

MMP for DeKalb Concrete Plant – DRI # 4378

DRI Name & Number: **DeKalb Concrete Plant- DRI #4378**

Pre-Review / Methodology Meeting Date: **March 3, 2025 @ 10:00 am**

Project Rendering: **Refer to the Attached Site Plan (Exh. A).**

Permitting Local Government: **DeKalb County**

Additional Local Government(s) with development approval authority: **none**

DRI Trigger: **Rezoning**

DRI Trigger Application / Permit #: **Z-25-1247293**

Qualifying DRI Threshold Exceeded: **Yes**

Zoning:

Existing: **M (Light Industrial) & M-2 (Heavy Industrial)**

Proposed: **M (Light Industrial)**

Project Information: **See below:**

Construction of a ready-mix concrete batch plant. The project includes the following main components:

- 1. Operations/Office Building: 908 SF**
- 2. Pump House: 66 SF**
- 3. Batching Equipment such as hoppers. Mixers, conveyors & loading, etc.**
- 4. Materials Storage Stockpiles**
- 5. Weight Station/Scales**
- 6. Rinsing/Cleaning Cells**
- 7. Parking Areas (3 spaces)**
- 8. Dedicated Loading & Unloading Areas**
- 9. Truck Overflow Areas**

Project Location: **3298 & 3273 Fayetteville Road, SE, Atlanta, GA 30316**

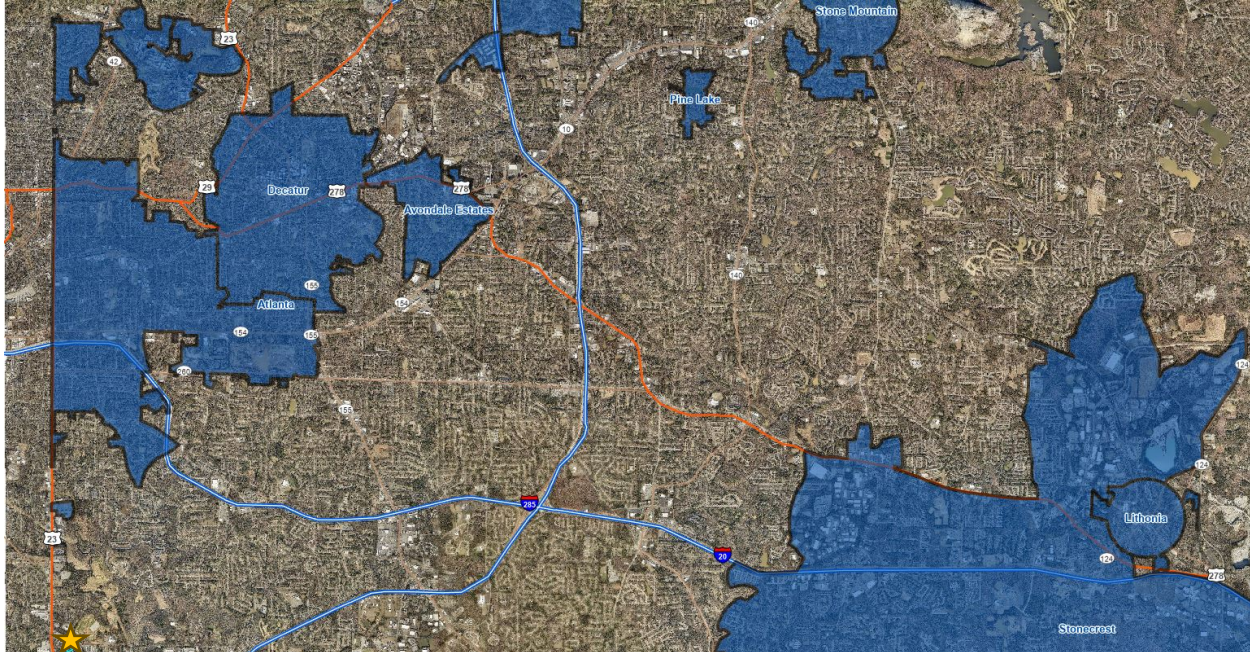
GPS Coordinates: **LAT: N 33°41' 12.6672", LONG: W 84° 20' 49.5744**

Location Description: **Approximately 3.688 acres located at a 5-point intersection of Fleetwood DR SE, Fayetteville RD SE, Bailey ST & Woodstock RD. The site fronts mainly on Fleetwood DR SE & Fayetteville RD SE. Both Bailey ST and Fayetteville RD SE lead to Moreland Avenue which connects to I-285 within 4.1 miles. (See Exh. D)**

Neighboring Jurisdictions(s): See following page – Exh. C

Exhibit C

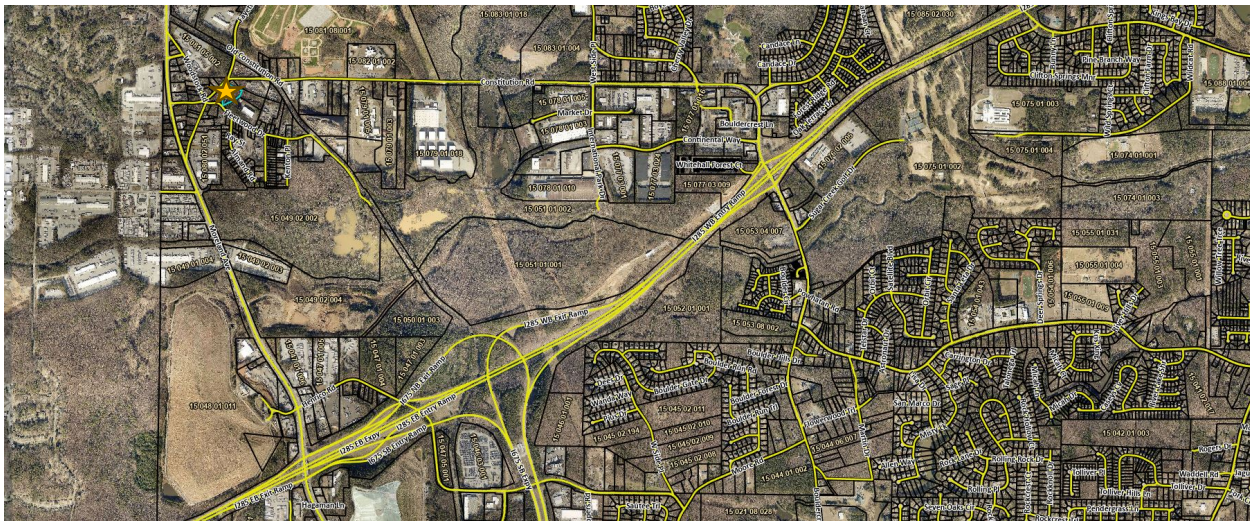
Neighboring Jurisdictions:



Project Orientation Map (Section 2.2.1.2): See following page, Exh. D.

