrial Way, Lilburn, GA 30047 Office: 770.925.2441 Fax:
770.925.2440

Mailing Address: PO Box 2085, Lilburn, GA 30048

DEKALB COUNTY
1300 COMMERCE DR FLOOR 5TH
DECATUR , GA 30030

GBG2 LITHONIA GROUP LLC
660 RIPPLE WATER RUN STE 100
LILBURN , GA 30047

ROGERS LAKE ROAD INDUSTRIAL
100 DUNBAR ST STE 400
SPARTANBURG , SC 29306

EAST DEKALB LANDFILL INC
PO BOX 29246
PHOENIX , AZ 85038

SAWA PARTNERS LLC
P O BOX 2085
LILBURN , GA 30048

GREENLAND LITHONIA LLC
1550 N BROWN RD STE 125
LAWRENCEVILLE , GA 30043

MARTIN MARIETTA MATERIALS
4123 PARKLAKE AVE
RALEIGH , NC 27612

SEAGRAVES J ED
1000 COMMERCE DR
DECATUR ; GA 30030

MADDOX ROAD ENTERPRISES LLC
134 STOCKTON ST 1C
BROOKLYN , NY 11206

SEAGRAVES J ED
133 NEW ST
DECATUR , GA 30030

PROPERTY OWNER

DEKALB COUNTY
GBG2 LITHONIA GROUP LLC
ROGERS LAKE ROAD INDUSTRIAL
EAST DEKALB LANDFILL INC
SAWA PARTNERS LLC
GREENLAND LITHONIA LLC
MARTIN MARIETTA MATERIALS
SEAGRAVES J ED
MADDOX ROAD ENTERPRISES LLC
SEAGRAVES J ED

ADDRESS

1300 COMMERCE DR FLOOR 5TH
660 RIPPLE WATER RUN STE 100
100 DUNBAR ST STE 400
PO BOX 29246
P O BOX 2085
1550 N BROWN RD STE 125
4123 PARKLAKE AVE
1000 COMMERCE DR
134 STOCKTON ST 1C
133 NEW ST

CITY, STATE ZIP

DECATUR , GA 30030
LILBURN , GA 30047
SPARTANBURG , SC 29306
PHOENIX , AZ 85038
LILBURN , GA 30048
LAWRENCEVILLE , GA 30043
RALEIGH , NC 27612
DECATUR , GA 30030
BROOKLYN , NY 11206
DECATUR , GA 30030



LETTER OF APPLICATION

1313 Lithonia Industrial Blvd, Lithonia, GA 30058

Please identify the following details such as:

- The proposed zoning classification?

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

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

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

- The existing and proposed use of property?

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

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

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

Physical Address: 4354 Lilburn Industrial Way, Lilburn, GA 30047 Office: 770.925.2441 Fax: 770.925.2440

Mailing Address: PO Box 2085, Lilburn, GA 30048



IMPACT ANALYSIS

1313 LITHONIA INDUSTRIAL BLVD, LITHONIA, GA 30058

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Physical Address: 4354 Lilburn Industrial Way, Lilburn, GA 30047 Office: 770.925.2441 Fax: 770.925.2440

Mailing Address: PO Box 2085, Lilburn, GA 30048

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

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

N/A

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

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

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

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

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

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

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

Yes, SLUP for recycling construction materials.

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 12/17/25

TO WHOM IT MAY CONCERN:

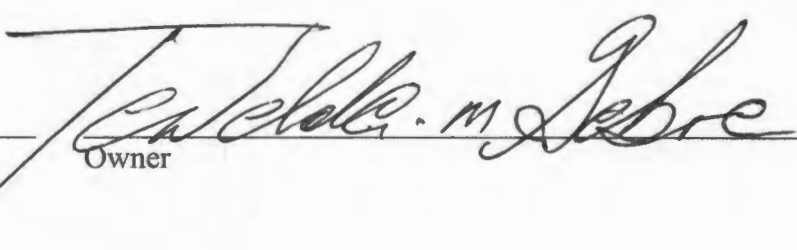
I/WE: TEWELDEMEDHINI
Name of Owner(s)

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

TEWELDEMEDHINI. GEREMESKE
Name of Agent or Representative

to file an application on my/our behalf.


Notary Public


Owner



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?

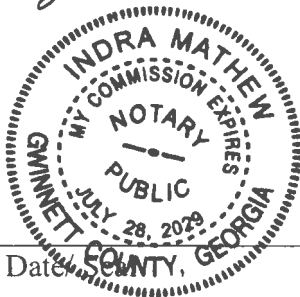
Yes: _____ No: X *

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

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

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

Notary



Expiration Date

7/28/2029

Signature of Applicant /Date

Check one: Owner X Agent _____

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

FORMERLY 7221 MADDUX ROAD REAR

CLEARING AND GRADING PLAN

DEKALB COUNTY, GA

ZONING USE: M-1 (SLUP-03031)
TOTAL ACREAGE: 28.68 ACRES
DISTURBED ACREAGE: 5.36 ACRES

DEKALB COUNTY, GA
LAND LOT 164; 16th DISTRICT
PARCEL #: 16 164 02 007

BUILDING SQUARE FOOTAGE: N/A

REQUIRED PARKING
N/A

PROJECT DESCRIPTION:
CLEARING & GRADING WITH THE ASSOCIATED
DRAINAGE AND STORMWATER MANAGEMENT
WITH ES&PC BMP'S.

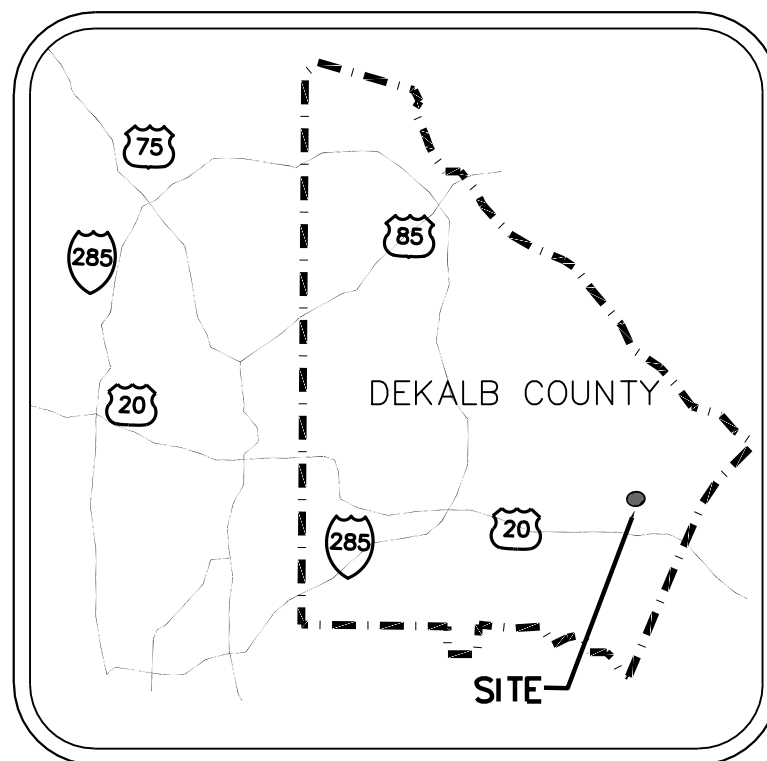
NEW CURB CUT IN PUBLIC RIGHT-OF-WAY

ON SUBJECT PARCEL: NO BUILDINGS. NO
PAVING ON SITE. NO WATER OR SEWER
PROPOSED.

