

Regional Review Finding

Development of Regional Impact

DATE: May 9, 2025

TO: CEO Lorraine Cochran-Johnson, DeKalb County

ATTN TO: Aprell King, Planner-Long Range Planning, DeKalb County

FROM: Mike Alexander, COO, Atlanta Regional Commission

RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the project's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and state, federal and other agencies. This Final Report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Dekalb Concrete Plant DRI 4378

Submitting Local Government: DeKalb County

Date Opened: April 24, 2025

Date Closed: May 9, 2025

Description: A DRI review of a proposal to construct a ready-mix concrete plant with operations/office building, batching equipment, material stockpiles, and loading and parking areas on a 3.7 acre site at 3298/3292 Fayetteville Road off of Moreland Avenue in Dekalb County.

Key Comments:

The project is generally aligned with applicable Established Suburbs growth policy recommendations which emphasize the importance of preserving single-family neighborhoods with appropriate infill development. This project proposes infill industrial development on a mostly previously developed site within a larger industrial park development.

The project lies within the Metro South Community Improvement District and any improvements external to the site should be coordinated with the CID.

Stream buffers are shown on the plan as measured from the wrested vegetation lining the stream. Dekalb County regulations actually state that "Stream buffers shall consist of the contiguous undisturbed natural vegetative land a minimum of seventy-five (75) feet from each stream bank measured horizontally on both banks of the stream from the top of the stream bank." The buffer shown on the plans should be revised accordingly and the note revised to reflect the correct starting point of the buffer. No proposed development is shown within the stream buffers as mapped, but if the revision of the County buffer results in any intrusions into the buffer, variances may be required.

The existing buffer of natural space with trees along the edges of the site should be retained to the greatest extent possible.

There are several nearby MARTA bus stops and MARTA should be included in the design of any roadway improvements affecting the stops.

The project is expected to generate approximately 236 daily vehicular trips.

The proposal is largely consistent with ARC's Metropolitan Transportation Plan.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 11-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation, or designations, to all areas in the region. This location is designated as Established Suburbs; corresponding growth policy recommendations are detailed at the end of these comments.

The project lies within the Metro South CID and any improvements external to the site should be coordinated with the CID.

Transportation and Mobility Comments

Transportation and Mobility comments are attached.

The proposal is largely consistent with ARC's Metropolitan Transportation Plan. Bike and pedestrian connections are proposed between the site and bus stops, which enhances access to the site. Proposed development will increase truck traffic and decrease tree coverage but is consistent with surrounding uses.

Environmental impact should be mitigated as much as possible. Pedestrian connections should be improved throughout the site and to existing bus stops and trails.

The project is expected to generate approximately 236 daily vehicular trips.

There are several nearby MARTA bus stops and MARTA should be included in the design of any roadway improvements affecting the stops.

ARC Natural Resources Group Comments

ARC's Natural Resource comments are attached.

Stream Buffers

An unnamed tributary to Entrenchment Creek forms the northeastern boundary of the project property, as shown on the project site plan. Both the USGS coverage for the project area and the submitted site plan show the tributary as a blue-line stream. Both the 25-foot State Sediment and Erosion buffer and the County 75-foot stream buffer are shown and identified along the stream. However, the plan notes that the 75-foot County buffer is measured from the "wrested vegetation", but the County ordinance, Sec. 14-44.1. - Land development requirements and allowable stream buffer encroachments, states that "Stream buffers shall consist of the contiguous undisturbed natural vegetative land a minimum of seventy-five (75) feet from each stream bank measured horizontally on both banks of the stream from the top of the stream bank" (underlining added). The buffer shown on the plans should be revised accordingly and the note revised to reflect the correct starting point of the buffer. No proposed development is shown within the stream buffers as mapped, but if the revision of the County buffer results in any intrusions into the buffer, variances may be required.

Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

Floodplain

The FEMA coverage for the project area shows both the 100 -year floodplain (Zone AE) and the 500-year floodplain (Zone X) along the unnamed blue-line stream, as well as the stream's floodway. The FEMA floodplains and floodway are shown on the proposed site plan and no intrusions into the floodplains are shown on the plans

Environmental Comments

The existing buffer of natural space with trees along the edges of the site should be retained to the greatest extent possible.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

GDOT Aviation Comments

Comments received from GDOT Aviation are attached.