Exhibit D

Project Orientation Map:



Project Driveways & Access Points: A single 30' wide commercial driveway with proper deceleration lane is being proposed to access the site, see Site Plan. The proposed access drive replaces an existing driveway, but it is set farther away east from the planned roundabout.

Project Build Out Year & Phases (s): The project build out year will be 2026. Project will be completed in 1 phase.

Net Average Daily Trips (ADT) & Requested Review Schedule (Sec. 4.2.2): **49,500 SF/1,000 x 4.75 = 236**

ADT. Schedule: Expedited if applicable.

Government Stakeholders (Sec 1.2.2):

Mr. Donald Shockey

dshockey@atlantaregional.org

Aprell L. King, Planner

DeKalb County Planning & Sustainability

Long Range Planning Division

alking@dekalbcountyga.gov

John Reid, Planner

DeKalb County Planning & Sustainability

jreid@dekalbcountyga.gov

GDOT District Office

Paul DeNard, PE

District Engineer – GDOT District 7

5025 New Peachtree Road

Chamblee, GA 30341

Phone: 770-216-3810

Applicant Stakeholders (Section 1.2.2):

Applicant:

Brian Hercules

1000 Hollingshead Circle, Murfreesboro, TN 37167

Email: brian.hercules@smyrnareadymix.com

Phone: 615-624-1221

Developer:

Hollingshead Materials, LLC. C/O: Brian Hercules

1000 Hollingshead Circle, Murfreesboro, TN 37167

Email: brian.hercules@smyrnareadymix.com

Phone: 615-624-1221

Traffic Engineer: Mr. Abe Abouhamdan, PE, / ABE Consulting, Inc.

& Site Designer: 2410 Hog Mountain Rd, Suite 103, Watkinsville, GA 30677,

e-mail: abe@abeconsultinginc.com, Ph: 706-613-8900

Applicant Email & Mailing Address: : brian.hercules@smyrnareadymix.com

1000 Hollingshead Circle, Murfreesboro, TN 37167

Planning Context:

Programmed Projects (Section 2.2.2.1, Sec 2.2.2.3):

These programmed projects have been taken from the DeKalb County Comprehensive Transportation Plan dated November 2022.

Table 1 - Programmed Projects

Project Name	From / To	Sponsor	GDOT PI NO	ARC ID #	Design	ROW /	CST
	Points:			(TIP)	FY	UTL FY	FY
I-285 EB ramp at Moreland Avenue Interchange Improvements	Moreland Avenue	Dekalb/ GDOT		R_1069	2023 to 2027	2023 to 2028	2022 to 2028
I-285 EB ramp at Moreland Avenue Interchange Improvements	Moreland Avenue	Dekalb/ GDOT		R_709	2023 to 2027	2023 to 2028	2022 to 2028
Donzi Road Beltline Connector	Donzi Road to Southside Beltline Trail	Dekalb		BP_1433	2023 to 2027	2023 to 2028	2022 to 2028
South River Multi-Use Trail Extension	Boulder Walk Drive to Crestdale Circle	Dekalb		BP_037	2023 to 2027	2023 to 2028	2022 to 2028
Boudlercrest Road Operational Improvements	Constitution Road to Eastland Road	Dekalb		R_202	2023 to 2027	2023 to 2028	2022 to 2028
Metro South Community Improvement District- Roundabout & Signal	SR 42 to Fayetteville Road SE	Dekalb			2023-2024	2023-2024	2025

Programmed Project Attached Design Documents: **Plans are not attached due to lack of availability.**

The Roundabout Preliminary Plans for the main intersection at the project site is attached.

Transportation Project Interaction with DRI (Section 2.2.2.5): **None known or found. No conflict is anticipated or found from this DRI.**

Planned Projects (Section 2.2.2.2): **No conflict noted with programmed and planned projects.**

Table 2 - Planned Projects

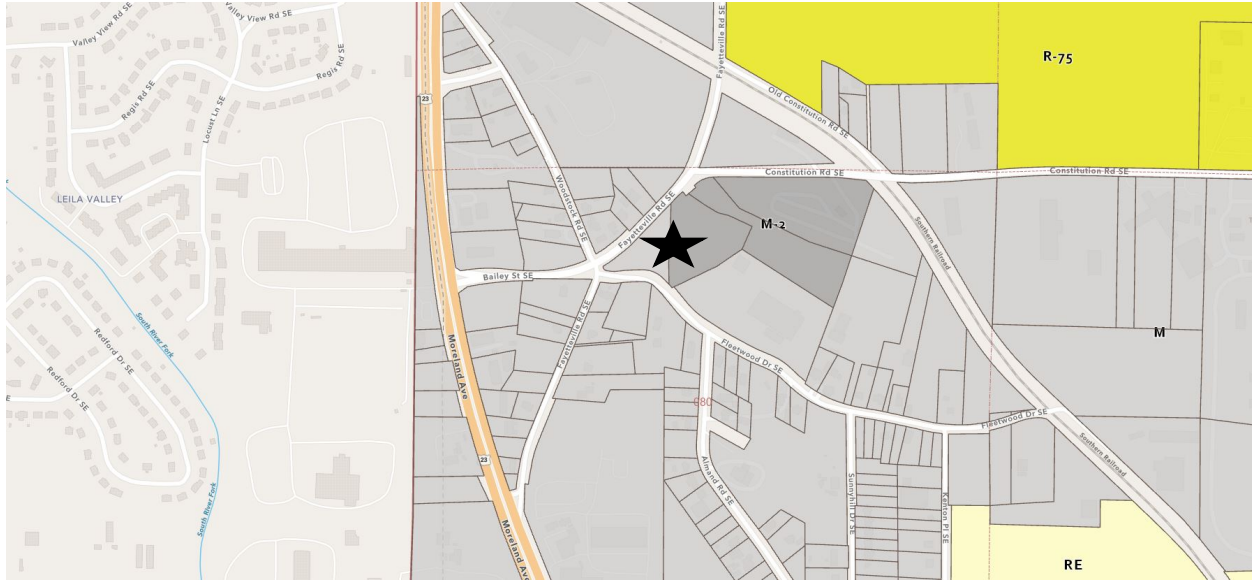
Project Name	From / To	Sponsor	GDOT PI NO	ARC ID #	Design	ROW /	CST
	Points:			(TIP)	FY	UTL FY	FY
Old McDonough Road Capacity Improvements (Design Only)	Lancaster Road to Mason Dixon Road	Dekalb		R_1077_PE	2026 to 2028	2028 to 2032	2029 to 2034
Constitution Drive SE at Old Constitution Road SE Rail Crossing Improvement (Norfolk Southern)	Old Constitution Road SE	Dekalb		R_904	2026 to 2028	2028 to 2032	2029 to 2034
South River Trail-Path, Phase 2	Gresham Park to Sugar Creek Park	Dekalb		BP_1480	2026 to 2028	2028 to 2032	2029 to 2034
South River Trail-Path, Phase 2	Constitution Lakes Park to Sugar Creek Park	Dekalb		BP_1484	2026 to 2028	2028 to 2032	2029 to 2034
Constitution Road Widening (within GTIB Grant), Phase 2	Fayetteville Road to International Park Drive	Dekalb		R_1074	2026 to 2028	2028 to 2032	2029 to 2034
Henrico Road Operational Improvement	Morland Avenue to Koppers Road	Dekalb		R_1078	2026 to 2028	2028 to 2032	2029 to 2034
Moreland Avenue Operational Improvement	Thurman Road to I-285	Dekalb		R_1078	2026 to 2028	2028 to 2032	2029 to 2034