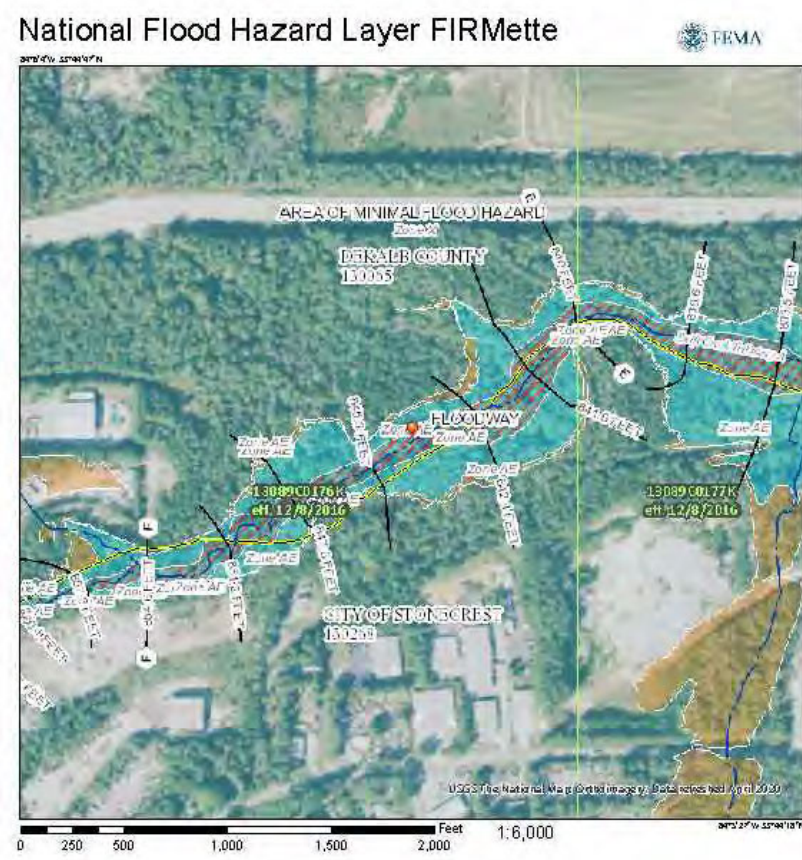


LOCATION MAP
N.T.S.

GPS LOCATION OF CONSTRUCTION EXIT:
84.095810° N, 33.743995° W



DEKALB LOCATION MAP
NOT TO SCALE



PORTIONS OF THIS PROPERTY LIES WITHIN THE
FLOOD HAZARD
ZONE AE AS PER THE DEKALB COUNTY F.I.R.M.
COMMUNITY PANEL NO.13089C0176K DATED
12/08/2016.

