

Raymond White
Director
Planning and Zoning
Department



Matthew
Williams
Deputy Director
Planning and
Zoning
Department

TO: Planning Commission

FROM: Planning and Zoning Department

SUBJECT: SLUP23-007

ADDRESS: 2547 Lithonia West Drive

MEETING DATE: September 5, 2023

SUMMARY: Applicant is seeking a Special Land Use Permit (SLUP) to operate an Asphalt Plant.

STAFF RECOMMENDATION: Approval with conditions

PLANNING COMMISSION RECOMMENDATION: TBD



SLUP23-007

Planning and Zoning Department

District #2: Rob Turner

PROPERTY INFORMATION	
Location of Subject Property: 2547 Lithonia West Drive	
Parcel Number: 16 104 04 024	
Road Frontage: Lithonia West Drive	Total Acreage: 2.24 +/-
Current Zoning: M – Light Industrial	Overlay District: N/A
Future Land Use Map/ Comprehensive Plan: LIND (Light Industrial)	
Zoning Request: Applicant is seeking a Special Land Use Permit (SLUP) to operate an Asphalt Plant.	
Zoning History: CZ-85125	

APPLICANT / PROPERTY OWNER INFORMATION
Applicant Name: Hanna Casswell of Casswell Design Group, LLC
Applicant Address: 279 W. Crogan St, Lawrenceville, GA 30046
Property Owner Name: Norman Kennebrew
Property Owner Address: 2547 Lithonia West Drive Lithonia, GA 30058



DETAILS OF ZONING REQUEST

Since the city's incorporation, the site has been zoned M (Light Industrial). In 1985, the subject property was part of a 75 +/- acres development which undergone a zoning request to rezone from R-100 to C-1 (Local Commercial), C-2 (General Commercial), and M (Light Industrial). Currently, there's a business operating, 404 Concrete, LLC on the subject property. The existing business is described as manufacturing concrete. The business owner submitted a business license request on June 13, 2022, and was issued a business license on March 14, 2023.

The subject property is surrounded by Light Industrial zoned parcels. The purpose and intent of the City Council in establishing the M (Light Industrial) District is as follows to provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan.

The city's land use policy document does support the proposed operation. The City of Stonecrest 2038 Comprehensive Plan has designated the parcel with the Light Industrial Zone land use designation. The intent of the Light Industrial Character Area is to identify areas that are appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.



SLUP23-007

Planning and Zoning Department

ADJACENT ZONING & LAND USE		
NORTH	Zoning: M (Light Industrial)	Land Use: Vacant Lot
SOUTH	Zoning: M (Light Industrial)	Land Use: Trucking Company
EAST	Zoning: M (Light Industrial)	Land Use: Vacant Lot
WEST	Zoning: M (Light Industrial)	Land Use: Existing Structure, No Business Operating



PHYSICAL CHARACTERISTICS & INFRASTRUCTURE

The site is an existing business with one (1) road frontage (Lithonia West Drive).

SPECIAL LAND USE PERMIT ZONING CRITERIA

1. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;
2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
3. Adequacy of public services, public facilities, and utilities to serve the proposed use;
4. 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;
5. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;
6. 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;
7. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use
8. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
9. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
10. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located;



<p>11. Whether the proposed use is consistent with the policies of the comprehensive plan;</p>
<p>12. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located;</p>
<p>13. Whether there is adequate provision of refuse and service areas;</p>
<p>14. Whether the length of time for which the special land use permit is granted should be limited in duration;</p>
<p>15. 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;</p>
<p>16. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources;</p>
<p>17. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit;</p>
<p>18. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height; and</p>
<p>19. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.</p>

RECOMMENDATION

Staff recommends **APPROVAL** with the following condition(s):

1. Applicant must submit a building permit prior any structures being constructed and;
2. Applicant must comply and remain in compliance with all federal, state, county, and local environmental ordinances.