Land Use and Zoning (Sec 2.2.1.1, Sec 2.2.2.2):

Existing Zoning: M (Light Industrial) & M-2 (Heavy Industrial) – Exh. E

Exhibit E

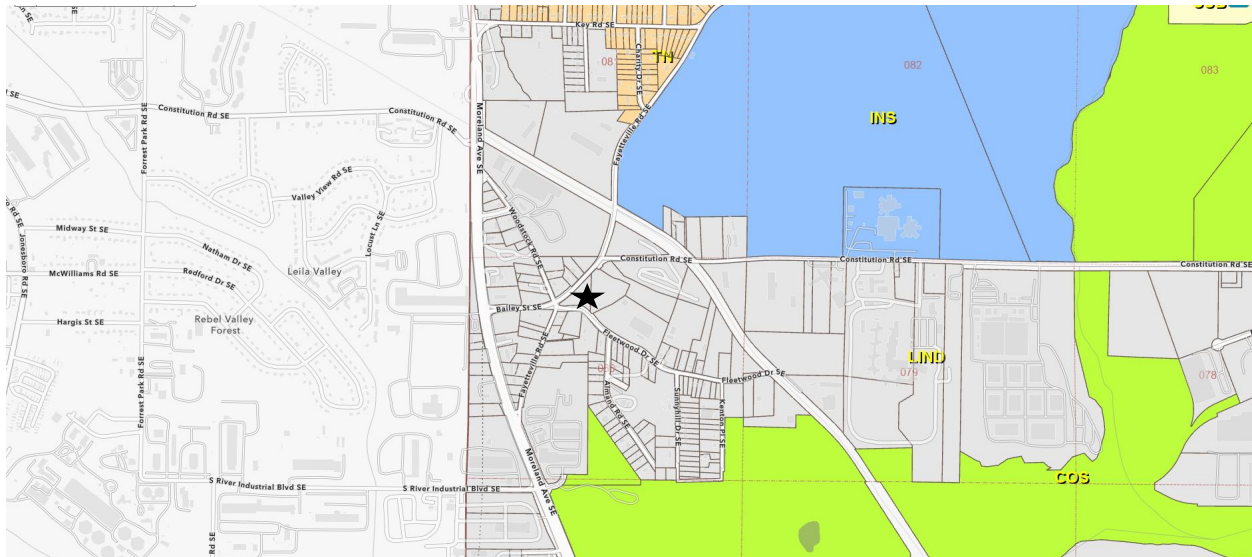
Existing Zoning:



Future Land Use Map Zoning: LIND (Light Industrial) – Exh. F

Exhibit F

Future Land Use Map Zoning:



Land Use Vision & Goals: Light Industrial uses are envisioned for the project area. These uses Allow for a transition between Heavy Industrial & commercial or residential.

Relation to Existing Land Use Plans: Project is consistent with LIND future land use designation.

Chattahoochee River / Metropolitan River Protection act (if applicable): N/A

Bicycle and Pedestrian Context (Sec 2.2.3.3): None found in the immediate vicinity of the project.

Description of Existing Infrastructure: None

Sidewalk & Streetscape Ordinance Standards: A 10' multiuse path will be required along Fayetteville Rd SE and a 5' sidewalk within a 6' landscape strip will be required along Fleetwood DR SE per Ordinance for M zoning designation.

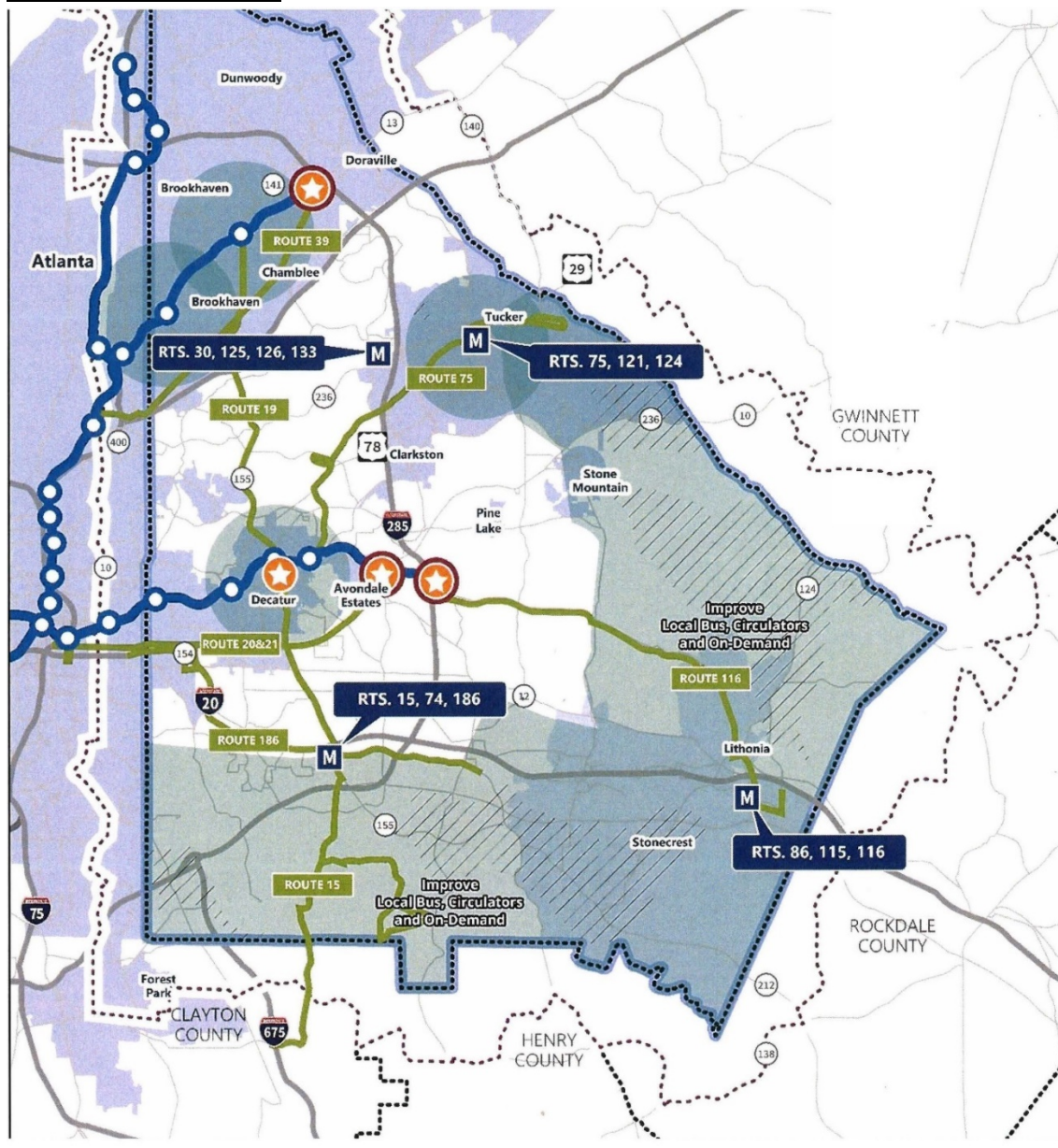
Potential Pedestrian & Bicycle Destinations: Multiuse path and sidewalks to MARTA Bus Station