NO WATER, NO SEWER IN THIS PERMIT

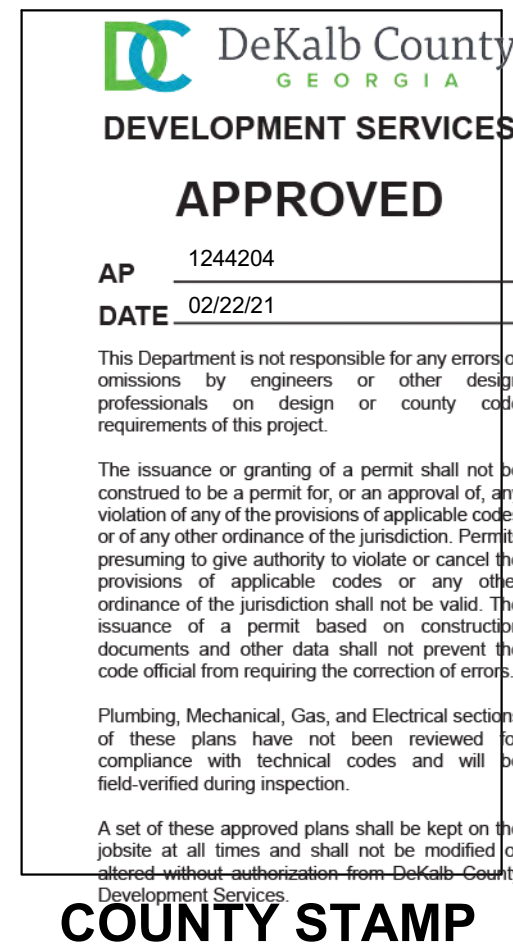
AP#: 1244204



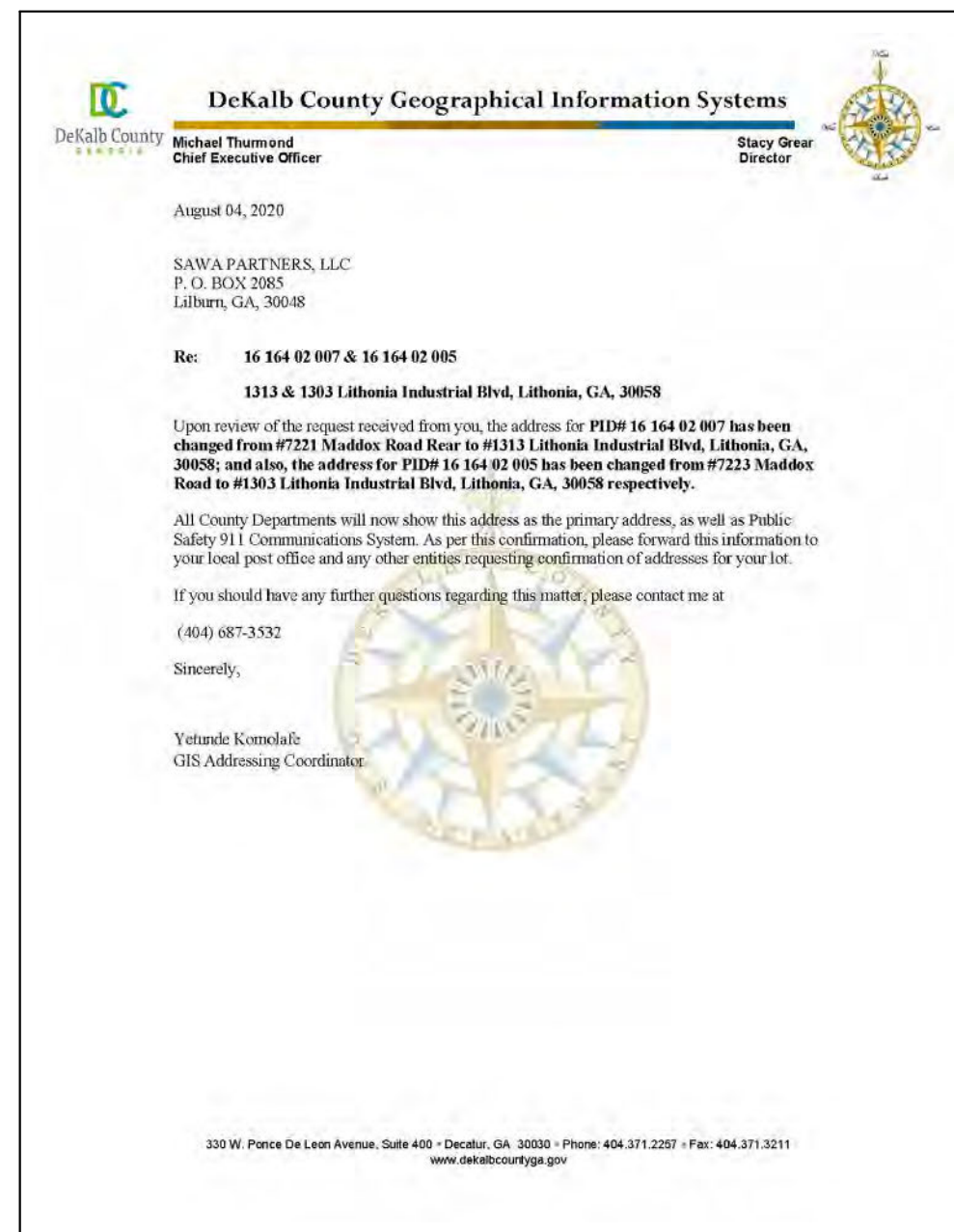
GENERAL NOTES

- | | | |
|--|--|---|
| 1. THE DISTURBED ACREAGE OF THE SITE IS 5.36 ACRES. | 15. PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE RIGHT-OF-WAY FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION. | 29. INSTALL GATE VALVES IN HEAVY DUTY ROADWAY VALVE BOXES FOR ALL WATER VALVES. |
| 2. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND WAYS, MEANS AND METHODS OF CONSTRUCTION. | 16. UNLESS INDICATED OTHERWISE ON THE PLANS, REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS, TREES AND OTHER DEBRIS, WITHIN THE LIMITS OF THE WORK, FROM THE SITE AND DISPOSE OF IN AN APPROVED LANDFILL. DO NOT BURY ANY WASTE MATERIAL ON SITE. | 30. AT COMPLETION OF SEWER AND WATER CONSTRUCTION, SET ALL MAINHOLES, VALVE BOXES, METERS AND APPURTENANCES FOR PROPER FINISH GRADE. NOTICEABLY STAKE AND FLAG. SITE UTILITY SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE ABOVE ITEMS UNTIL SYSTEM IS ACCEPTED BY OWNER. |
| 3. COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND OBTAIN ALL NECESSARY LICENSES AND PERMITS. | 17. FURNISH AND MAINTAIN ANY AND ALL NECESSARY BARRICADES AROUND THE WORK AND PROVIDE PROTECTION AGAINST WATER DAMAGE AND OIL EROSION. | 31. INSTALL HYDRANTS AND MAINS UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED. |
| 4. PROJECT BENCHMARK:SEE SURVEY. | 18. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION. | 32. DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE MAY CAUSE THE WORK TO BE UNACCEPTABLE. |
| 5. VERIFY BUILDING DIMENSIONS FROM ARCHITECTURAL DRAWINGS FOR FIELD STAKING. | 19. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING. | 33. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT. READY TO USE. FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB. |
| 6. PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT CONSTRUCTION IN AREAS DESIGNATED BY THE OWNER. | 20. VERIFY EXISTING TOPOGRAPHIC DATA, LOCATIONS OF EXISTING UTILITIES, AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. | 34. CHECK ALL BUILDING DIMENSIONS AND COORDINATE WITH THE ARCHITECTURAL PLANS. |
| 7. FIELD VERIFY LOCATION AND INVERTS OF EXISTING SANITARY SEWER FOR CONNECTION TO EXISTING SEWER SYSTEM. | 21. CUT AND FILL SLOPES 2:1 OR FLATTER (SEE PLANS). | 35. PAINT PAVEMENT MARKING, INCLUDING STANDARD HANDICAP SYMBOLS, PARKING STRIPING AND TRAFFIC ARROWS, ON PAVEMENT AT LOCATIONS SHOWN. SEE PAVEMENT MARKING DETAIL. |
| 8. PROVIDE SIGNING AND STRIPING ACCORDING TO LOCAL JURISDICTION SPECIFICATIONS. | 22. GRASS AND RIP RAP ALL OPEN DRAINAGE SWALES AS NECESSARY TO CONTROL EROSION. | 36. PROVIDE BOLLARDS AT LOCATIONS SHOWN, AND AROUND TRANSFORMERS, GAS METERS, AND OTHER UTILITIES IN VULNERABLE TRUCK AREAS. |
| 9. PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES. | 23. STRIP AND STOCKPILE TOPSOIL. SPREAD 4" OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB GRADE FOR PAVEMENT AND CURBS AND BACK FILL CURBS AFTER CURB CONSTRUCTION. | 37. INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO CLEARING GRADING AND DEMOLITION WORK. MAINTAIN ALL SEDIMENTATION AND EROSION CONTROL MEASURES UNTIL ACCEPTANCE OF THE SITE BY THE OWNER. |
| 10. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES THAN THOSE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. REPAIR ALL DAMAGES MADE TO EXISTING UTILITIES AT NO COST TO THE OWNER. | 24. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS. | 38. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY OWNER. |
| 11. CALL UTILITIES PROTECTION CENTER 1-800-282-7411. | 25. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS. | 39. ON-SITE FIRE PROTECTION SYSTEM LAYOUTS ARE SHOWN FOR LAND DISTURBANCE PERMIT INFORMATION ONLY. PROVIDE FINAL DESIGN AND PERMIT FROM THE FIRE PROTECTION CONTRACTOR. INSTALL VAULTS, METERS, MAINS, HYDRANTS, AND APPURTENANCES ONLY AFTER FIRE DEPARTMENT APPROVAL OF THE FIRE PROTECTION CONTRACTOR'S PLANS. |
| 12. THE BOUNDARY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY W.L.B ASSOCIATES, INC. DATED:06/21/2020. | 26. CONFINED OFF-SITE ACTIVITIES TO EXISTING RIGHTS OF WAY AND EASEMENTS. | |
| 13. 13. THE TOPOGRAPHIC INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY W.L.B ASSOCIATES, INC. DATED:06/21/2020. | 27. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES. | |
| 14. PERFORM ALL WORK IN CITY, COUNTY, STATE, AND FEDERAL RIGHTS-OF-WAY IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES. | 28. COORDINATE WITH BUILDING PLUMBING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES. | |

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET & GENERAL NOTES
	SITE SURVEY/EXISTING CONDITIONS
C1.0 & C1.0A	SITE & GRADING PLAN
C1.0B	OVERALL SITE & GRADING PLAN
C2.0	CONSTRUCTION DETAILS
EC1.0	ES&PC NOTES
EC1.1	ES&PC NOTES
EC1.2	ES&PC NOTES
EC2.0 TO EC2.0B	INITIAL ES&PC PLAN
EC2.1 & EC2.1A	INTERMEDIATE ES&PC PLAN
EC2.2 & EC2.2A	FINAL ES&PC PLAN
EC3.0–EC3.5	ES&PC DETAILS
EC3.6	EROSION CONTROL CHECKLIST
TP1.0	TREE PROTECTION/REMOVAL PLAN
TP2.0	TREE REPLACEMENT PLAN



Development Services.
COUNTY STAMP



OWNER/DEVELOPER

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

DEVELOPER/24 HOUR
CONTACT

MR. TEWELEDMEDHIN "SAMMY"
GEBREMESKEL
SAWA TRANSPORTATION, INC.
4354 LILBURN INDUSTRIAL WAY
LILBURN, GA. 30047
770-616-4617
ENGINEER
EDWARDS ENGINEERING CONSULTANTS
5456 PEACHTREE BOULEVARD #108
ATLANTA, GA. 30341
CONTACT: KEVIN EDWARDS
(678) 575-9263

CALL 81

FREE THROUGHOUT
THE U.S.A.

THREE WORKING DAYS



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

AP#: 1244204

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

REVISIONS:

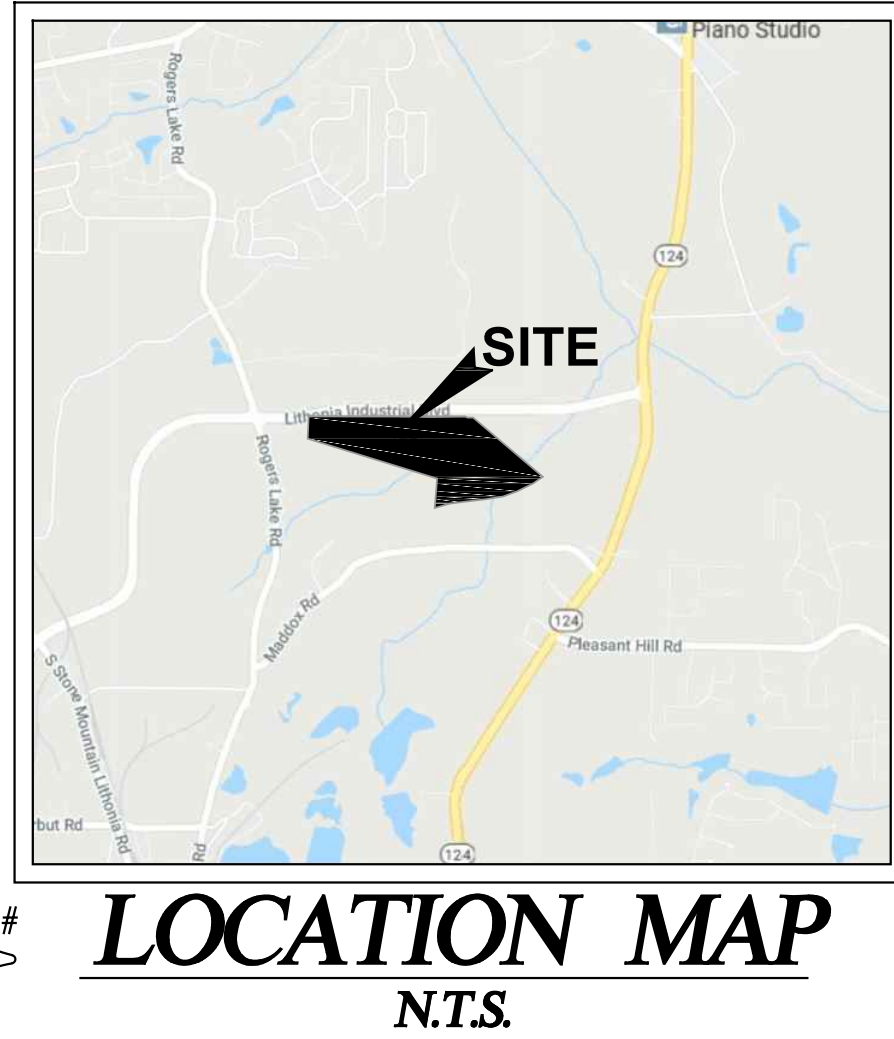
[illegible]

COVER SHEET & GENERAL NOTES

PROJECT NO.

20-217

CO.0



LOCATION MAP
N.T.S.



GRAPHIC SCALE

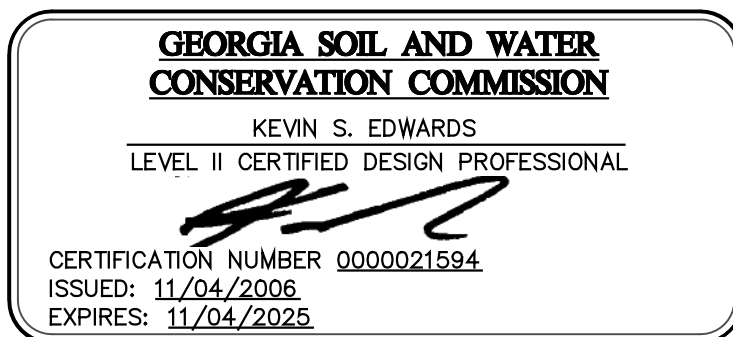
(IN FEET)
1 inch = 50 ft.

AP#: 1244204

[illegible]

PROJECT NO.
20-217

C1.0A

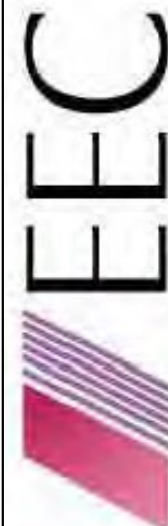


DEVELOPER/24 HOUR
CONTACT
MR. TEWELDEMEDHIN "SAMMY"
GEBREMESKEL
SAWA TRANSPORTATION, INC.
4354 LILBURN INDUSTRIAL WAY
LILBURN, GA. 30047
770-616-4617

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



ITEM # **10** **LOCATION MAP**
N.T.S.



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

AP#: 1244204

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

OVERALL
SITE AND GRADING

1"= 100'

08/04/20

MAW

•

PROJECT NO.

20-217

C1.0B

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



EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
4. USE NORTH AMERICAN GREEN S150 OR EQUIVALENT FOR ALL CUT AND FILL SLOPES TO RECEIVE EROSION CONTROL BLANKET.
5. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
6. ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
7. ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
8. AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPREAD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
9. ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOD.
10. ALTERNATIVE TECHNOLOGIES STATEMENT: ALTERNATIVE TECHNOLOGIES AS IDENTIFIED IN THE QPL-36, MAY BE SUBSTITUTED FOR THE TYPE "C" SILT FENCE ON PLANS IF APPROVED BY DESIGN ENGINEER.
11. STATE WATERS WERE LOCATED ON THE SITE.
12. THERE ARE WETLANDS AND FLOOD PLAIN LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY KEVIN EDWARDS DATED 08/06/2020.

