

Z-25-1247293 (2024-1443)
Recommended Conditions
3298 & 3273 Fayetteville Road
Atlanta, Georgia 30316

1. Use shall be restricted to an asphalt plant (Ready-mix plant) and all structures shall comply with the maximum building height requirements. Proposed structures shall be at least 70 feet from all property lines. Any changes which expand or move the plant closer than 70 feet from exterior property lines shall require a new Special Land Use Permit (SLUP) to be approved by the Board of Commissioners.
2. Proof of issuance of an air quality permit from the Environmental Protection Division of the Georgia Department of Natural Resources shall be required prior to the issuance of any building permits or land development permits.
3. That asphalt plant (Ready-mix plan) must use baghouse technology.
4. 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.
5. 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 asphalt plant and outdoor storage areas prior to the issuance of any land development permits.
6. A dust management plan shall be submitted and approved by the Department of Planning and Sustainability prior to the issuance of any certificates of occupancy. Compliance with the dust management plan and other appropriate measures to minimize fugitive dust beyond the boundaries of the site shall be required. Conveyor belts must be covered. Outdoor storage areas shall be confined within a three-sided concrete bin. Vehicles delivering materials to and from the site shall be covered to minimize any dust impacts onto adjacent properties and the surrounding area.
7. Any fueling of trucks associated with the asphalt plant shall only occur on dedicated concrete pads with a dedicate collection system to contain any residual oils or liquids.
8. Compliance with the DeKalb County Noise Ordinance shall be maintained. Hours of operation for the asphalt plant shall be limited to 7:00 am to 5:00 p.m. on weekdays and 7:00 a.m. to 5:00 p.m. on Saturdays on an emergency as-needed basis. The asphalt plant (Ready-mix plant) shall be closed on Sundays.

9. Provide compliance with the DeKalb County Transportation Department inter-governmental comments including but not limited to right-of-way and easement dedication, sidewalks, streetscaping along Fayetteville Road and Fleetwood and Fleetwood Drive.
10. Approval from the DeKalb County Fire Marshall regarding fire safety plans shall be required prior to the issuance of any building permits or land disturbance permits. Outdoor storage areas must have a dedicated all weather access drive around the piles for fire equipment access for fire safety.
11. Any outdoor lighting shall be designed so that no direct light is cast upon or adversely affects adjacent properties and roadways.
12. 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 is required. Existing trees within the buffer shall be preserved and supplemented with the planting of new trees and an eight (8) foot tall fence to provide an effective visual screen as approved by the County Arborist. For buffer areas requiring new trees to supplement the existing mature vegetation, the planting of evergreen trees with a minimum height of six feet at planting shall be required or an appropriate alternative as approved by the County Arborist. Detention areas are not allowed within the required buffer areas.
13. Primary identification ground signs shall be limited to monument style signs with a base and framework made of brick or stone.
14. Applicant agrees to provide surrounding property owners with the name and telephone number of a contact person which may be called twenty-four (24) hours a day, seven (7) days a week during the period of construction of the improvements proposed within this SLUP and operation to address any construction and operational issues. This information shall be permanently posted on the site.
15. If any spill occurs on-site that requires notification of the Georgia EPD, the owner/operator is required to notify the County Planning Department and the Parks Department.
16. All quarterly monitoring of storm water outfalls required by the Georgia EPD shall be conducted by qualified independent third-party engineers. Any and all water quality reports sent to the EPD shall also be sent to the Parks Department. If the Parks Department has evidence that a chemical spill has significantly contaminated nearby streams or Constitution Lakes, the SLUP shall be immediately revoked.
17. If the owner/operator is found in violation of their EPD air quality permit, the owner/operator must immediately reapply for a SLUP.