Transit Accommodations (Sec 2.2.3.4)

Existing Transit Routes: See attached Map. Exh. H

Exhibit H

Existing Transit Routes:



Existing High Capacity Transit Stations: None.

Existing Transit Service Details: MARTA Bus Stations is found on Bailey ST within close proximity to the project site. See attached route and operating schedule. Exh. I

Exhibit I -Existing Transit Service Details (Bus Schedule):

Route 49 - McDonough Boulevard

Weekday Schedule

Northbound

Metro Transitional Center	Kipling St & Henry Thomas Dr (E)	McDonough Blvd & Sawtell Ave	Englewood Ave & Boulevard	Ormond St & Crew St	Windsor St & Richardson St	Alabama St & Peachtree St
04:41 am	04:47 am	--	04:53 am	05:00 am	05:05 am	05:15 am
05:01 am	05:07 am	05:13 am	--	05:20 am	05:25 am	05:35 am
05:21 am	05:27 am	--	05:33 am	05:40 am	05:45 am	05:55 am
05:32 am	05:40 am	05:48 am	--	05:56 am	06:02 am	06:15 am
05:52 am	06:00 am	--	06:08 am	06:16 am	06:22 am	06:35 am
06:12 am	06:20 am	06:28 am	--	06:36 am	06:42 am	06:55 am
06:32 am	06:40 am	--	06:48 am	06:56 am	07:02 am	07:15 am
06:52 am	07:00 am	07:08 am	--	07:16 am	07:22 am	07:35 am
07:12 am	07:20 am	--	07:28 am	07:36 am	07:42 am	07:55 am
07:32 am	07:40 am	07:48 am	--	07:56 am	08:02 am	08:15 am
07:52 am	08:00 am	--	08:08 am	08:16 am	08:22 am	08:35 am
08:12 am	08:20 am	08:28 am	--	08:36 am	08:42 am	08:55 am
08:36 am	08:44 am	--	08:51 am	08:58 am	09:04 am	09:15 am
09:06 am	09:14 am	--	09:21 am	09:28 am	09:34 am	09:45 am
09:36 am	09:44 am	--	09:51 am	09:58 am	10:04 am	10:15 am
10:06 am	10:14 am	--	10:21 am	10:28 am	10:34 am	10:45 am
10:36 am	10:44 am	--	10:51 am	10:58 am	11:04 am	11:15 am
11:06 am	11:14 am	--	11:21 am	11:28 am	11:34 am	11:45 am
11:36 am	11:44 am	--	11:51 am	11:58 am	12:04 pm	12:15 pm
12:06 pm	12:14 pm	--	12:21 pm	12:28 pm	12:34 pm	12:45 pm
12:36 pm	12:44 pm	--	12:51 pm	12:58 pm	01:04 pm	01:15 pm
01:06 pm	01:14 pm	--	01:21 pm	01:28 pm	01:34 pm	01:45 pm
01:36 pm	01:44 pm	--	01:51 pm	01:58 pm	02:04 pm	02:15 pm
02:06 pm	02:14 pm	--	02:21 pm	02:28 pm	02:34 pm	02:45 pm
02:26 pm	02:34 pm	--	02:41 pm	02:48 pm	02:54 pm	03:05 pm
02:46 pm	02:54 pm	--	03:01 pm	03:08 pm	03:14 pm	03:25 pm
03:06 pm	03:14 pm	03:21 pm	--	03:28 pm	03:34 pm	03:45 pm
03:26 pm	03:34 pm	--	03:41 pm	03:48 pm	03:54 pm	04:05 pm
03:46 pm	03:54 pm	04:01 pm	--	04:08 pm	04:14 pm	04:25 pm
04:06 pm	04:14 pm	--	04:21 pm	04:28 pm	04:34 pm	04:45 pm
04:26 pm	04:34 pm	04:41 pm	--	04:48 pm	04:54 pm	05:05 pm
04:46 pm	04:54 pm	--	05:01 pm	05:08 pm	05:14 pm	05:25 pm
05:06 pm	05:14 pm	05:21 pm	--	05:28 pm	05:34 pm	05:45 pm
05:26 pm	05:34 pm	--	05:41 pm	05:48 pm	05:54 pm	06:05 pm
05:46 pm	05:54 pm	06:01 pm	--	06:08 pm	06:14 pm	06:25 pm
06:11 pm	06:17 pm	--	06:23 pm	06:30 pm	06:35 pm	06:45 pm
06:41 pm	06:47 pm	--	06:53 pm	07:00 pm	07:05 pm	07:15 pm
07:11 pm	07:17 pm	--	07:23 pm	07:30 pm	07:35 pm	07:45 pm
07:41 pm	07:47 pm	--	07:53 pm	08:00 pm	08:05 pm	08:15 pm
08:11 pm	08:17 pm	--	08:23 pm	08:30 pm	08:35 pm	08:45 pm
08:41 pm	08:47 pm	--	08:53 pm	09:00 pm	09:05 pm	09:15 pm
09:11 pm	09:17 pm	--	09:23 pm	09:30 pm	09:35 pm	09:45 pm
09:41 pm	09:47 pm	--	09:53 pm	10:00 pm	10:05 pm	10:15 pm
10:11 pm	10:17 pm	--	10:23 pm	10:30 pm	10:35 pm	10:45 pm
10:41 pm	10:47 pm	--	10:53 pm	11:00 pm	11:05 pm	11:15 pm
11:11 pm	11:17 pm	--	11:23 pm	11:30 pm	11:35 pm	11:45 pm