Atlanta Region's Plan Growth Policy Considerations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years. Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

The project is generally aligned with Established Suburbs recommendations in its reuse of an existing industrial site that doesn't impact nearby single-family neighborhoods. Dekalb County leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, neighborhoods, land uses and natural systems.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission	Georgia Department of Natural Resource	City of Atlanta
Georgia Department of Community Affairs	Georgia Conservancy	Georgia Env. Facilities Authority
Georgia Department of Transportation	Dekalb County	City of Atlanta
MARTA	Metro South CID	

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.

This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

DRI #4378

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: DeKalb

Individual completing form: Aprell King

Telephone: (470) 898-2251

E-mail: alking@dekalbcountyga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: DeKalb Concrete Plant

Location (Street Address, 3298 & 3273 Fayetteville Road, Atlanta, GA
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: A DRI review of a proposal to construct a ready-mix concrete plant with operations/office building, batching equipment, material stockpiles, and loading and parking areas on a 3.7 acre site at 3298/3292 Fayetteville Road off of Moreland Avenue in DeKalb County.

Development Type:

- | | | |
|--|--|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☐ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☒ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 3.7 acres

Developer: Hollingshead Materials, LLC c/o Brian Hercules

Mailing Address: 1000 Hollingshead Circle

Address 2:

City: Murfreesboro State: TN Zip: 37167

Telephone: 615-624-1221

Email: Brian.Hercules@smymareadymix.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Ehsan Razavi

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name: Project ID:

The initial action being requested of the local government for this project:

☒ Rezoning
☐ Variance
☐ Sewer
☐ Water
☐ Permit
☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: Upon closing of the site, 180 to 270 days start to completion. Overall project: Upon closing of the site, 180 to 270 days start to completion.

[Back to Top](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)
DRI #4378

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: DeKalb
 Individual completing form: Aprell King
 Telephone: (470) 898-2251
 Email: alking@dekalbcountyga.gov

Project Information

Name of Proposed Project: DeKalb Concrete Plant
 DRI ID Number: 4378
 Developer/Applicant: Hollingshead Materials, LLC c/o Brian Hercules
 Telephone: 615-624-1221
 Email(s): Brian.Hercules@smymareadymix.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☐ (not selected) ☒ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$23 - \$24 Million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$174,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: DeKalb County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? Estimated consumption of 10,000 gallons per day

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: DeKalb County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .00075 MGD or 750 gallons per day

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) ADT is less than 1,000 - Calculated ADT: (236)

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: A roundabout is being constructed in 2025 to improve the overall intersection & traffic flow adjacent to the site. The access drive is being shifted away from new roundabout to allow for better separation and safety for ingress and egress operation.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 2 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 70%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention pond & water quality measures will be employed to control quality & quantity of storm water discharge.

Environmental Quality

Is the development located within, or likely to affect any of the following:

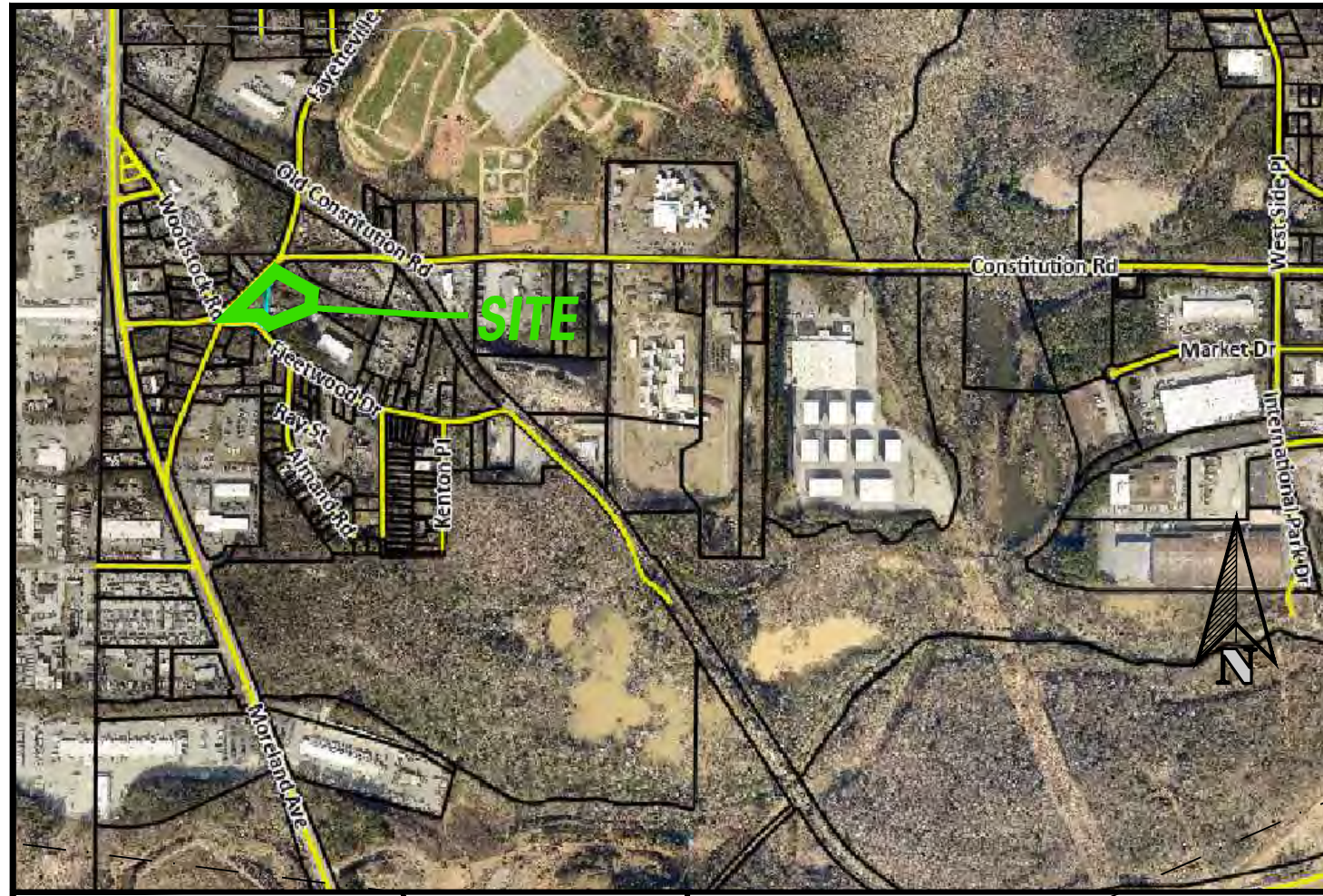
1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

[Back to Top](#)

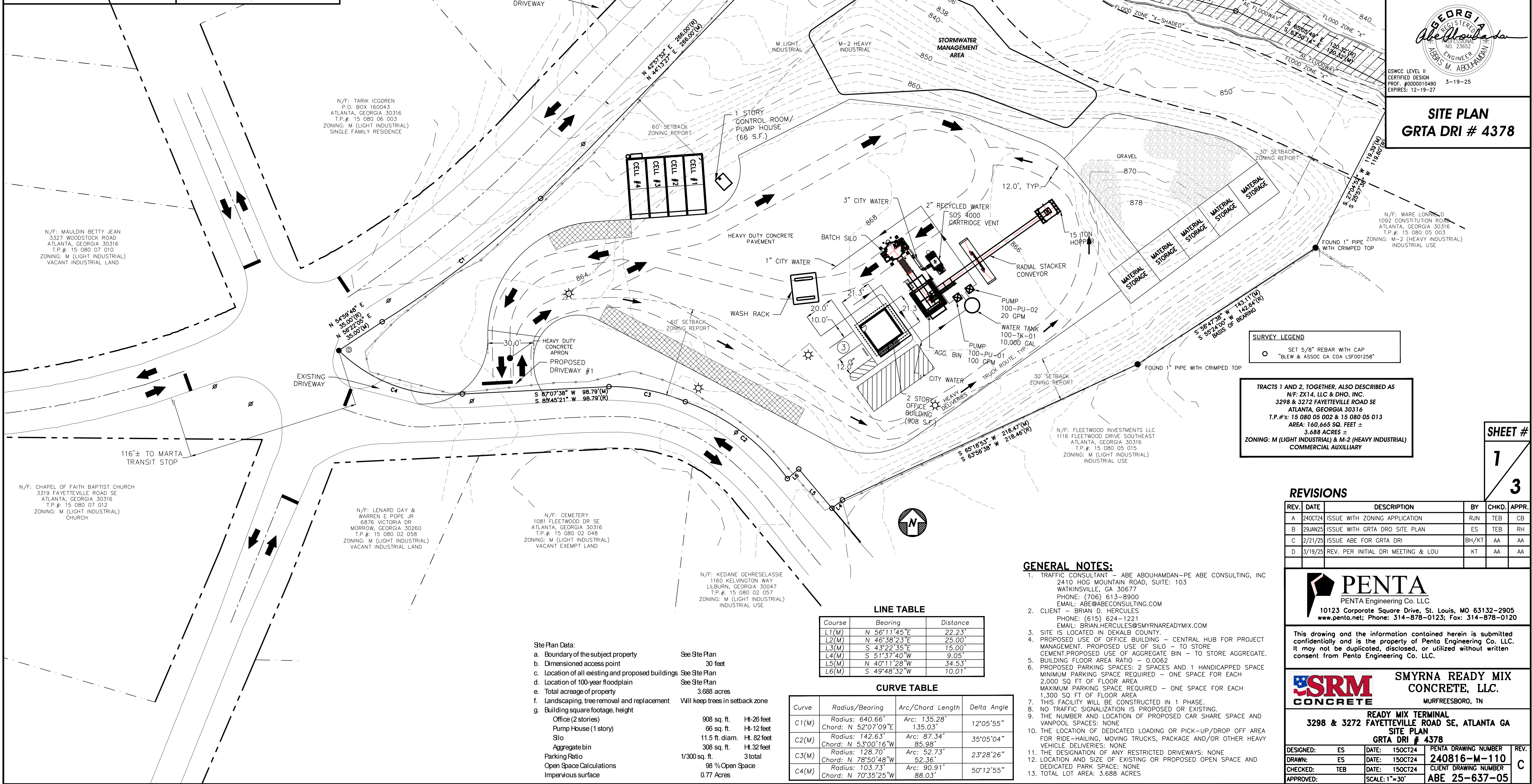
[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)