UTILITY DISCLAIMER

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

OWNER/DEVELOPER

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

DEVELOPER/24 HOUR CONTACT

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

ENGINEER

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

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

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

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

TOTAL SITE AREA = 28.68 ACRES
DISTURBED AREA = 5.36 ACRES

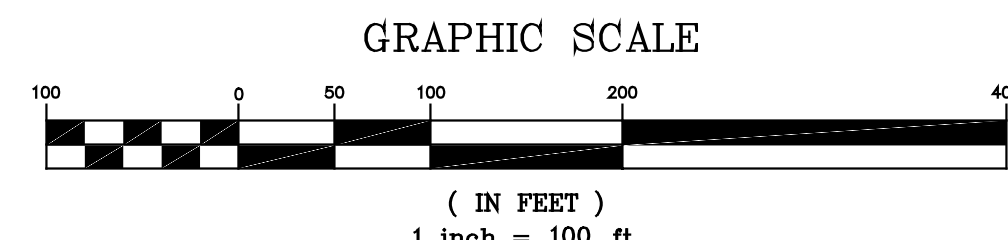
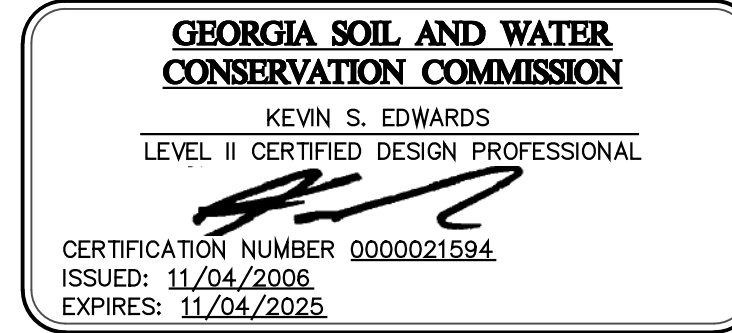
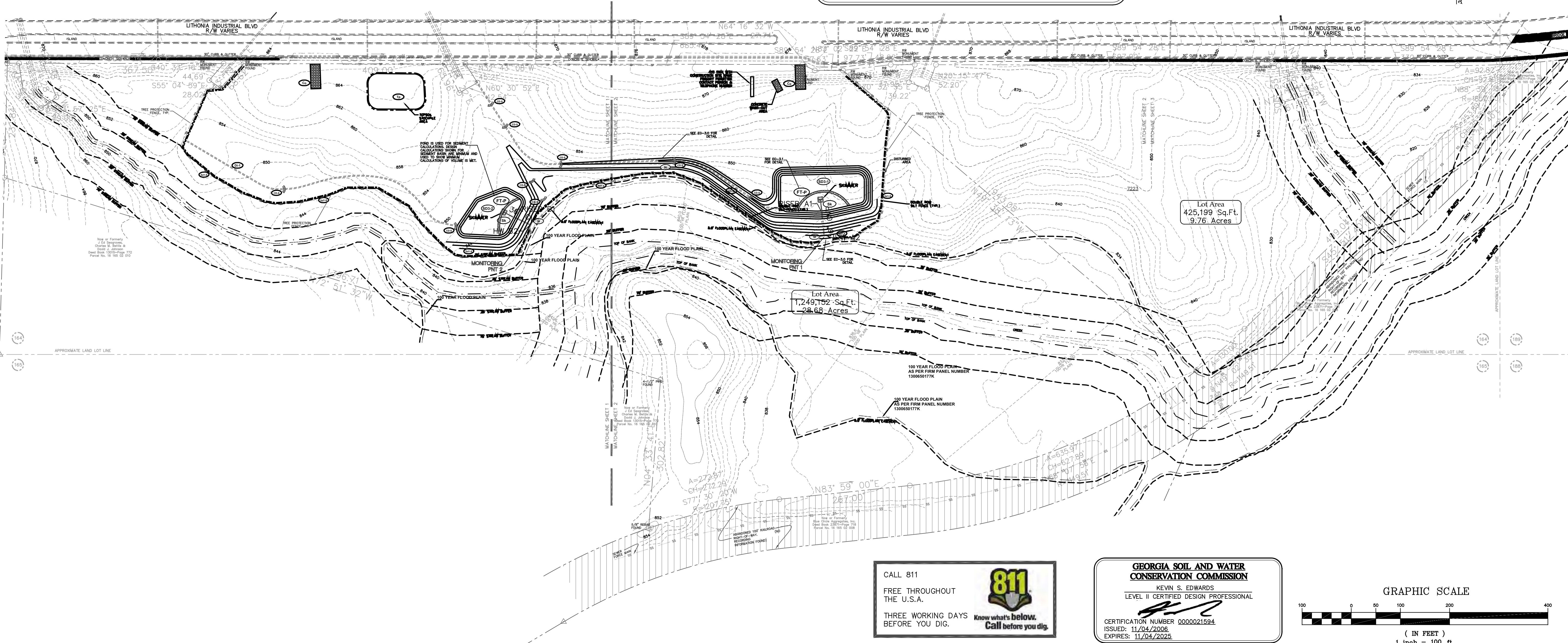
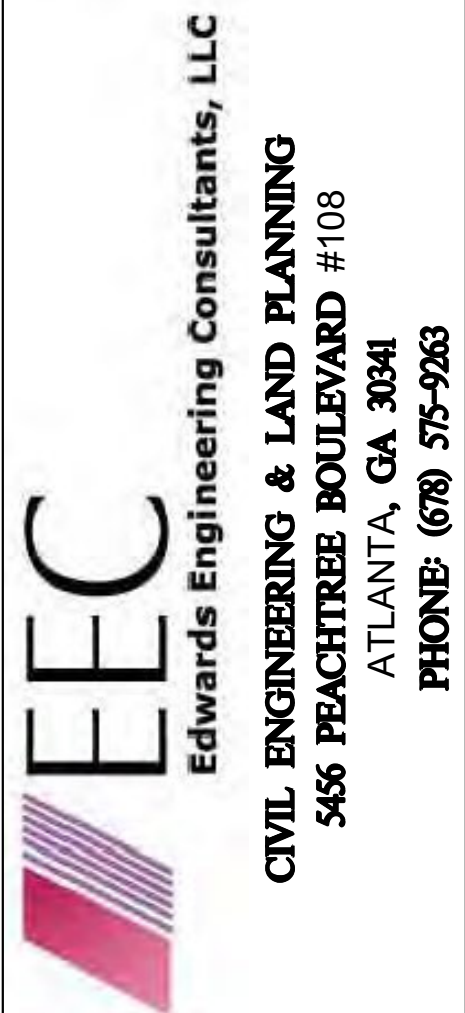
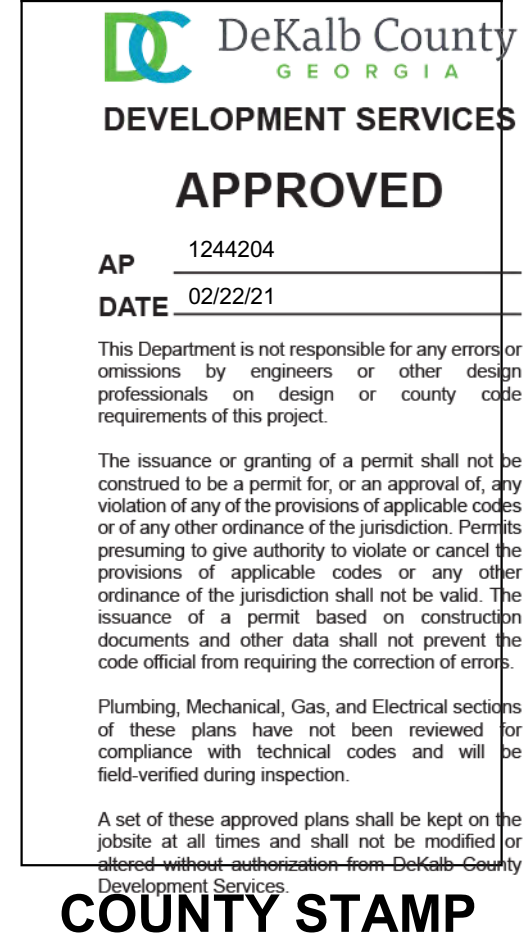
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND -DISTURBING ACTIVITIES.

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

MAINTENANCE STATEMENT:

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

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



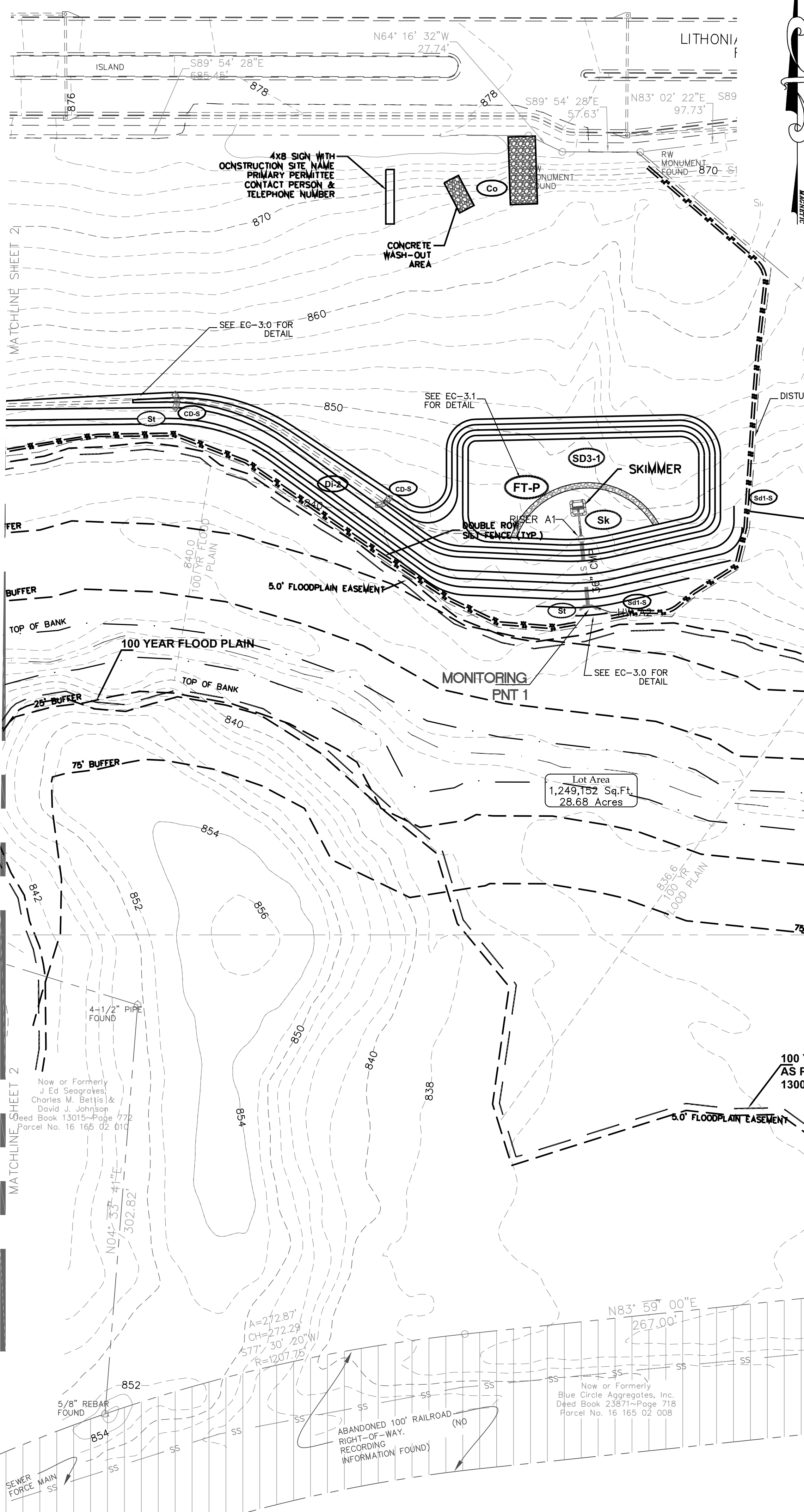
PROJECT: 1313 LITHONIA INDUSTRIAL BLVD. CLEARING & GRADING PLAN LAND LOT 164 16TH DISTRICT STONECREST, DEKALB CO. 1313 LITHONIA INDUSTRIAL BLVD., LITHONIA GA 30058