Southbound

Alabama St & Peachtree St	Windsor St & Richardson St	Ormond St & Crew St	Englewood Ave & Boulevard	McDonough Blvd & Sawtell Ave	Kipling St & Henry Thomas Dr (E)	Metro Transitional Center
05:30 am	05:35 am	05:40 am	05:47 am	--	05:52 am	05:59 am
05:50 am	05:55 am	06:00 am	--	06:07 am	06:12 am	06:19 am
06:10 am	06:17 am	06:22 am	06:29 am	--	06:34 am	06:43 am
06:30 am	06:37 am	06:42 am	--	06:49 am	06:54 am	07:03 am
06:50 am	06:57 am	07:02 am	07:09 am	--	07:14 am	07:23 am
07:10 am	07:17 am	07:22 am	--	07:29 am	07:34 am	07:43 am
07:30 am	07:37 am	07:42 am	07:49 am	--	07:54 am	08:03 am
07:50 am	07:57 am	08:02 am	--	08:09 am	08:14 am	08:23 am
08:10 am	08:17 am	08:22 am	08:29 am	--	08:34 am	08:43 am
08:30 am	08:37 am	08:42 am	08:49 am	--	08:54 am	09:03 am
09:00 am	09:06 am	09:11 am	09:18 am	--	09:23 am	09:32 am

09:30 am	09:36 am	09:41 am	09:48 am	--	09:53 am	10:02 am
10:00 am	10:06 am	10:11 am	10:18 am	--	10:23 am	10:32 am
10:30 am	10:36 am	10:41 am	10:48 am	--	10:53 am	11:02 am
11:00 am	11:06 am	11:11 am	11:18 am	--	11:23 am	11:32 am
11:30 am	11:36 am	11:41 am	11:48 am	--	11:53 am	12:02 pm
12:00 pm	12:06 pm	12:11 pm	12:18 pm	--	12:23 pm	12:32 pm
12:30 pm	12:36 pm	12:41 pm	12:48 pm	--	12:53 pm	01:02 pm
01:00 pm	01:06 pm	01:11 pm	01:18 pm	--	01:23 pm	01:32 pm
01:30 pm	01:36 pm	01:41 pm	01:48 pm	--	01:53 pm	02:02 pm
02:00 pm	02:06 pm	02:11 pm	02:18 pm	--	02:23 pm	02:32 pm
02:30 pm	02:36 pm	02:41 pm	02:48 pm	--	02:53 pm	03:02 pm
03:00 pm	03:06 pm	03:11 pm	03:18 pm	--	03:23 pm	03:32 pm
03:20 pm	03:26 pm	03:31 pm	--	03:38 pm	03:43 pm	03:52 pm
03:40 pm	03:47 pm	03:53 pm	04:01 pm	--	04:07 pm	04:16 pm
04:00 pm	04:07 pm	04:13 pm	--	04:21 pm	04:27 pm	04:36 pm
04:20 pm	04:27 pm	04:33 pm	04:41 pm	--	04:47 pm	04:56 pm
04:40 pm	04:47 pm	04:53 pm	--	05:01 pm	05:07 pm	05:16 pm
05:00 pm	05:07 pm	05:13 pm	05:21 pm	--	05:27 pm	05:36 pm
05:20 pm	05:27 pm	05:33 pm	--	05:41 pm	05:47 pm	05:56 pm
05:40 pm	05:47 pm	05:53 pm	06:01 pm	--	06:07 pm	06:16 pm
06:00 pm	06:07 pm	06:13 pm	--	06:21 pm	06:27 pm	06:36 pm
06:20 pm	06:27 pm	06:33 pm	06:41 pm	--	06:47 pm	06:56 pm
06:40 pm	06:46 pm	06:51 pm	--	06:58 pm	07:03 pm	07:10 pm
07:00 pm	07:06 pm	07:11 pm	07:18 pm	--	07:23 pm	07:30 pm
07:30 pm	07:36 pm	07:41 pm	07:48 pm	--	07:53 pm	08:00 pm
08:00 pm	08:06 pm	08:11 pm	08:18 pm	--	08:23 pm	08:30 pm
08:30 pm	08:36 pm	08:41 pm	08:48 pm	--	08:53 pm	09:00 pm
09:00 pm	09:06 pm	09:11 pm	09:18 pm	--	09:23 pm	09:30 pm
09:30 pm	09:36 pm	09:41 pm	09:48 pm	--	09:53 pm	10:00 pm
10:00 pm	10:06 pm	10:11 pm	10:18 pm	--	10:23 pm	10:30 pm
10:30 pm	10:36 pm	10:41 pm	10:48 pm	--	10:53 pm	11:00 pm
11:00 pm	11:06 pm	11:11 pm	11:18 pm	--	11:23 pm	11:30 pm
11:30 pm	11:36 pm	11:41 pm	11:48 pm	--	11:53 pm	12:00 am
12:00 am	12:06 am	12:11 am	12:18 am	--	12:23 am	12:30 am

Saturday Schedule

Northbound

Metro Transitional Center	Kipling St & Henry Thomas Dr (E)	McDonough Blvd & Sawtell Ave	Englewood Ave & Boulevard	Ormond St & Crew St	Windsor St & Richardson St	Alabama St & Peachtree St
05:11 am	05:17 am	--	05:23 am	05:30 am	05:35 am	05:45 am
05:41 am	05:47 am	--	05:53 am	06:00 am	06:05 am	06:15 am
06:11 am	06:17 am	--	06:23 am	06:30 am	06:35 am	06:45 am
06:41 am	06:47 am	--	06:53 am	07:00 am	07:05 am	07:15 am
07:11 am	07:17 am	--	07:23 am	07:30 am	07:35 am	07:45 am
07:41 am	07:47 am	--	07:53 am	08:00 am	08:05 am	08:15 am
08:11 am	08:17 am	--	08:23 am	08:30 am	08:35 am	08:45 am
08:36 am	08:44 am	--	08:51 am	08:58 am	09:04 am	09:15 am
09:06 am	09:14 am	--	09:21 am	09:28 am	09:34 am	09:45 am
09:36 am	09:44 am	--	09:51 am	09:58 am	10:04 am	10:15 am
10:06 am	10:14 am	--	10:21 am	10:28 am	10:34 am	10:45 am
10:36 am	10:44 am	--	10:51 am	10:58 am	11:04 am	11:15 am
11:06 am	11:14 am	--	11:21 am	11:28 am	11:34 am	11:45 am
11:36 am	11:44 am	--	11:51 am	11:58 am	12:04 pm	12:15 pm
12:06 pm	12:14 pm	--	12:21 pm	12:28 pm	12:34 pm	12:45 pm
12:36 pm	12:44 pm	--	12:51 pm	12:58 pm	01:04 pm	01:15 pm
01:06 pm	01:14 pm	--	01:21 pm	01:28 pm	01:34 pm	01:45 pm
01:36 pm	01:44 pm	--	01:51 pm	01:58 pm	02:04 pm	02:15 pm
02:06 pm	02:14 pm	--	02:21 pm	02:28 pm	02:34 pm	02:45 pm
02:36 pm	02:44 pm	--	02:51 pm	02:58 pm	03:04 pm	03:15 pm
03:06 pm	03:14 pm	--	03:21 pm	03:28 pm	03:34 pm	03:45 pm
03:36 pm	03:44 pm	--	03:51 pm	03:58 pm	04:04 pm	04:15 pm
04:06 pm	04:14 pm	--	04:21 pm	04:28 pm	04:34 pm	04:45 pm
04:36 pm	04:44 pm	--	04:51 pm	04:58 pm	05:04 pm	05:15 pm
05:06 pm	05:14 pm	--	05:21 pm	05:28 pm	05:34 pm	05:45 pm
05:36 pm	05:44 pm	--	05:51 pm	05:58 pm	06:04 pm	06:15 pm