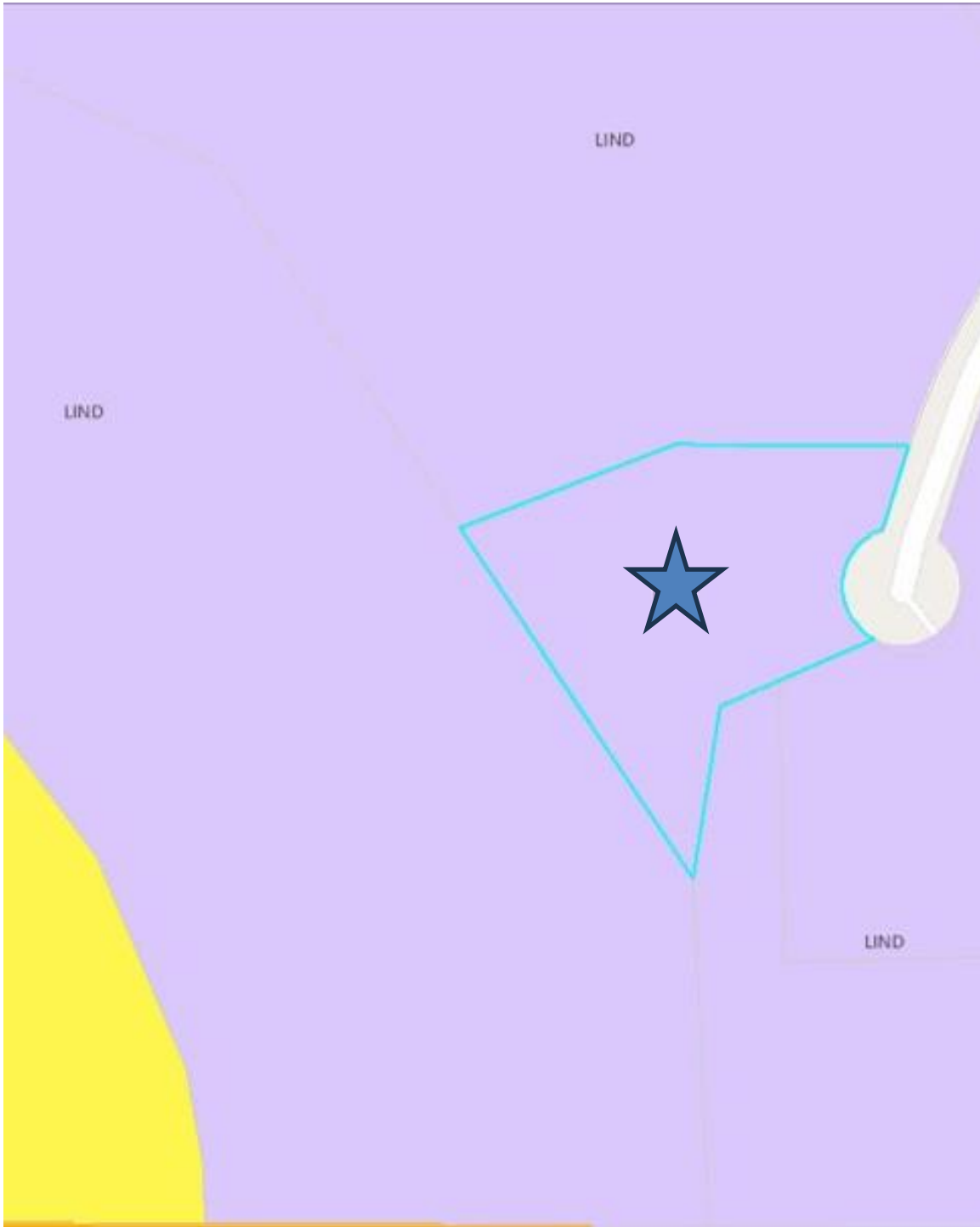
SLUP23-007

Planning and Zoning Department

Attachments Included:

- **Future Land Use Map**
- **Zoning Map**
- **Aerial Map**
- **Site Plan/Survey**
- **Letter of Intent**

Future Land Use Map





SLUP23-007

Planning and Zoning Department

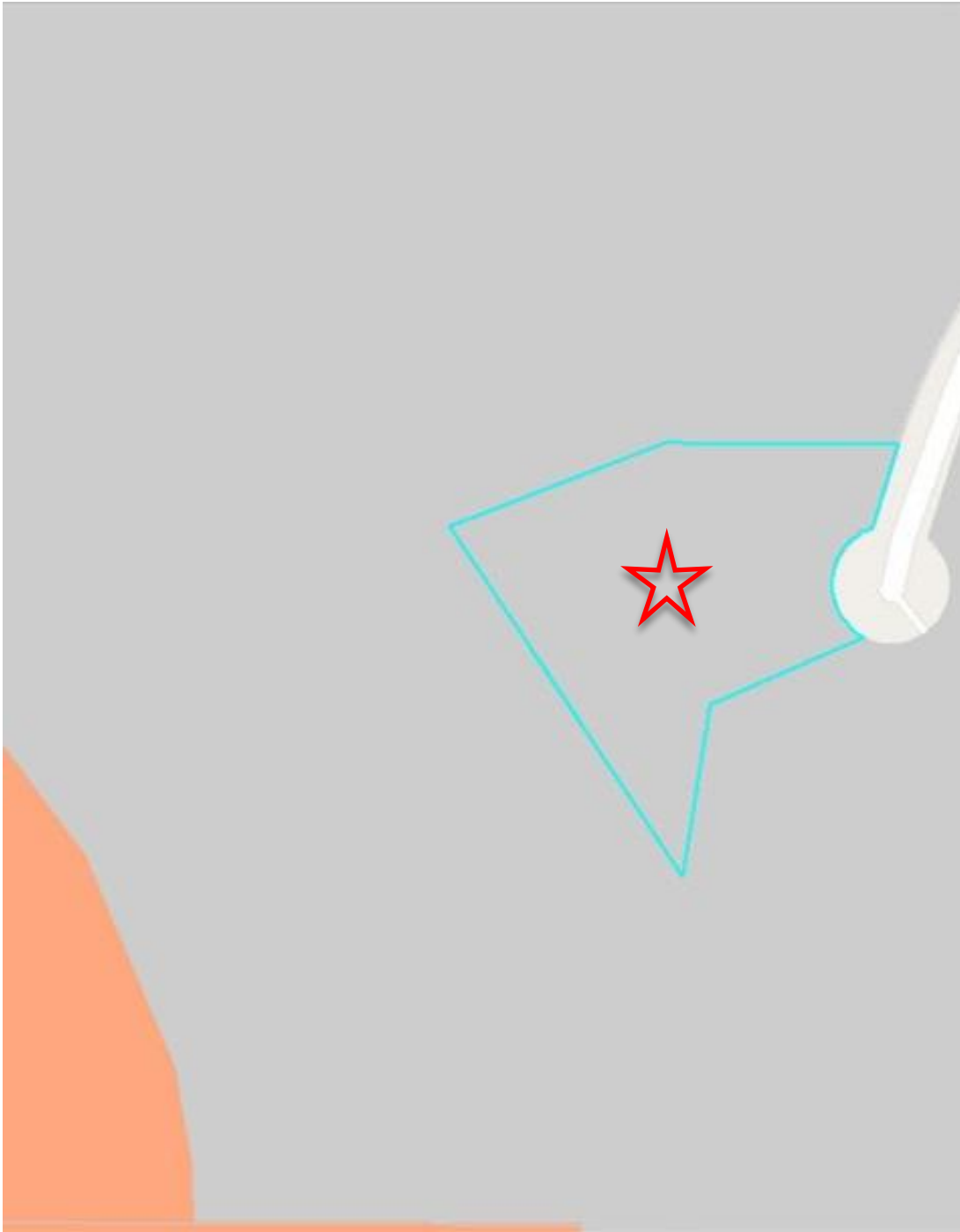
Light Industrial (M-LI)