REVISIONS:	
12/14/20	COUNTY COMMENTS
02/05/21	COUNTY COMMENTS

OVERALL - INITIAL EROSION SEDIMENTATION & POLLUTION CONTROL PLAN I			
SCALE:	1"= 100'	DATE:	08/04/20
DRAWN BY:	MAW	PROJECT MANAGER:	KSE
QA/QC CHECK:			

PROJECT NO. 20-217

EC2.0



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

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

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

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

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

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



DeKalb County
GEORGIA
DEVELOPMENT SERVICES

APPROVED

AP 1244204
DATE 02/22/21

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

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

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

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

COUNTY STAMP

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

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

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

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

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

- EROSION CONTROL NOTES
1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
 2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
 3. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
 4. USE NORTH AMERICAN GREEN S150 OR EQUIVALENT FOR ALL CUT AND FILL SLOPES TO RECEIVE EROSION CONTROL BLANKET.
 5. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
 6. ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
 7. ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
 8. AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPREAD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
 9. ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOD.
 10. ALTERNATIVE TECHNOLOGIES STATEMENT: ALTERNATIVE TECHNOLOGIES AS IDENTIFIED IN THE QPL-36, MAY BE SUBSTITUTED FOR THE TYPE "C" SILT FENCE ON PLANS IF APPROVED BY DESIGN ENGINEER.
 11. STATE WATERS WERE LOCATED ON THE SITE.
 12. THERE ARE WETLANDS AND FLOOD PLAIN LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY KEVIN EDWARDS DATED 08/06/2020.

UTILITY DISCLAIMER

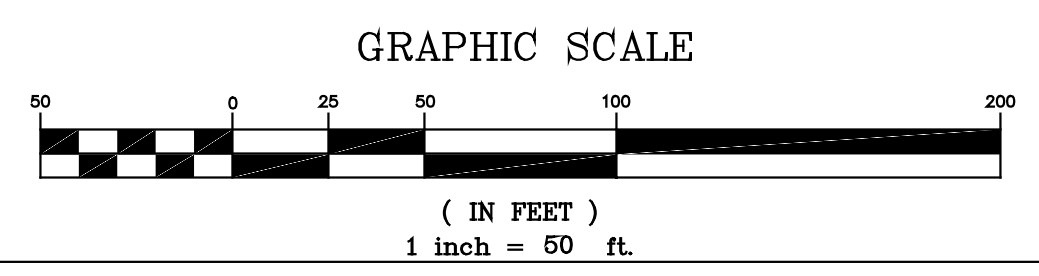
UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN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

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

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

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

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



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

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

REVISIONS:

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

INITIAL EROSION & SEDIMENTATION & POLLUTION CONTROL PLAN I

SCALE: 1"= 50'

DATE: 08/04/20

DRAWN BY: MAW

PROJECT MANAGER: KSE

QA/QC CHECK: February 05, 2021

PROJECT NO. 20-217

EC2.0A

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1V.
4. USE NORTH AMERICAN GREEN S150 OR EQUIVALENT FOR ALL CUT AND FILL SLOPES TO RECEIVE EROSION CONTROL BLANKETS.
5. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
6. ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
7. ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
8. AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPEARD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
9. ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOD.
10. ALTERNATIVE TECHNOLOGIES STATEMENT: ALTERNATIVE TECHNOLOGIES AS IDENTIFIED IN THE OPL-36, MAY BE SUBSTITUTED FOR THE TYPE "C" SILT FENCE ON PLANS IF ☒ APPROVED BY DESIGN ENGINEER.
11. STATE WETLANDS WERE LOCATED ON THE SITE.
12. THERE ARE WETLANDS AND FLOOD PLAIN LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY KEVIN EDWARDS DATED 08/06/2020.

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

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

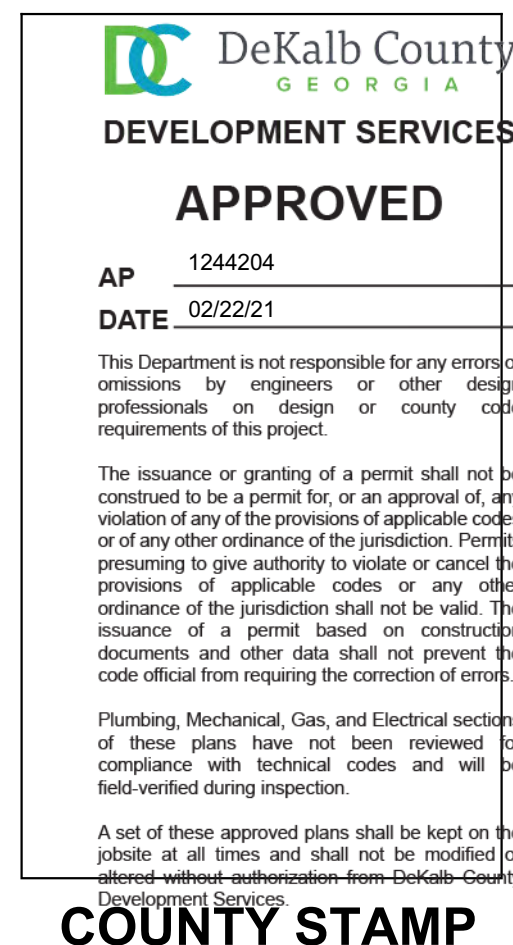
THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