06:11 pm	06:17 pm	--	06:23 pm	06:30 pm	06:35 pm	06:45 pm
06:41 pm	06:47 pm	--	06:53 pm	07:00 pm	07:05 pm	07:15 pm
07:11 pm	07:17 pm	--	07:23 pm	07:30 pm	07:35 pm	07:45 pm
07:41 pm	07:47 pm	--	07:53 pm	08:00 pm	08:05 pm	08:15 pm
08:11 pm	08:17 pm	--	08:23 pm	08:30 pm	08:35 pm	08:45 pm
08:41 pm	08:47 pm	--	08:53 pm	09:00 pm	09:05 pm	09:15 pm
09:11 pm	09:17 pm	--	09:23 pm	09:30 pm	09:35 pm	09:45 pm
09:41 pm	09:47 pm	--	09:53 pm	10:00 pm	10:05 pm	10:15 pm
10:11 pm	10:17 pm	--	10:23 pm	10:30 pm	10:35 pm	10:45 pm
10:41 pm	10:47 pm	--	10:53 pm	11:00 pm	11:05 pm	11:15 pm

Southbound

Alabama St & Peachtree St	Windsor St & Richardson St	Ormond St & Crew St	Englewood Ave & Boulevard	McDonough Blvd & Sawtell Ave	Kipling St & Henry Thomas Dr (E)	Metro Transitional Center
06:00 am	06:05 am	06:10 am	06:17 am	--	06:22 am	06:29 am
06:30 am	06:35 am	06:40 am	06:47 am	--	06:52 am	06:59 am
07:00 am	07:05 am	07:10 am	07:17 am	--	07:22 am	07:29 am
07:30 am	07:35 am	07:40 am	07:47 am	--	07:52 am	07:59 am
08:00 am	08:05 am	08:10 am	08:17 am	--	08:22 am	08:29 am
08:30 am	08:35 am	08:40 am	08:47 am	--	08:52 am	08:59 am
09:00 am	09:06 am	09:11 am	09:18 am	--	09:23 am	09:32 am
09:30 am	09:36 am	09:41 am	09:48 am	--	09:53 am	10:02 am
10:00 am	10:06 am	10:11 am	10:18 am	--	10:23 am	10:32 am
10:30 am	10:36 am	10:41 am	10:48 am	--	10:53 am	11:02 am
11:00 am	11:06 am	11:11 am	11:18 am	--	11:23 am	11:32 am
11:30 am	11:36 am	11:41 am	11:48 am	--	11:53 am	12:02 pm
12:00 pm	12:06 pm	12:11 pm	12:18 pm	--	12:23 pm	12:32 pm
12:30 pm	12:36 pm	12:41 pm	12:48 pm	--	12:53 pm	01:02 pm
01:00 pm	01:06 pm	01:11 pm	01:18 pm	--	01:23 pm	01:32 pm
01:30 pm	01:36 pm	01:41 pm	01:48 pm	--	01:53 pm	02:02 pm
02:00 pm	02:06 pm	02:11 pm	02:18 pm	--	02:23 pm	02:32 pm
02:30 pm	02:36 pm	02:41 pm	02:48 pm	--	02:53 pm	03:02 pm
03:00 pm	03:06 pm	03:11 pm	03:18 pm	--	03:23 pm	03:32 pm
03:30 pm	03:36 pm	03:41 pm	03:48 pm	--	03:53 pm	04:02 pm
04:00 pm	04:06 pm	04:11 pm	04:18 pm	--	04:23 pm	04:32 pm
04:30 pm	04:36 pm	04:41 pm	04:48 pm	--	04:53 pm	05:02 pm
05:00 pm	05:06 pm	05:11 pm	05:18 pm	--	05:23 pm	05:32 pm
05:30 pm	05:36 pm	05:41 pm	05:48 pm	--	05:53 pm	06:02 pm
06:00 pm	06:06 pm	06:11 pm	06:18 pm	--	06:23 pm	06:32 pm
06:30 pm	06:36 pm	06:41 pm	06:48 pm	--	06:53 pm	07:00 pm
07:00 pm	07:06 pm	07:11 pm	07:18 pm	--	07:23 pm	07:30 pm
07:30 pm	07:36 pm	07:41 pm	07:48 pm	--	07:53 pm	08:00 pm
08:00 pm	08:06 pm	08:11 pm	08:18 pm	--	08:23 pm	08:30 pm
08:30 pm	08:36 pm	08:41 pm	08:48 pm	--	08:53 pm	09:00 pm
09:00 pm	09:06 pm	09:11 pm	09:18 pm	--	09:23 pm	09:30 pm
09:30 pm	09:36 pm	09:41 pm	09:48 pm	--	09:53 pm	10:00 pm
10:00 pm	10:06 pm	10:11 pm	10:18 pm	--	10:23 pm	10:30 pm
10:30 pm	10:36 pm	10:41 pm	10:48 pm	--	10:53 pm	11:00 pm
11:00 pm	11:06 pm	11:11 pm	11:18 pm	--	11:23 pm	11:30 pm
11:30 pm	11:36 pm	11:41 pm	11:48 pm	--	11:53 pm	12:00 am

Sunday Schedule

Northbound

Metro Transitional Center	Kipling St & Henry Thomas Dr (E)	McDonough Blvd & Sawtell Ave	Englewood Ave & Boulevard	Ormond St & Crew St	Windsor St & Richardson St	Alabama St & Peachtree St
05:11 am	05:17 am	--	05:23 am	05:30 am	05:35 am	05:45 am
05:41 am	05:47 am	--	05:53 am	06:00 am	06:05 am	06:15 am
06:11 am	06:17 am	--	06:23 am	06:30 am	06:35 am	06:45 am
06:41 am	06:47 am	--	06:53 am	07:00 am	07:05 am	07:15 am
07:11 am	07:17 am	--	07:23 am	07:30 am	07:35 am	07:45 am
07:41 am	07:47 am	--	07:53 am	08:00 am	08:05 am	08:15 am
08:11 am	08:17 am	--	08:23 am	08:30 am	08:35 am	08:45 am
08:36 am	08:44 am	--	08:51 am	08:58 am	09:04 am	09:15 am
09:06 am	09:14 am	--	09:21 am	09:28 am	09:34 am	09:45 am
09:36 am	09:44 am	--	09:51 am	09:58 am	10:04 am	10:15 am
10:06 am	10:14 am	--	10:21 am	10:28 am	10:34 am	10:45 am