VICINITY MAP

SCALE: N.T.S.



COMPREHENSIVE ENGINEERING SERVICES
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
CONSTRUCTION STAKING
LANDSCAPE ARCHITECTURE
SOIL MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING



GSWCC LEVEL II
CERTIFIED DESIGN
PROF. #0000010490
EXPIRES: 12-19-27

SITE PLAN
GRTA DRI # 4378

SURVEY LEGEND	
○	SET 5/8" REBAR WITH CAP "BLEW & ASSOC GA COA LSF001258"

TRACTS 1 AND 2, TOGETHER, ALSO DESCRIBED AS
N/F: ZX14, LLC & DHO, INC.
3298 & 3272 FAYETTEVILLE ROAD SE
ATLANTA, GEORGIA 30316
T.P.#s: 15 080 05 002 & 15 080 05 013
AREA: 160,665 SQ. FEET ±
3.688 ACRES ±
ZONING: M (LIGHT INDUSTRIAL) & M-2 (HEAVY INDUSTRIAL)
COMMERCIAL AUXILIARY

SHEET #
1
3

REVISIONS

REV.	DATE	DESCRIPTION	BY	CHKD.	APPR.
A	240C24	ISSUE WITH ZONING APPLICATION	RJN	TEB	CB
B	23JUN25	ISSUE WITH GRTA DRO SITE PLAN	ES	TEB	RH
C	2/21/25	ISSUE ABE FOR GRTA DRI	BH/KT	AA	AA
D	3/19/25	REV. PER INITIAL DRI MEETING & LOU	KT	AA	AA

PENTA
PENTA Engineering Co. LLC
10123 Corporate Square Drive, St. Louis, MO 63132-2905
www.pento.net; Phone: 314-878-0123; Fax: 314-878-0120