The intent of the Light Industrial Character Area is to identify areas that are appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.

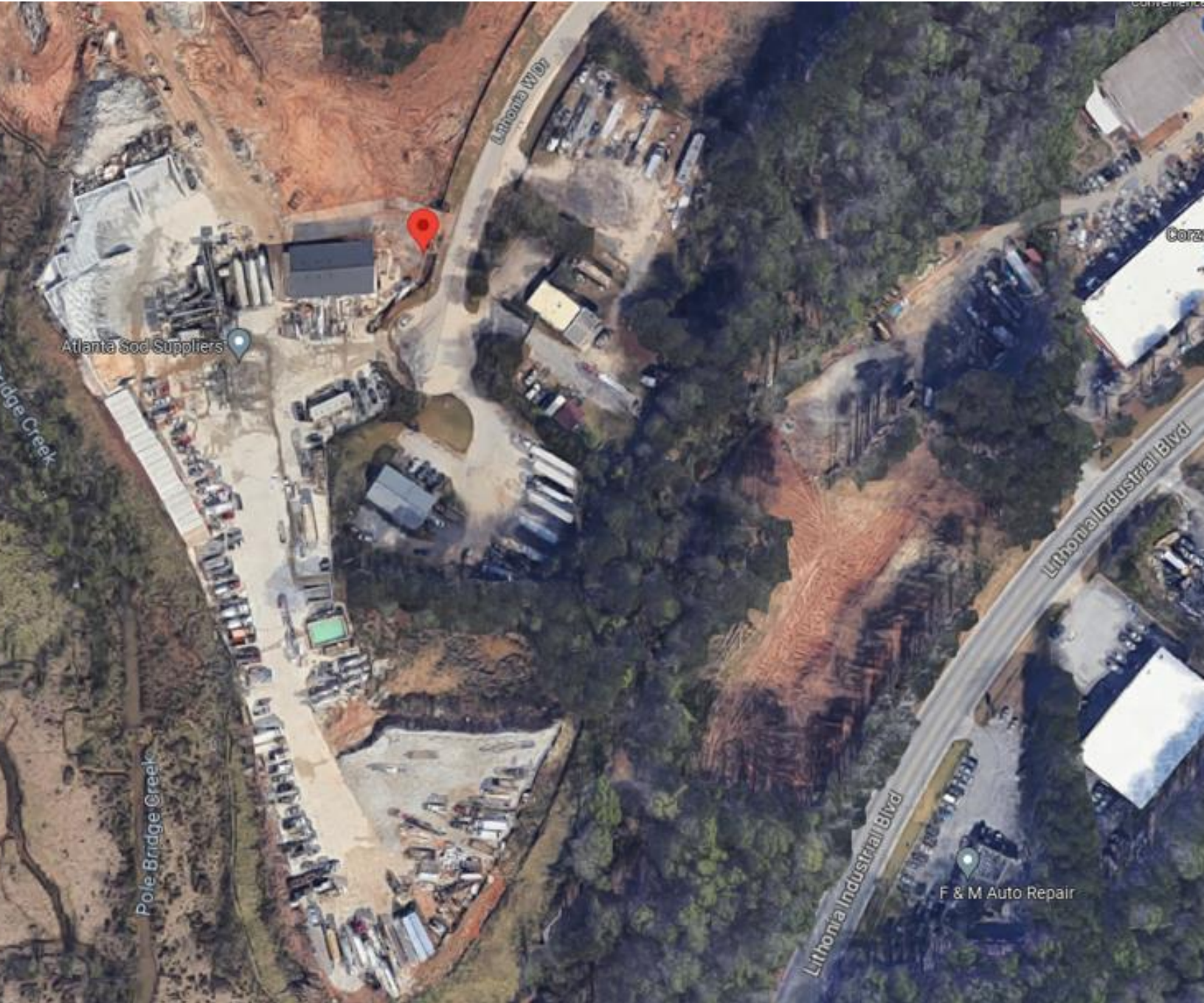
Zoning Map

Light

Industrial



Aerial Map





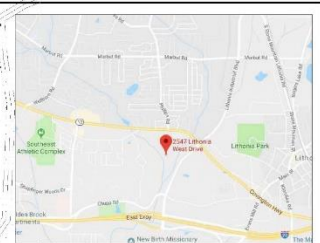
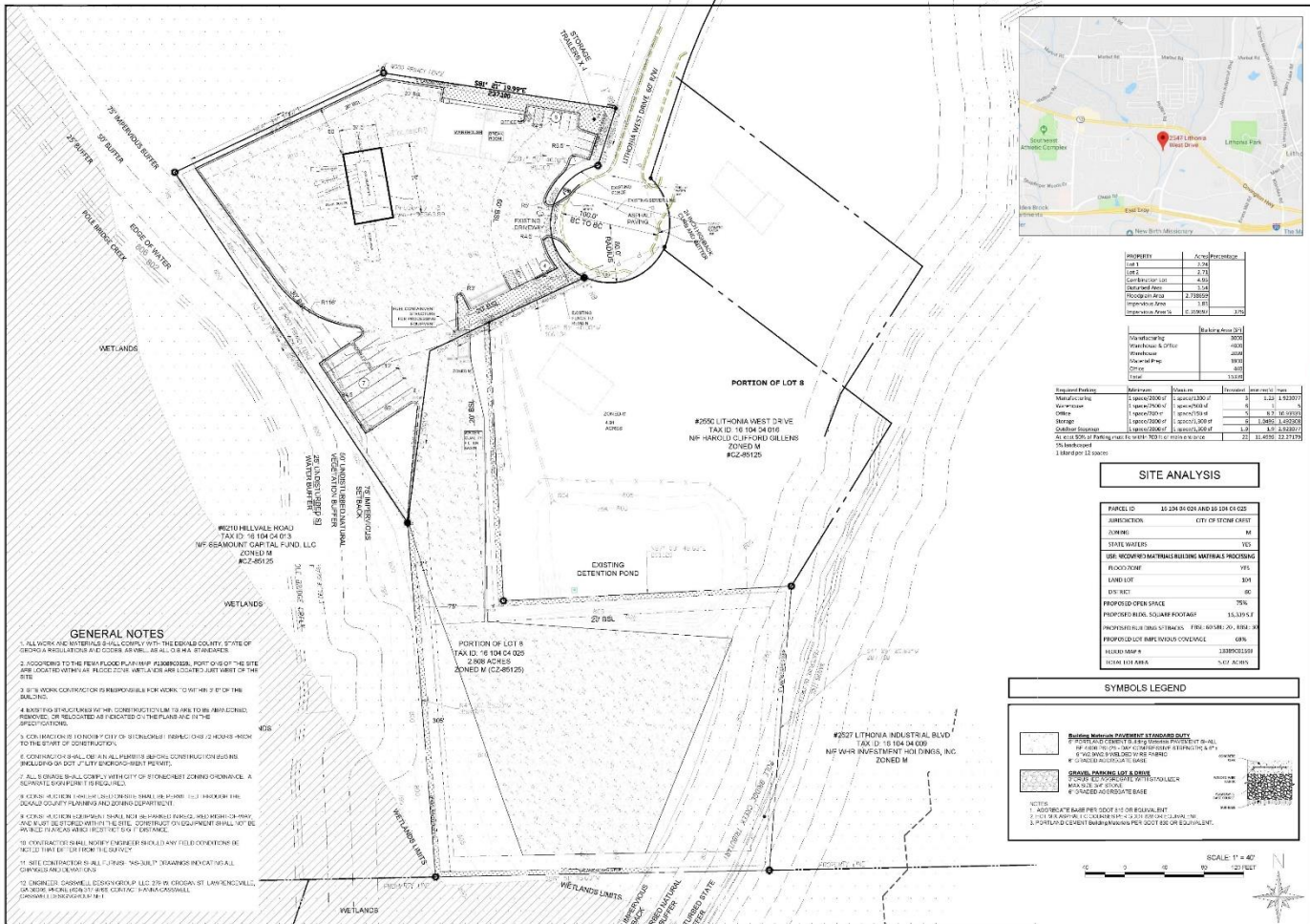
Site Photos







Submitted Site Plan



PROPERTY	Area (Acres)
Lot 1	3.24
Lot 2	2.72
Center for use	4.63
Central Area	1.22
Proposed Area	2.78825
Proposed Area S	1.88
Proposed Area N	0.90825

Material	Volume (cu yd)	Weight (lb)
Asphalt	3070	102240
Concrete	1000	30000
Gravel	1000	30000
Other	1000	30000
Total	6070	192240