10:36 am	10:44 am	--	10:51 am	10:58 am	11:04 am	11:15 am
11:06 am	11:14 am	--	11:21 am	11:28 am	11:34 am	11:45 am
11:36 am	11:44 am	--	11:51 am	11:58 am	12:04 pm	12:15 pm
12:06 pm	12:14 pm	--	12:21 pm	12:28 pm	12:34 pm	12:45 pm
12:36 pm	12:44 pm	--	12:51 pm	12:58 pm	01:04 pm	01:15 pm
01:06 pm	01:14 pm	--	01:21 pm	01:28 pm	01:34 pm	01:45 pm
01:36 pm	01:44 pm	--	01:51 pm	01:58 pm	02:04 pm	02:15 pm
02:06 pm	02:14 pm	--	02:21 pm	02:28 pm	02:34 pm	02:45 pm
02:36 pm	02:44 pm	--	02:51 pm	02:58 pm	03:04 pm	03:15 pm
03:06 pm	03:14 pm	--	03:21 pm	03:28 pm	03:34 pm	03:45 pm
03:36 pm	03:44 pm	--	03:51 pm	03:58 pm	04:04 pm	04:15 pm
04:06 pm	04:14 pm	--	04:21 pm	04:28 pm	04:34 pm	04:45 pm
04:36 pm	04:44 pm	--	04:51 pm	04:58 pm	05:04 pm	05:15 pm
05:06 pm	05:14 pm	--	05:21 pm	05:28 pm	05:34 pm	05:45 pm
05:36 pm	05:44 pm	--	05:51 pm	05:58 pm	06:04 pm	06:15 pm
06:11 pm	06:17 pm	--	06:23 pm	06:30 pm	06:35 pm	06:45 pm
06:41 pm	06:47 pm	--	06:53 pm	07:00 pm	07:05 pm	07:15 pm
07:11 pm	07:17 pm	--	07:23 pm	07:30 pm	07:35 pm	07:45 pm
07:41 pm	07:47 pm	--	07:53 pm	08:00 pm	08:05 pm	08:15 pm
08:11 pm	08:17 pm	--	08:23 pm	08:30 pm	08:35 pm	08:45 pm
08:41 pm	08:47 pm	--	08:53 pm	09:00 pm	09:05 pm	09:15 pm
09:11 pm	09:17 pm	--	09:23 pm	09:30 pm	09:35 pm	09:45 pm
09:41 pm	09:47 pm	--	09:53 pm	10:00 pm	10:05 pm	10:15 pm
10:11 pm	10:17 pm	--	10:23 pm	10:30 pm	10:35 pm	10:45 pm
10:41 pm	10:47 pm	--	10:53 pm	11:00 pm	11:05 pm	11:15 pm

Southbound

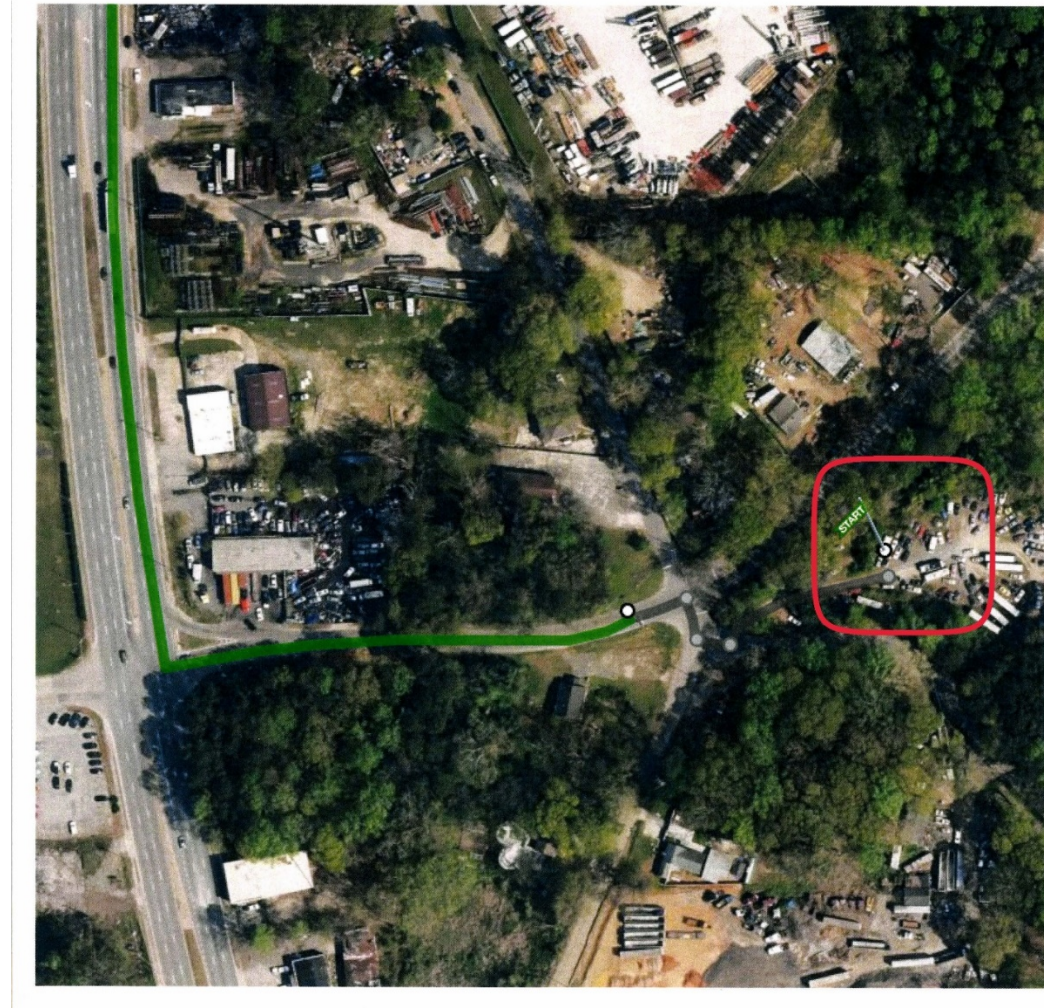
Alabama St & Peachtree St	Windsor St & Richardson St	Ormond St & Crew St	Englewood Ave & Boulevard	McDonough Blvd & Sawtell Ave	Kipling St & Henry Thomas Dr (E)	Metro Transitional Center
06:00 am	06:05 am	06:10 am	06:17 am	--	06:22 am	06:29 am
06:30 am	06:35 am	06:40 am	06:47 am	--	06:52 am	06:59 am
07:00 am	07:05 am	07:10 am	07:17 am	--	07:22 am	07:29 am
07:30 am	07:35 am	07:40 am	07:47 am	--	07:52 am	07:59 am
08:00 am	08:05 am	08:10 am	08:17 am	--	08:22 am	08:29 am
08:30 am	08:35 am	08:40 am	08:47 am	--	08:52 am	08:59 am
09:00 am	09:06 am	09:11 am	09:18 am	--	09:23 am	09:32 am
09:30 am	09:36 am	09:41 am	09:48 am	--	09:53 am	10:02 am
10:00 am	10:06 am	10:11 am	10:18 am	--	10:23 am	10:32 am
10:30 am	10:36 am	10:41 am	10:48 am	--	10:53 am	11:02 am
11:00 am	11:06 am	11:11 am	11:18 am	--	11:23 am	11:32 am
11:30 am	11:36 am	11:41 am	11:48 am	--	11:53 am	12:02 pm
12:00 pm	12:06 pm	12:11 pm	12:18 pm	--	12:23 pm	12:32 pm
12:30 pm	12:36 pm	12:41 pm	12:48 pm	--	12:53 pm	01:02 pm
01:00 pm	01:06 pm	01:11 pm	01:18 pm	--	01:23 pm	01:32 pm
01:30 pm	01:36 pm	01:41 pm	01:48 pm	--	01:53 pm	02:02 pm
02:00 pm	02:06 pm	02:11 pm	02:18 pm	--	02:23 pm	02:32 pm
02:30 pm	02:36 pm	02:41 pm	02:48 pm	--	02:53 pm	03:02 pm
03:00 pm	03:06 pm	03:11 pm	03:18 pm	--	03:23 pm	03:32 pm
03:30 pm	03:36 pm	03:41 pm	03:48 pm	--	03:53 pm	04:02 pm
04:00 pm	04:06 pm	04:11 pm	04:18 pm	--	04:23 pm	04:32 pm
04:30 pm	04:36 pm	04:41 pm	04:48 pm	--	04:53 pm	05:02 pm
05:00 pm	05:06 pm	05:11 pm	05:18 pm	--	05:23 pm	05:32 pm
05:30 pm	05:36 pm	05:41 pm	05:48 pm	--	05:53 pm	06:02 pm
06:00 pm	06:06 pm	06:11 pm	06:18 pm	--	06:23 pm	06:32 pm
06:30 pm	06:36 pm	06:41 pm	06:48 pm	--	06:53 pm	07:00 pm
07:00 pm	07:06 pm	07:11 pm	07:18 pm	--	07:23 pm	07:30 pm
07:30 pm	07:36 pm	07:41 pm	07:48 pm	--	07:53 pm	08:00 pm
08:00 pm	08:06 pm	08:11 pm	08:18 pm	--	08:23 pm	08:30 pm
08:30 pm	08:36 pm	08:41 pm	08:48 pm	--	08:53 pm	09:00 pm
09:00 pm	09:06 pm	09:11 pm	09:18 pm	--	09:23 pm	09:30 pm
09:30 pm	09:36 pm	09:41 pm	09:48 pm	--	09:53 pm	10:00 pm
10:00 pm	10:06 pm	10:11 pm	10:18 pm	--	10:23 pm	10:30 pm
10:30 pm	10:36 pm	10:41 pm	10:48 pm	--	10:53 pm	11:00 pm
11:00 pm	11:06 pm	11:11 pm	11:18 pm	--	11:23 pm	11:30 pm
11:30 pm	11:36 pm	11:41 pm	11:48 pm	--	11:53 pm	12:00 am