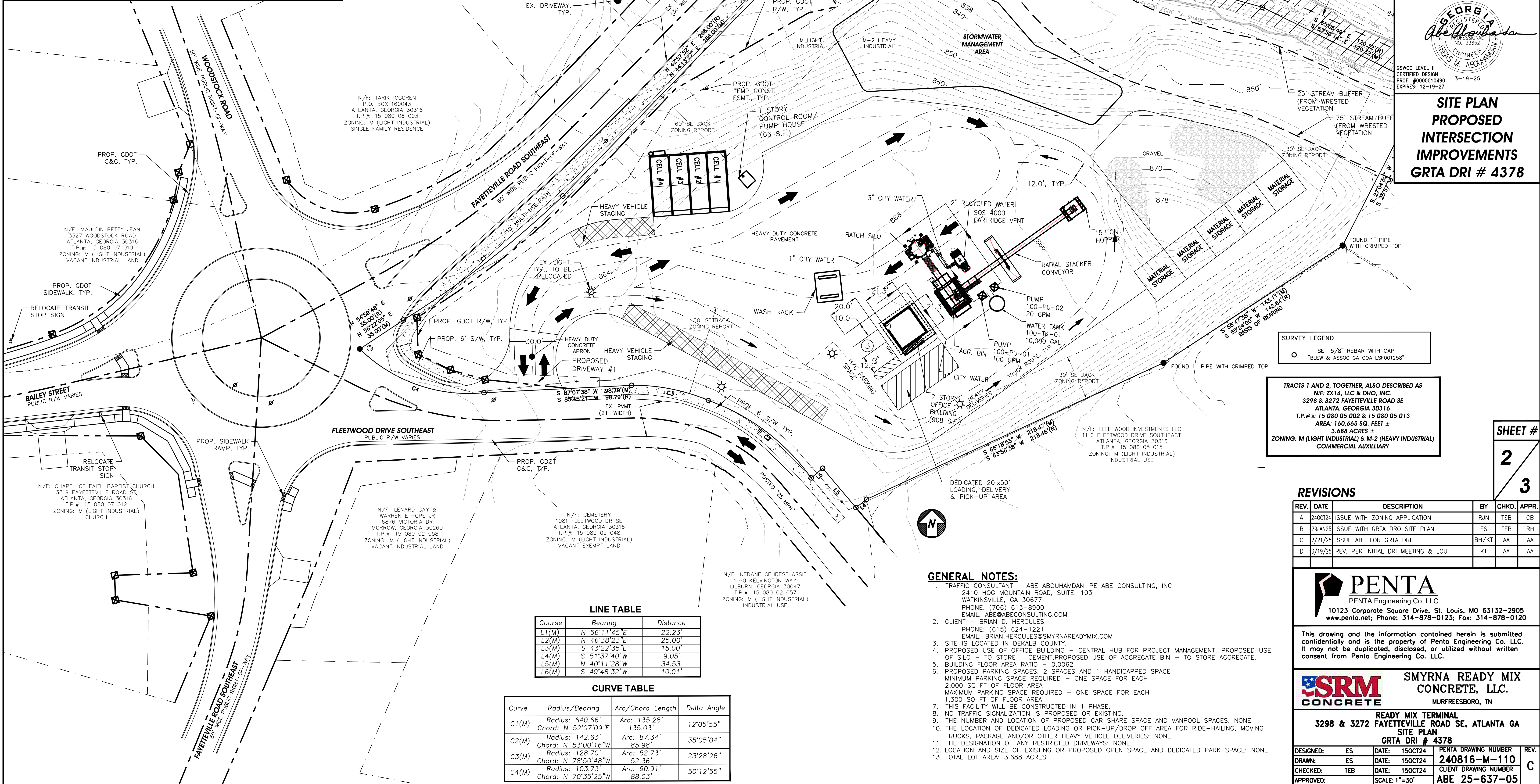
This drawing and the information contained herein is submitted confidentially and is the property of Penta Engineering Co. LLC. It may not be duplicated, disclosed, or utilized without written consent from Penta Engineering Co. LLC.

SMYRNA READY MIX CONCRETE, LLC.
MURFREESBORO, TN

READY MIX TERMINAL 3298 & 3272 FAYETTEVILLE ROAD SE, ATLANTA GA SITE PLAN GRTA DRI # 4378			
DESIGNED: ES	DATE: 150C24	PENTA DRAWING NUMBER	REV.
DRAWN: ES	DATE: 150C24	240816-M-110	
CHECKED: TEB	DATE: 150C24	CLIENT DRAWING NUMBER	C
APPROVED:	SCALE: 1"=30'	ABE 25-637-05	



SCALE: N.T.S.



2	3
---	---

REVISIONS

REV.	DATE	DESCRIPTION	BY	CHKD.	APPR.
A	240CT24	ISSUE WITH ZONING APPLICATION	R/JN	TEB	CB
B	29JAN25	ISSUE WITH GRTA DRO SITE PLAN	ES	TEB	RH
C	2/21/25	ISSUE ABE FOR GRTA DRI	BH/KT	AA	AA
D	3/19/25	REV. PER INITIAL DRI MEETING & LOU	KT	AA	AA



This drawing and the information contained herein is submitted confidentially and is the property of Penta Engineering Co. LLC. It may not be duplicated, disclosed, or utilized without written consent from Penta Engineering Co. LLC.