Estimated Pavement	Material	Volume (cu yd)	Weight (lb)
1.5 inch	Asphalt	1.5	45000
	Gravel	1.5	45000
	Other	1.5	45000
	Concrete	1.5	45000
	Gravel	1.5	45000

SITE ANALYSIS

PARCEL ID	15 204 02 000 00 00 00 00 00 00 00
JURISDICTION	CITY OF STONECREST
ZONING	M
STATE WATERS	YES
USE RECORD MATERIAL BUILDING MATERIALS	YES
FLOOD ZONE	YES
LAND USE	IND
USE REC	IND
PROPOSED OPEN SPACE	75%
PROPOSED BIODEGRADABLE ROOFING	15.1195%
PROPOSED BIODEGRADABLE ROOFING	15.1195%
PROPOSED BIODEGRADABLE ROOFING	15.1195%
BIODEGRADABLE ROOFING	15.1195%
BIODEGRADABLE ROOFING	15.1195%
BIODEGRADABLE ROOFING	15.1195%

SYMBOLS LEGEND



SCALE: 1" = 40'



CASSELL DESIGN GROUP LLC
902 BRIGHTON DR LAWRENCEVILLE, GA 30046
(770) 972-7878 hamcarroll@caswell.com



SITE PLAN
Kennebec Norman L
2000 WEST LITONIA INDUSTRIAL BLVD
LITONIA, GA 30058

C201

18465

JULY 14, 2023



SLUP23-007

Planning and Zoning Department

Letter of Intent



July 14, 2023

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Re: **Letter of Intent for Special Land Use Permit (SLUP)** for 2547 Lithonia West Dr, Lithonia, GA 30058
Parcel ID: 16 104 04 024

To Whom It May Concern:

The purpose of this letter is to provide information regarding the request Special Land Use Permit (SLUP). Our team would like to express our appreciation for the approval and are excited about developing in the community. Casswell Design Group, LLC is a LEED® certified company and we take great pride in serving and protecting the community. 404Concrete is a veteran and minority owned company who is also a citizen of the community.

404Concrete will be an enclosed concrete plant, designed as a portable mixing plant offering a localized facility to keep trucks off arterial roads. The production is created by using primarily recovered and recycled materials. The proposed location will offer an additional localized advantage and will employ 25 to 30 people in the local community. Casswell Design Group, LLC (CDG) feels that the proposed use would be an acceptable use for the property and would contribute to the local community development and overall growth of the surrounding area. The area is currently industrial and zoned light industrial. All sides of the site border against other industrial zoned properties.

The specific operations to be performed are as follows:

Use equipment to produce concrete and concrete products by batching or mixing cements. Materials used for production are primarily recovered and recycled materials.

The hours of operation are as follows: 7am-7pm

Operations: Plant mixing will be enclosed. Office will be indoors.

Materials will be stored on the property.

Aggregate (sand rock gravel) and cementitious material (Concrete powder, fly ash) will be stored on site.

Casswell Design Group, LLC 279 W. Crogan St, Lawrenceville, GA 30046
404-317-9766



Safety Measures:

Concrete as a building material is not a waste material; therefore, waste material will not be stored on the property. 404Concrete eliminates waste by using cement dust in crushed concrete or running through a reclaimer and essentially is not a waste at all. However, we have taken several precautions and design measures for any waste that may occur in capturing the dust.

One form of 404Concrete dust capturing methods is the 3-bay concrete washout. The 3-bay concrete washout complies with the EPA regulations to contain concrete and liquids when the chutes of concrete mixers and hoppers of concrete pumps are rinsed out after delivery. The washout facilities consolidate solids for easier disposal and prevent runoff of liquids. The washout prevents any runoff into the ground and prevents contaminating the groundwater. It also prevents the migration into any of the storm drains, which ensures that the pH of area waters do not increase and that there is no harm to aquatic life. The filter is designed downstream the concrete washout and upstream from the detention/water quality pond. This location ensures that solids are not able to clog the storm drain pipes or cause flooding.

Our on-site state of the art dust collectors uses a pulse of compressed air controlled by a timer and designed to specify the air inlet pressure to the manifold and pulse valves necessary for effective dust removal. Any cement dust is collected in a fleece bag with a multi-ply fabric design that helps manage air equilibrium while collecting 0.3 micron or larger dust particles. The fleece bags have port-closing mechanisms for containment. This keeps the dust contained after removing the bag from the vacuum canister's port. The fleece bag has enough structural integrity to withstand the weight of the collected dust and prevent tearing. We only fill the bags 80% full to prevent busting.

The operation is open to serve public via delivery.

Vehicles will be delivering materials to the property:

15 ready mix trucks per day. Lithonia Industrial to Covington Hwy. There are no residential parcels bordering the site.

Cleaning trucks:

404Concrete implores Synpro Products, which are all acid free and they clean concrete off mixer trucks and are safe for equipment, employees and the environment. They are also an approved truck wash and concrete remover that have EPA approval.

State EPD:

Please see attached Permits issued.

Federal EPA:

Testing results will be submitted as required with the attached permits.