Proposed Pedestrian Route to Access Transit: **Bus stop at Bailey St. with proposed sidewalks**
Connectivity from subject site.

Transit Stop Ridership: **MARTA Bus Stations** is found on Bailey ST within close proximity to the project site. There is a sidewalk or pedestrian connectivity planned from the site to the existing MARTA station. See Site Plan & Exh. J

Exhibit J

Existing Transit Stop Ridership:



Transit Stop Amenity Standards: **None.**

Trip Generation & Adjustments

Trip Generation Inputs (Sec 2.2.4.1):

ITE Trip Generation Manual Used: **ITE Trip Generation Manual 11th Edition**

ITE Land Use Code(s):

Ready Mix Concrete Plant: Code 140 (Manufacture)

ITE Independent Variable Inputs for each Land Use Code: **None- 1 Code Used: 236 ADT**

Day & Time of Day of ITE Surveys: **N/A - TBD**
ITE Trip Generation Formula Used: **T = 3.77 (X) +201.98**
Trip Generation Calculation Alternative Approaches: **N/A**

Trip Generation Reductions: (NOTE: If the Gross ADT is less than 1,000 ADT then the Trip Generation Reductions section is not required). **N/A, ADT is less than 1,000**

Redeveloped Square Footage (If applicable – the DRI will replace existing development in operation when traffic counts were taken): **N/ A**

Alternative Mode Reduction (Sec 2.2.4.2): **N/A**

Contributing Factors: **N/A**

Summary of Existing and Proposed Bicycle / Pedestrian / Transit: **N/A**

Parking Requirements & Proposed Amount (Specific numbers must be included): **Total Required Parking based on M (Light Industrial) Uses is 2 spaces. Total Provided Parking Spaces is 3.**

Alternative Parking Provided: **None**

Affordable Housing: **N/A**

Transportation Demand Management: **N/A**

Supplemental Commuter Data: **N/A**

Proposed Reduction Percentage: **N/A**

Proposed Reduction Justification Explanation: **N/A**

Internal Capture / Mixed Use Reduction (Sec 2.2.4.3): **N/A**

Pass-by Trips Reduction (Sec 2.2.4.4): **N/A**

Proposed Pass-by Trips Table: **N/A**

Trip Generation Summary Table (Section 2.2.4.5): **Total calculated number of trips at build-out is 236 ADT (two-way trips per 24-hour) - See Table 5 below for Trip Generation Summary with breakdown for various uses.**

Table 5 – Trip Generation Summary Reduction

Trip Generation	236	
Internal Trip Reductions	N/A	N/A %
Adjusted New Trips	0	
Pass-by Reductions	N/A	N/A%
Total New Trips	236	

Draft Schedule

Draft Transportation Study Submittal Date: **TBD**

Anticipated GRTA Review Schedule (Section 4.2): **TBD by GRTA or ARC**

DCA DRI ‘Initial Form’ & ‘Additional Form’ Submittal Date(s):(Forms must be submitted before review begins.) (Optional): **Form 1 has been submitted by the County. Form 2 will be submitted to ARC prior to final DRI.**

Key Permitting Local Government Review Board Dates(s):

- **DeKalb County Development Department Review- TBD after DRI & Rezone Process**
- **Other meetings to be listed:**
Rezoning: DeKalb County BOC meeting March 27, 2025 at 5:30PM.