**SMYRNA READY MIX
CONCRETE, LLC.**
MURFREESBORO, TN

3298 & 3272 READY MIX TERMINAL
FAYETTEVILLE ROAD SE, ATLANTA GA
SITE PLAN
GRTA DRI # 4378

DESIGNED:	ES	DATE: 15OCT24	PENTA DRAWING NUMBER	REV. C
DRAWN:	ES	DATE: 15OCT24	240816-M-110	
CHECKED:	TEB	DATE: 15OCT24	CLIENT DRAWING NUMBER	
APPROVED:		SCALE: 1" = 30'	ABE 25-637-05	

GENERAL NOTES:

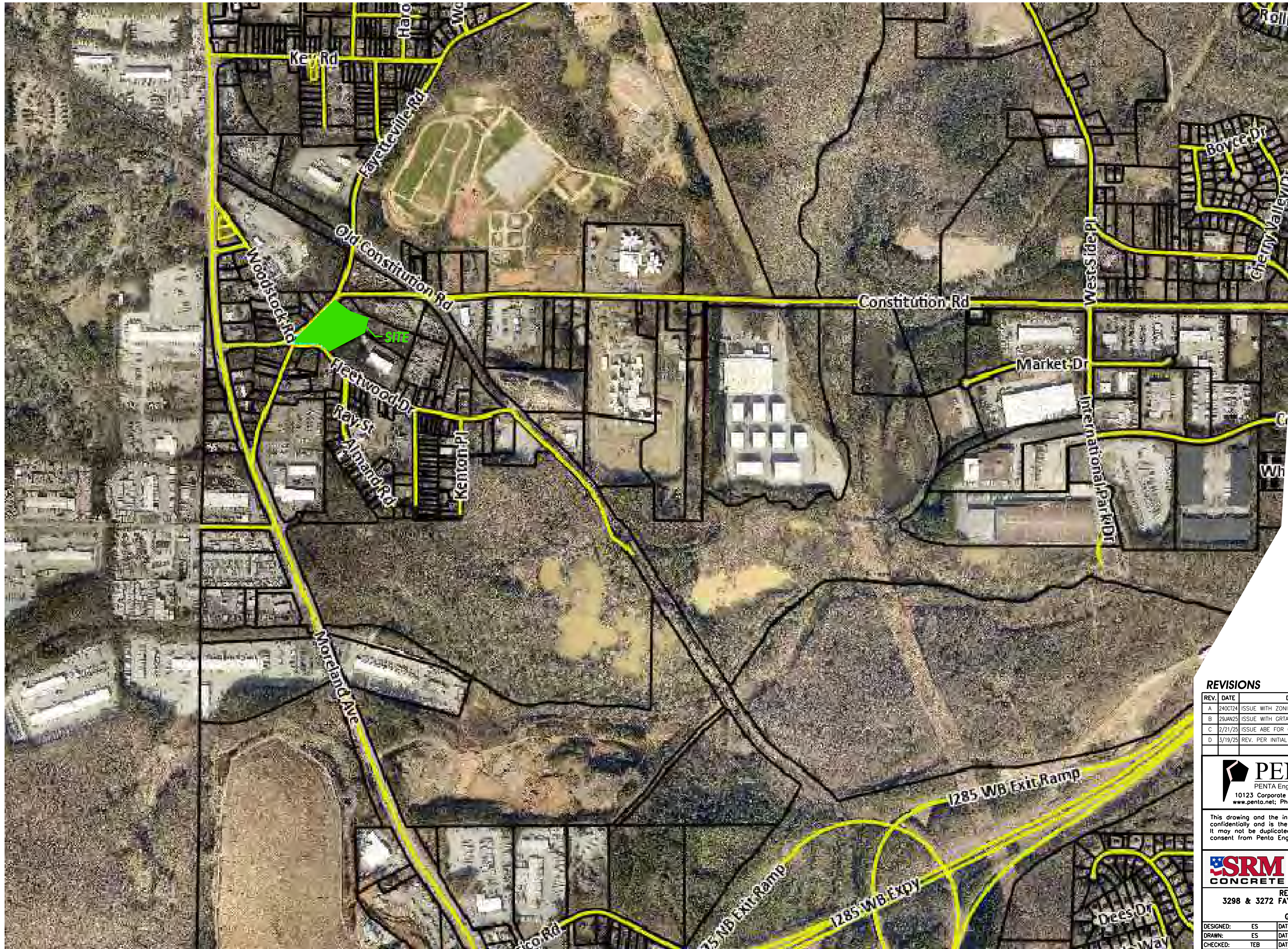
1. TRAFFIC CONSULTANT – ABE ABOUHAMDAN-PE ABE CONSULTING, INC
2410 HOG MOUNTAIN ROAD, SUITE: 103
WATKINSVILLE, GA 30677
PHONE: (706) 613-8900
EMAIL: ABE@ABECONSULTING.COM
2. CLIENT – BRIAN D. HERCULES
PHONE: (615) 624-1221
EMAIL: BRIAN.HERCULES@SMYRNAREADYMIX.COM
3. SITE IS LOCATED IN DEKALB COUNTY.
4. PROPOSED USE OF OFFICE BUILDING – CENTRAL HUB FOR PROJECT MANAGEMENT, PROPOSED USE OF SILO – TO STORE CEMENT, PROPOSED USE OF AGGREGATE BIN – TO STORE AGGREGATE.
5. BUILDING FLOOR AREA RATIO = 0.062
6. PROPOSED PARKING SPACES: 2 SPACES AND 1 HANDICAPPED SPACE
MINIMUM PARKING SPACE REQUIRED – ONE SPACE FOR EACH
2,000 SQ FT OF FLOOR AREA
MAXIMUM PARKING SPACE REQUIRED – ONE SPACE FOR EACH
1,500 SQ FT OF FLOOR AREA
7. THIS FACILITY WILL BE CONSTRUCTED IN 1 PHASE.
8. NO TRAFFIC SIGNALIZATION IS PROPOSED OR EXISTING.
9. THE NUMBER AND LOCATION OF PROPOSED CAR SHARE SPACE AND VANPOOL SPACES: NONE
10. THE LOCATION OF DEDICATED LOADING OR PICK-UP/DROP OFF AREA FOR RIDE-HAILING, MOVING TRUCKS, PACKAGE AND/OR OTHER HEAVY VEHICLE DELIVERIES: NONE
11. THE DESIGNATION OF ANY RESTRICTED DRIVEWAYS: NONE
12. LOCATION AND SIZE OF EXISTING OR PROPOSED OPEN SPACE AND DEDICATED PARK SPACE: NONE
13. TOTAL LOT AREA: 3.688 ACRES