Methods to minimize any adverse air/water quality impacts based on current industry standards:

3-bay concrete washout to capture particle

The washout prevents any runoff into the ground and prevents contaminating the groundwater. It also prevents the migration into any of the storm drains, which ensures that the pH of area waters do not increase and that there is no harm to aquatic life.

Cascade Filter:

The filter is designed downstream the concrete washout and upstream from the detention/water quality pond. This location ensures that solids are not able to clog the storm drain pipes or cause flooding.

404Concrete employs on-site state of the art dust collectors.
Any cement dust is collected in a fleece bag.

Water Quality:

Pole Bridge Creek is protected with Stormwater Detention and Water Quality measures.

- 3-bay washout settling pool
- Cascade separator filter for additional water quality
- Storm water quality design meets GA current Stormwater Manual
- 25 feet, 50 feet and 75 feet buffers are preserved and completely vegetated with trees and plants

The above methods comply with GSWCC and GA EPD standards.

Air Quality:

Tests will be submitted as required with the attached permits.

Please reach out if you have questions.

Best regards,

Hanna Casswell, LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766



SLUP23-007

Planning and Zoning Department

Environmental Site Analysis

PERMIT NO. 3273-777-0207-R-01-0

ISSUANCE DATE:04/13/2023



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Air Quality Permit

In accordance with the provisions of the Georgia Air Quality Act, O.C.G.A. Section 12-9-1, et seq and the Rules, Chapter 391-3-1, adopted pursuant to and in effect under that Act,

Facility Name: 404 Concrete – Concrete Dry Mix Plant 01 Statewide
Facility Address: Portable readymix concrete batch plant - Statewide (See Permit Condition 7.1)
Mailing Address: 404 Concrete LLC
2547 Lithonia West Drive
Lithonia, GA 30058
Facility AIRS Number: 04-13-777-00207

is issued a Permit for the following:

Construction and statewide operation of a new portable readymix concrete batch plant and associated air pollution control equipment.

This Permit is conditioned upon compliance with all provisions of The Georgia Air Quality Act, O.C.G.A. Section 12-9-1, et seq, the Rules, Chapter 391-3-1, adopted and in effect under that Act, or any other condition of this Permit.

This Permit may be subject to revocation, suspension, modification or amendment by the Director for cause including evidence of noncompliance with any of the above; or for any misrepresentation made in Application No. 28773 dated February 14, 2023; any other applications upon which this Permit is based; supporting data entered therein or attached thereto; or any subsequent submittals or supporting data; or for any alterations affecting the emissions from this source.

This Permit is further subject to and conditioned upon the terms, conditions, limitations, standards, or schedules contained in or specified on the attached 4 pages.



Richard E. Dunn, Director
Environmental Protection Division

State of Georgia
Department of Natural Resources
Environmental Protection Division

Permit No.
3273-777-0207-R-01-0

Page 1 of 4

1. General Requirements

- 1.1 At all times, including periods of startup, shutdown, and malfunction, the Permittee shall maintain and operate this source, including associated air pollution control equipment, in a manner consistent with good air pollution control practice for minimizing emissions. Determination of whether acceptable operating and maintenance procedures are being used will be based on information available to the Division which may include, but is not limited to, monitoring results, opacity observations, review of operating and maintenance procedures, and inspection or surveillance of the source.
- 1.2 The Permittee shall not build, erect, install or use any article, machine, equipment or process the use of which conceals an emission which would otherwise constitute a violation of an applicable emission standard. Such concealment includes, but is not limited to, the use of gaseous diluents to achieve compliance with an opacity standard or with a standard that is based on the concentration of a pollutant in the gases discharged into the atmosphere.
- 1.3 The Permittee shall submit a Georgia Air Quality Permit application to the Division prior to the commencement of any modification, as defined in 391-3-1-.01(pp), which may result in air pollution and which is not exempt under 391-3-1-.03(6). Such application shall be submitted sufficiently in advance of any critical date involved to allow adequate time for review, discussion, or revision of plans, if necessary. The application shall include, but not be limited to, information describing the precise nature of the change, modifications to any emission control system, production capacity and pollutant emission rates of the plant before and after the change, and the anticipated completion date of the change.
- 1.4 Unless otherwise specified, all records required to be maintained by this Permit shall be recorded in a permanent form suitable for inspection and submission to the Division and shall be retained for at least five (5) years following the date of entry.
- 1.5 In cases where conditions of this Permit conflict with each other for any particular source or operation, the most stringent condition shall prevail.

2. Allowable Emissions

- 2.1 The Permittee shall not cause, let, permit, suffer, or allow the concentration of particulate matter to exceed 0.02 grains/dscf from any baghouse.
- 2.2 The Permittee shall not cause, let, suffer, permit or allow the emissions into the atmosphere from any stack, unless otherwise limited, any gases the opacity of which is equal to or greater than forty (40) percent.
[391-3-1-.02(2)(b)1]
- 2.3 Except as may be specified in other provisions of this Permit, the Permittee shall not cause, let, permit, suffer, or allow the rate of emission from any source, particulate matter in total quantities equal to or exceeding the allowable rates per Georgia Rules for Air Quality Control 391-3-1-.02(2)(e) - "Particulate Emission from Manufacturing Processes."