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

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

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

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

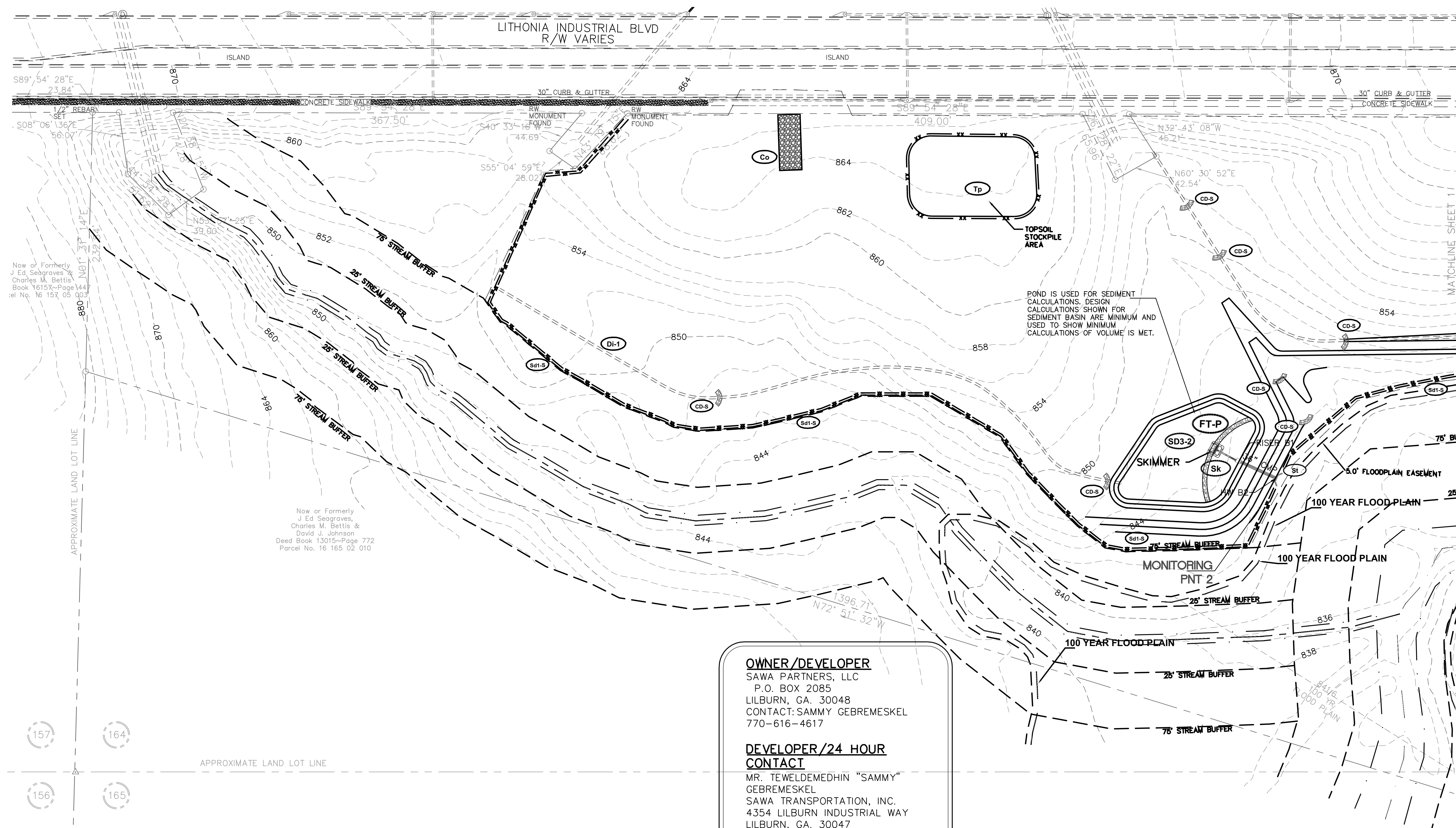


Development Services.

COUNTY STAMP



ITEM # **LOCATION MAP**
10 **NTS.**



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

DEVELOPER/24 HOUR
CONTACT

MR. TWELEDMEHDIN "SAMMY"
GEBREMESKEL
SAWA TRANSPORTATION, INC.
4354 LILBURN INDUSTRIAL WAY
LILBURN, GA. 30047
770-616-4617
ENGINEER
EDWARDS ENGINEERING CONSULTANTS
5456 PEACHTREE BOULEVARD #108
ATLANTA, GA. 30341
CONTACT: KEVIN EDWARDS
(678) 575-9263

UTILITY DISCLAIMER

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

CALL 811
FREE THROUGH
THE U.S.A.

THREE WORKING DAYS
BEFORE YOU DIG.

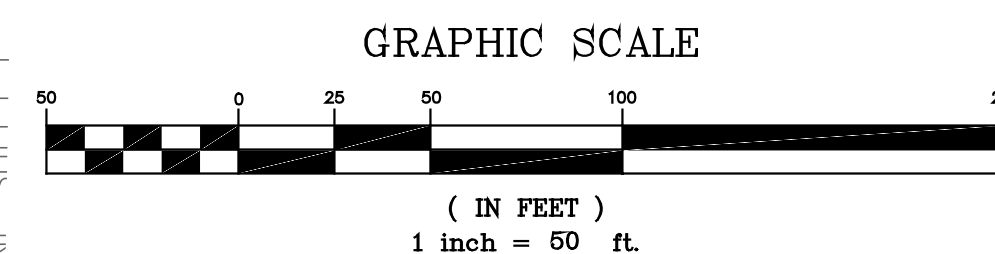


**Know what's below.
Call before you dig.**

**GEORGIA SOIL AND WATER
CONSERVATION COMMISSION**

KEVIN S. EDWARDS
LEVEL II CERTIFIED DESIGN PROFESSIONAL

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



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

REVISIONS:

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

INITIAL EROSION SEDIMENTATION & COLLUTION CONTROL PLAN II

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

PROJECT NO.
20-217

EC2.0B



DeKalb County

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030

www.dekalbcountyga.gov/planning

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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

Applicant(s) Name: Teweldemedhin Gebremeskel

Phone: [REDACTED] Email: [REDACTED]

Property Address: 1313 Lithonia Industrial Boulevard, Lithonia 30058

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

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

Supplemental Regs: 4.2.34 (quarry) Overlay District: No

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

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

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

Proposed Land Use: _____ Consistent _____ Inconsistent _____

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

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

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

Major Modification Request: _____

Condition(s) to be modified: _____

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Calendar Dates: CC: 02/09/26

PC: 03/03/36

BOC: 03/26/26

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable):

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking – Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

Possible Variances: _____

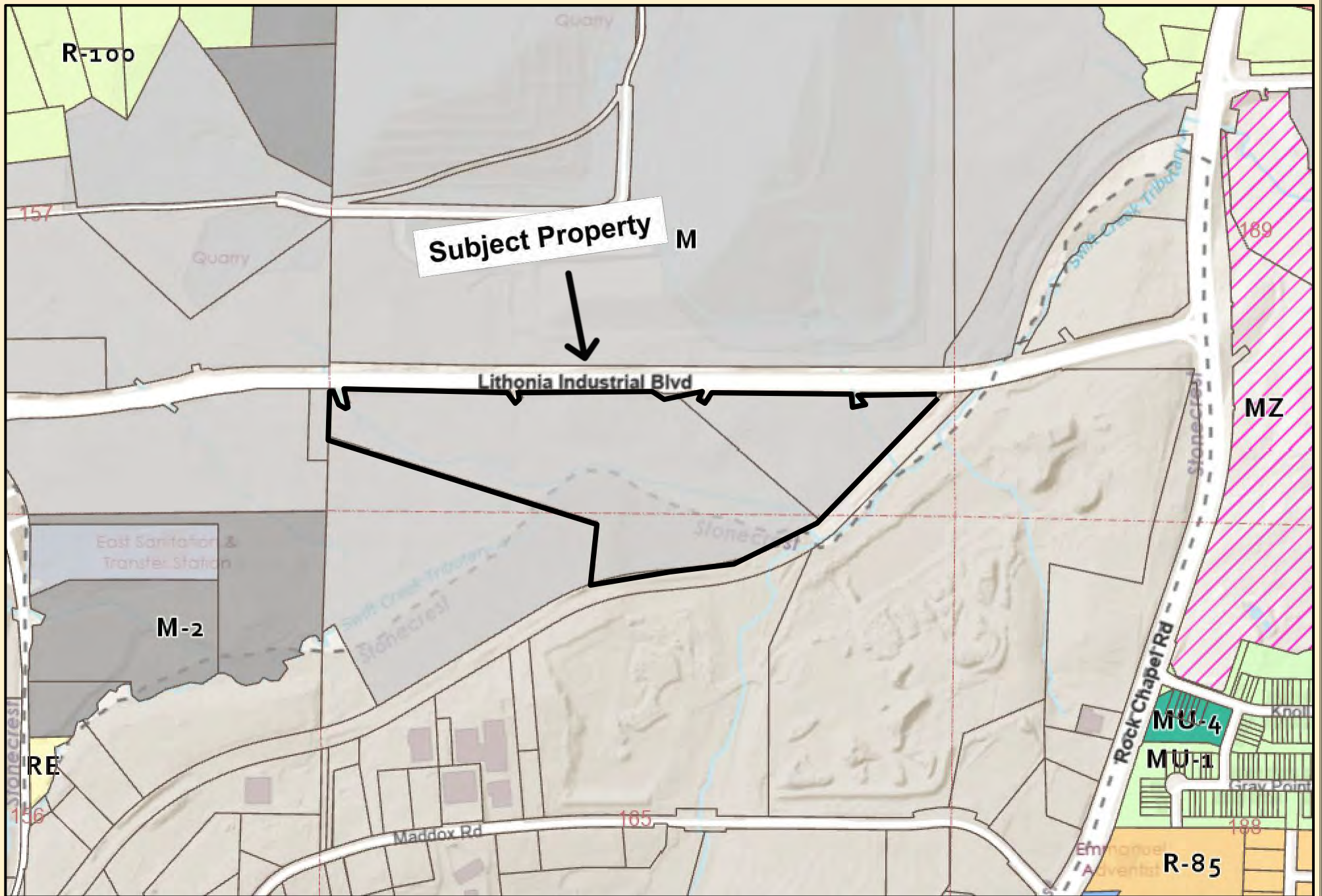
Comments: Applicant will need to show compliance with the SLUP criteria and how proposed recycling operating is compatible with surrounding area. Proposed building(s) will need to comply with bldg material requirements of Article 5-Sidewalks and street trees along Lithonia Industrial Blvd required. This is not a complete review; a complete review will be done once an application has been submitted and officially accepted by the Planning Department.