LINE TABLE

Course	Bearing	Distance
L1(M)	N 56°11'45"E	22.23'
L2(M)	N 46°38'23"E	25.00'
L3(M)	S 43°22'35"E	15.00'
L4(M)	S 51°37'40"W	9.05'
L5(M)	N 40°11'28"W	34.53'
L6(M)	S 49°48'32"W	10.01'

CURVE TABLE

Curve	Radius/Bearing	Arc/Chord Length	Delta Angle
C1(M)	Radius: 640.66'E Chord: N 52°07'09"E	Arc: 135.28' 135.03'	12°05'55"
C2(M)	Radius: 142.63'E Chord: N 53°00'16"W	Arc: 87.34' 85.98'	35°05'04"
C3(M)	Radius: 128.70'E Chord: N 78°50'48"W	Arc: 52.73' 52.36'	23°28'26"
C4(M)	Radius: 103.73'E Chord: N 70°35'25"W	Arc: 90.91' 88.03'	50°12'55"



COMPREHENSIVE ENGINEERING SERVICES
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
CONSTRUCTION STAKING
LANDSCAPE ARCHITECTURE
SOIL MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING



SITE AERIAL



SHEET #
3
3

REVISIONS

REV.	DATE	DESCRIPTION	BY	CHKD.	APPR.
A	24OCT24	ISSUE WITH ZONING APPLICATION	RJN	TEB	CB
B	28JUN25	ISSUE WITH GRTA DRO SITE PLAN	ES	TEB	RH
C	2/21/25	ISSUE ABE FOR GRTA DRI	BH/KT	AA	AA
D	3/19/25	REV. PER INITIAL DRI MEETING & LOU	KT	AA	AA



PENTA
PENTA Engineering Co. LLC

10123 Corporate Square Drive, St. Louis, MO 63132-2905
www.penta.net; Phone: 314-878-0123; Fax: 314-878-0120

This drawing and the information contained herein is submitted confidentially and is the property of Penta Engineering Co. LLC. It may not be duplicated, disclosed, or utilized without written consent from Penta Engineering Co. LLC.



**SMYRNA READY MIX
CONCRETE, LLC.**
MURFREESBORO, TN

READY MIX TERMINAL
3298 & 3272 FAYETTEVILLE ROAD SE, ATLANTA GA
SITE PLAN
GRTA DRI # 4378

DESIGNED: ES	DATE: 15OCT24	PENTA DRAWING NUMBER	REV.
DRAWN: ES	DATE: 15OCT24	240816-M-110	
CHECKED: TEB	DATE: 15OCT24	CLIENT DRAWING NUMBER	C
APPROVED:	SCALE: N.T.S	ABE 25-637-05	

DEKALB CONCRETE PLANT DRI
DeKalb County
Natural Resources Review Comments
May 8, 2025

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is located in the South River watershed. While the South River is not a water supply watershed for the Atlanta Region or the Metropolitan North Georgia Water Planning District, it is classified as a large water supply watershed (over 100 square miles) downstream of the District and the Region under the Part 5 Criteria of the 1989 Georgia Planning Act. However, for large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest public water supply intake and no water supply watershed criteria apply.