State of Georgia
Department of Natural Resources
Environmental Protection Division

Permit No.
3273-777-0207-R-01-0

Page 2 of 4

- 2.4 The Permittee shall limit the plant production to no more than 600,000 cubic yards of concrete during any twelve consecutive months.
- 2.5 The Permittee shall operate the readymix concrete plant using power from the local grid. If there is no local power grid, the Permittee may use a diesel engine to power operations or when power from the local power grid is interrupted.

3. Fugitive Emissions

- 3.1 The Permittee shall take all reasonable precautions to prevent fugitive dust from becoming airborne from any operation, process, handling, and transportation or storage facility. The opacity from any fugitive dust source shall not equal or exceed twenty (20) percent. Reasonable precautions that should be taken to prevent dust from becoming airborne include, but are not limited to, the following:
[391-3-1-.02(2)(n)]
 - a. Use, where possible, of water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the grading of roads or the clearing of land;
 - b. Application of asphalt, water, or suitable chemicals on dirt roads, materials, stockpiles, and other surfaces that can give rise to airborne dusts;
 - c. Installation and use of hoods, fans, and fabric filters to enclose and vent the handling of dusty materials. Adequate containment methods can be employed during sandblasting or other similar operations;
 - d. Covering, at all times when in motion, open-bodied trucks, transporting materials likely to give rise to airborne dust; and
 - e. The prompt removal of earth or other material from paved streets onto which earth or other material has been deposited.

4. Process & Control Equipment

- 4.1 Routine maintenance shall be performed on all air pollution control equipment. Maintenance records shall be in a form suitable for inspection or submittal to the Division and shall be maintained for a period of five (5) years from date of entry.
[391-3-1-.03(2)(c)]
- 4.2 The Permittee shall conduct periodic inspections of the internal workings of each baghouse and/or bin vent to ensure proper operation. This shall include determining if there are blinded bags or bags with holes in them and shall also include inspecting the baghouse hopper and dust conveying system if practical. The inspection frequency shall be no less than once per year. Records of inspections shall be maintained.
[391-3-1-.03(2)(c)]

**State of Georgia
Department of Natural Resources
Environmental Protection Division**

**Permit No.
3273-777-0207-R-01-0**

Page 3 of 4

- 4.3 The Permittee shall maintain an inventory of filter bags such that an adequate supply of bags is on hand to replace any defective ones.
[391-3-1-.03(2)(c)]

5. Monitoring

- 5.1 Once each day, or portion of each day of operation, the Permittee shall perform a check of visible emissions from each baghouse, while the equipment being controlled is operating, and inspect emission units for mechanical problems or malfunction. For each baghouse bin vent that is controlling a cement silo or ash silo, an observation shall be performed whenever each silo is being loaded. For any observation of visible emissions, mechanical problems, or malfunctions, the Permittee shall take corrective action within a day and re-inspect the equipment to verify that no visible emissions exist and that any mechanical problems or malfunctions have been corrected. The observations and corrective actions shall be recorded in a log suitable for inspection or submittal to the Division.
[391-3-1-.02(6)(b)1(i)]

6. Performance Testing

- 6.1 The Permittee shall cause to be conducted a performance test at any specified emission point when so directed by the Division. The following provisions shall apply with regard to such tests:
- a. All tests shall be conducted and data reduced in accordance with applicable procedures and methods specified in the Division's Procedures for Testing and Monitoring Sources of Air Pollutants.
 - b. All test results shall be submitted to the Division within sixty (60) days of the completion of testing.
 - c. The Permittee shall provide the Division thirty (30) days prior written notice of the date of any performance test(s) to afford the Division the opportunity to witness and/or audit the test and shall provide with the notification a test plan in accordance with Division guidelines.
 - d. All monitoring systems and/or monitoring devices required by the Division shall be installed, calibrated and operational prior to conducting any performance test(s). For any performance test, the Permittee shall, using the monitoring systems and/or monitoring devices, acquire data during each performance test run. All monitoring system and/or monitoring device data acquired during the performance testing shall be submitted with the performance test results.

7. Notification, Reporting and Record Keeping Requirements

- 7.1 The Permittee shall furnish the Division advance written notification each time this facility is located or relocated within the State of Georgia, not less than 14 days prior to startup at the new location.

**State of Georgia
Department of Natural Resources
Environmental Protection Division**

**Permit No.
3273-777-0207-R-01-0**

Page 4 of 4

The notification shall include the following information: the present location, the new location, the anticipated date of startup, the expected period of time the plant will remain at the new location, a description of the operations at the new location and a map with sufficient information to allow Division personnel to locate the plant for inspection. When the anticipated period of operation at a new location is greater than 180 days using power from the diesel engine, the Permittee shall provide an explanation of how the operations may or may not be construed as part of a permanent operation. The initial location of the plant will be at 2547 Lithonia West Drive, Lithonia (DeKalb County).

