

SLUP-26-1247921 (2026-0146)
Recommended Conditions – May 2026
1313 & 1303 Lithonia-Industrial Boulevard

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