Stream Buffers

An unnamed tributary to Entrenchment Creek forms the northeastern boundary of the project property, as shown on the project site plan. Both the USGS coverage for the project area and the submitted site plan show the tributary as a blue-line stream. Both the 25-foot State Sediment and Erosion buffer and the County 75-foot stream buffer are shown and identified along the stream. However, the plan notes that the 75-foot County buffer is measured from the “wrested vegetation”, but the County ordinance, Sec. 14-44.1. - Land development requirements and allowable stream buffer encroachments, states that “Stream buffers shall consist of the contiguous undisturbed natural vegetative land a minimum of seventy-five (75) feet from each stream bank measured horizontally on both banks of the stream from the top of the stream bank” (underlining added). The buffer shown on the plans should be revised accordingly and the note revised to reflect the correct starting point of the buffer. No proposed development is shown within the stream buffers as mapped, but if the revision of the County buffer results in any intrusions into the buffer, variances may be required.

Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

Floodplain

The FEMA coverage for the project area shows both the 100 -year floodplain (Zone AE) and the 500-year floodplain (Zone X) along the unnamed blue-line stream, as well as the stream’s floodway. The FEMA floodplains and floodway are shown on the proposed site plan and no intrusions into the floodplains are shown on the plans.

DEKALB CONCRETE PLANT DRI

ARC Natural Resources Comments

Page Two

May 8, 2025

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

Development of Regional Impact

Assessment of Consistency with the ARC Metropolitan Transportation Plan

Prepared by: Shelby Piccolo, ARC Transportation Access and Mobility Division May 8, 2025

DRI INFORMATION

DeKalb Concrete Plant DRI 4378 – DeKalb County, Georgia

Metropolitan Transportation Plan Projects

Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

Yes

REGIONAL NETWORKS

1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☒ NO ☐ YES

2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☒ NO ☐ YES

3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.

☒ NOT APPLICABLE

☐ RAIL SERVICE WITHIN ONE MILE

Rail TOD Comments - N/A

4. If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions

☐ NOT APPLICABLE

☒ Yes

MARTA Route 49

Distance* .1 miles

Walking Access to stops* Stops not currently walkable. Sidewalks or multiuse paths to stops from site will improve access.

Bicycling Access to stops * Stops not currently walkable. Bike lanes or multiuse paths to stops from site will improve access.

BRT TOD Comments -

Transit stops are not walkable or bikeable. Industrial uses do not strongly support transit ridership. Planned improvements to site will enhance walkability. Add connection to and from stops.

5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions

☐ NOT APPLICABLE

☒ YES

Rail Ridge Trail .9 miles

Trail is not currently walkable or bikeable from site.

South River Trail 1 mile

Trail is not currently walkable or bikeable from site.

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?

Connections with adjacent parcels are made where feasible.

2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

The site proposes connections between the development and bus stops.

3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

Truck movements separated where possible.

4. Does the site plan include provisions for electric vehicle charging?

No.

RECOMMENDATIONS

1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?

The proposal is largely consistent with ARC's MTP. Bike and ped connections are proposed between the site and bus stops, which enhances access to the site. Proposed development will increase truck traffic and decrease tree coverage but is consistent with surrounding uses.

2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

Environmental impact should be mitigated as much as possible. Pedestrian connections should be improved throughout the site and to existing bus stops and trails.

From: [Hood, Alan C.](#)
To: [Donald Shockey](#)
Subject: RE: 2025 Dekalb Concrete Plant DRI 4378 - Preliminary Report and Comments Request
Date: Monday, May 5, 2025 9:21:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Donald,

This proposed ready-mix concrete plant is 4.5 miles from Hartsfield/Jackson Atlanta International Airport (ATL). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport.

If any construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs

600 West Peachtree Street NW

6th Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

From: Donald Shockey <DShockey@atlantaregional.org>

Sent: Thursday, April 24, 2025 8:13 PM

To: chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West <jon.west@dca.ga.gov>; kmoore@gaconservancy.org; nongame.review@dnr.ga.gov; slucki@gefa.ga.gov; Zane Grennell - Georgia DCA <zane.grennell@dca.ga.gov>; Amy Goodwin