- 7.2 The Permittee shall submit written notification of startup to the Division within 15 days after such date. The notification shall be submitted to:

Mr. Sean Taylor
Stationary Source Compliance Program
4244 International Parkway, Suite 120
Atlanta GA 30354

8. Special Conditions

- 8.1 At any time that the Division determines that additional control of emissions from the facility may reasonably be needed to provide for the continued protection of public health, safety and welfare, the Division reserves the right to amend the provisions of this Permit pursuant to the Division's authority as established in the Georgia Air Quality Act and the rules adopted pursuant to that Act.
- 8.2 The Permittee shall keep at the permitted facility the originals or complete copies of this Air Quality Permit and any subsequent Amendments to it.
- 8.3 The diesel engines/generators and their replacement shall not remain in one location for more than 12-consecutive months.
[40 CFR 60 Subpart IIII Avoidance]



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Air Protection Branch

4244 International Parkway
Suite 120
Atlanta, Georgia 30354
404-363-7000

April 13, 2023

Noah Kennebrew
Site Manager
404 Concrete, LLC – Concrete Readymix Plant 02 (Statewide)
2547 Lithonia W Drive
Lithonia, GA 30058

Re: PBR Application No. 28773 (Expedited), Dated February 14, 2023
Facility AIRS No. 777-00207
Portable Readymix Concrete Plant 01 Statewide

Dear Mr. Kennebrew:

Enclosed please find Air Quality Permit No. 3273-777-0207-R-01-0 for operation of a batch portable ready mix concrete plant that will be initially located at 2547 Lithonia West Drive, Lithonia, DeKalb County, Georgia. Please note that a relocation notification must be submitted before relocation of the portable plant as per Condition 7.1 of the permit. Please note that the plant can be powered using power from the diesel generator when power from the local grid is interrupted or when the local power grid does not exist. Also when using the diesel generator to power the concrete plant, the diesel generator/engine cannot remain at a location for more than 12 consecutive months.

Note that any future modifications that might affect potential emissions from your facility will require review and possible permitting through this office.

The following types of correspondence should be sent to the Division personnel indicated:

- Testing notices and test results: Dan McCain – Unit Coordinator, Stationary Source Compliance Program
- All other required notifications and reports: Sean Taylor – Program Manager, Stationary Source Compliance Program.

Thank you for your cooperation. If you have any questions or need more information, please contact me at (470) 524-0670 or via email at Seetharaman.Ganapathy@dnr.ga.gov.

Sincerely,

S. Ganapathy
Environmental Engineer
Stationary Source Permitting Program

Enclosure

cc:SSPP webmaster; SSCP



July 14, 2023

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Re: **Environmental Site Analysis**
2547 Lithonia West Dr, Lithonia, GA 30058
Parcel ID: 16 104 04 024

To Whom It May Concern:

We would like to request a special Land Use permit (SLUP). As part of this process, an Environmental Site Analysis is required.

404Concrete will be manufacturing concrete and recycling concrete as well as offering a more localized facility to keep trucks off arterial roads. The two nearest concrete recycling facilities are located at Jimmy Carter in Norcross and Covington. The new proposed location would offer an additional localized advantage. Casswell Design Group, LLC (CDG) feels that the proposed use would be an acceptable use for the property and would contribute to the local community development and overall growth of the surrounding area. The area is currently industrial.

1. Conformance to the Comprehensive Plan:
 - a. Describe the proposed project and the existing environmental conditions on the site.
 - b. Describe adjacent properties. Include a site plan that depicts the proposed project. **Adjacent properties are industrial**
 - c. Describe how the project conforms to the Comprehensive Land Use Plan.
The use will be industrial manufacturing with enclosed portable equipment that uses primarily recovered and recycled materials for the production.
 - d. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. **Please see the portion of the plan on the next page that shows the entire property is surrounded by Light Industrial**



e. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. Environmental Impacts of The Proposed Project

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands – **Wetlands are located within 200’ of the site. Buildings and structures are not proposed within wetland area**

- U.S. Fish and Wildlife Service, National Wetlands Inventory

N/A(<http://wetlands.fws.gov/downloads.html>)

- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain **Please see attached Survey. No Buildings are proposed within the floodplain**

- Federal Emergency Management Agency (<http://www.fema.org>)



- Field observation and verification. **Several Site visits have been made and documented as follows:**
- c. Streams/stream buffers
 - Field observation and verification
- d. Slopes exceeding 25 percent over a 10-foot rise in elevation **No slopes exceeding 25% within property lines**
 - United States Geologic Survey Topographic Quadrangle Map – **Topographic Survey provided in lieu**
 - Field observation and verification
- e. Vegetation
 - United States Department of Agriculture, Nature Resource Conservation Service
 - Field observation

Existing Vegetation is noted and bank vegetation will be improved under the proposed development as part of the landscape perimeter
- f. Wildlife Species (including fish)
 - United States Fish and Wildlife Service **N/A**
 - Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
 - Field observation
- g. Archeological/Historical Sites
 - Historic Resources Survey – **N/A**
 - Georgia Department of Natural Resources, Historic Preservation Division
 - Field observation and verification

The design team (CDG) is a LEED certified company. Please reach out if you have questions.

Best regards,

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