Applicant says a SLUP was also approved in 2005 but we show no record of that.

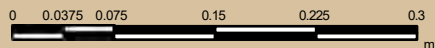
Dates above are tentative until adoption by BOC on 11.20.2025.

Planner: John Reid, Sr. Planner

Date: October 21, 2025



DeKalb County Parcel Map

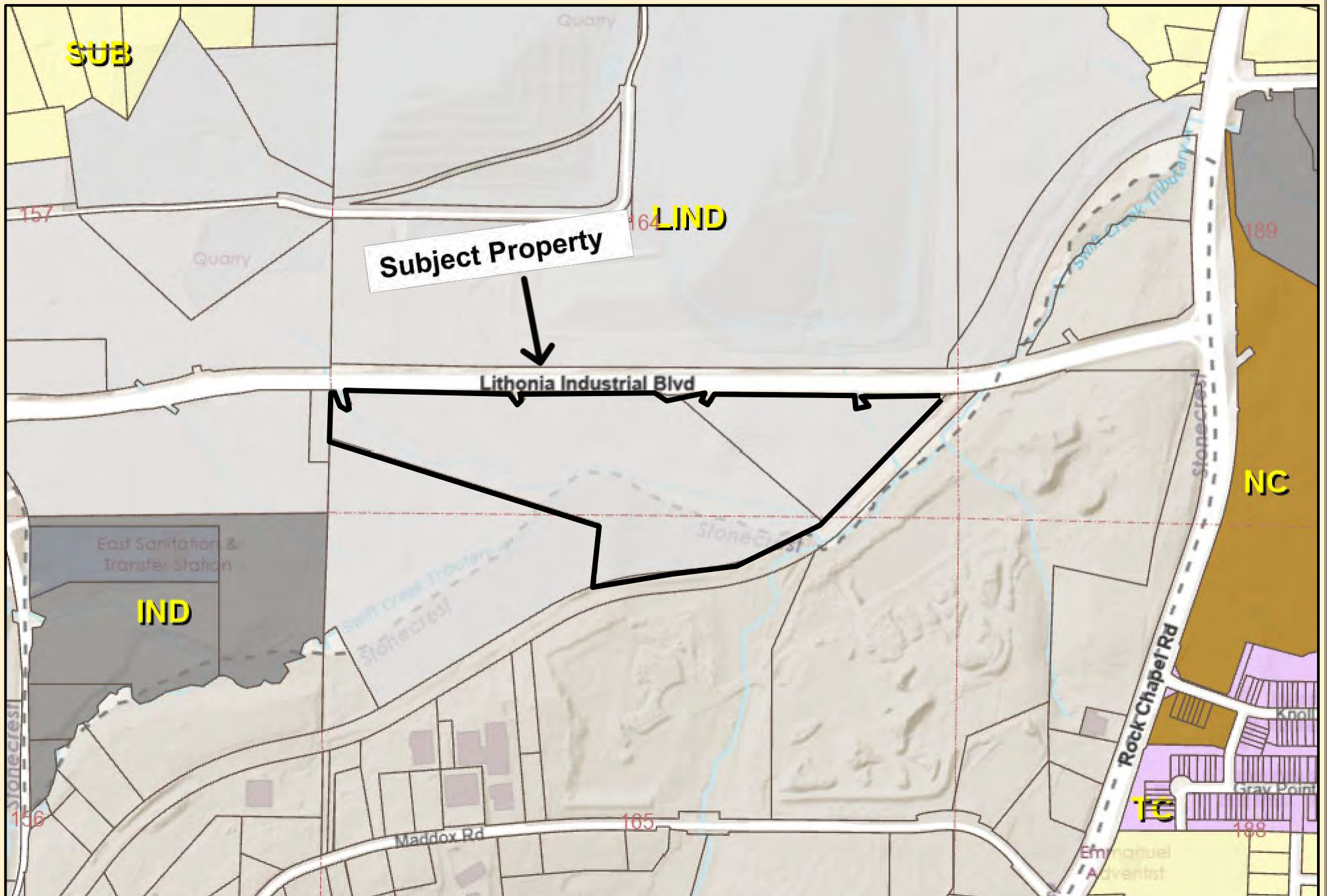


Date Printed: 1/14/2026

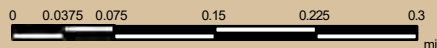


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Parcel Map



Date Printed: 1/14/2026



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



Subject Property

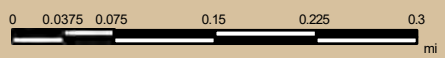
Lithonia-Industl Blvd

Lithonia-Industl Blvd

Rock Chapel Road



DeKalb County Parcel Map



Date Printed: 1/14/2026



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



Heavy Industrial Uses (Sec. 4.2.29)

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

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

1. Specific operations to be performed.
 - a. Broken concrete will be delivered to property.
 - b. Concrete crusher will be used to crush concrete into crush and run, then sell to customers.
 - c. Dirt will be delivered to property from construction job site then sold to other job sites.
2. **Hours of operation.**
 - a. Daylight hours – 7am – 5pm
3. **Where operations will be indoors or outdoors.**
 - a. The operations will be outdoors.
4. **How long materials will be stored on the property.**
 - a. Materials will constantly be on the property as some will be sold and broken concrete will delivered for recycling.
5. **Whether any hazardous wastes will be involved in the operation, including an explanation of how safety measures will ensure that there is no air or water contamination and how the operators will safely dispose of such hazardous materials.**
 - a. We will not be using any hazardous materials.
6. **A description of any solid wastes handled, produced, or disposed of, including whether the operations will require a solid waste handling permit.**
 - a. Wood and trash from concrete will be disposed of in a dumpster.
 - b. Rebar and metal from concrete will be set aside a sold to a metal recycling plant.
 - c. We do not need a solid waste handling permit to the best of our knowledge.
7. **How many employees there will be.**
 - a. Possibly two employees. One for recycling, another for sales.
8. **Whether the operation will be open to the public.**

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

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

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

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

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

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

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

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

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

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

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

Physical Address: 1313 Lithonia Industrial Blvd., Lithonia GA 30058 Office: 770.925.2441

Mailing Address: PO Box 2085, Lilburn, GA 30048

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



(No subject)

From john reid <dakiner1@yahoo.com>

Date Wed 2/18/2026 3:26 PM

To Reid, John <jreid@dekalbcountyga.gov>



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



(No subject)

From john reid <dakiner1@yahoo.com>

Date Wed 2/18/2026 3:28 PM

To Reid, John <jreid@dekalbcountyga.gov>



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



(No subject)

From john reid <dakiner1@yahoo.com>

Date Wed 2/18/2026 3:27 PM

To Reid, John <jreid@dekalbcountyga.gov>



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