



Regional Review Finding Development of Regional Impact

DATE: November 24, 2025

TO: Mayor Sandra Vincent, City of McDonough

ATTN TO: Aaron Hypolite, *Planner*, City of McDonough

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: SRM Concrete Ready Mix Plant DRI 4487

Submitting Local Government: City of McDonough

Date Opened: November 7, 2025 **Date Closed:** November 24, 2025

Description: *A DRI review of a proposal to construct a ready mix concrete plant including a small office, pump house, batching equipment, materials storage, weigh station / scales & wash rack, and parking and loading areas on a previously developed 3.3-acre site at 295 Racetrack Road in the City of McDonough in Henry County.*

Comments:

Key Comments

The Atlanta Region’s Plan assigns the Developing Suburbs growth management designation to the project site. The project is not aligned with the site’s Developing Suburbs policy recommendations which state “There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses.” It could be better aligned through the maximum retention of wooded area within the site.

The project will generate a total of 118 daily new vehicular trips.

Henry County Department of Transportation submitted comments which reserve the right to require future construction of a left-turn lane if actual vehicular trips generated by the project exceed projected counts to the extent that such a lane is warranted.

The Henry County Planning and Zoning Department submitted comments which note that property does not meet the development standards outlined in Section 17.76.030 of the McDonough Zoning Ordinance for the property’s stated M-2 zoning. The Department’s understanding is that any modifications or expansions to a nonconforming industrial site would likely require relief to be brought into compliance with current zoning regulations, potentially through a variance process.

The Henry County PZ Department comments further noted that the area of the project is designated as a Commercial Regional Activity Center — a concentrated, high-intensity mixed-use district intended for residential, retail, office, cultural, recreational, hospitality, and entertainment uses. A heavy industrial operation, such as a

ready-mix concrete plant, does not appear compatible with the development character or vision outlined for this major commercial corridor.

It is recommended that the stormwater impacts be addressed through green infrastructure and other alternative elements to reduce the size of or eliminate the proposed stormwater pond at the rear of the property and thereby increase the number of trees retained to provide a strong visual, sound, and dust buffer for the residential area to the north.

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 12-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 with accompanying policy recommendations to all areas in the region. This DRI site is designated Developing Suburbs; associated policy recommendations are provided at the end of these comments.

The Henry County Planning and Zoning Department submitted comments (attached) which note that property does not meet the development standards outlined in Section 17.76.030 of the McDonough Zoning Ordinance for the property's stated M-2 zoning. The Department's understanding is that any modifications or expansions to a nonconforming industrial site would likely require relief to be brought into compliance with current zoning regulations, potentially through a variance process.

The Henry County PZ Department comments further noted that the area of the project is designated as a Commercial Regional Activity Center — a concentrated, high-intensity mixed-use district intended for residential, retail, office, cultural, recreational, hospitality, and entertainment uses. A heavy industrial operation, such as a ready-mix concrete plant, does not appear compatible with the development character or vision outlined for this major commercial corridor. Dust, emissions, noise, and stormwater management also pose potential exposure risks within close proximity to homes. These factors combined create long-term compatibility challenges and quality-of-life concerns that are not easily mitigated. While concrete supply is essential for regional development, this specific location does not provide the appropriate context for an industrial use of this intensity.

Transportation and Mobility Comments

The project will generate a total of 118 daily new vehicular trips.

The Henry County Department of Transportation submitted attached comments as notes on the project site plan. They include a statement that the reported trip counts may be less than the actual trips that will be generated. If at any time in the future the traffic created by the plant exceeds what is proposed (on a continued basis), the County may require a left turn lane required to be constructed by owner/applicant and at no cost to HCDOT or City of McDonough, and as determined by DOT Engineer. LTL shall meet all GDOT specs for LTL spacing, tapers, and storage, as well as all ROW as may be necessary to facilitate LTL construction. Applicant/owner shall bear total and financial responsibility for all aforementioned work, if required.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resources Comments

ARC's Natural Resources Group comments are attached.

Watershed Protection

The project property is located in the Walnut Creek watershed, which is part of the South River watershed. The project site is downstream of the City of McDonough water intake on Walnut Creek and the small water supply watershed criteria under Part 5 Criteria of the 1989 Georgia Planning Act do not apply. 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. However, for large water supply watersheds, the required criteria end seven miles upstream of the intake or reservoir. This property is more than seven miles upstream of the nearest public water supply intake and no large water supply watershed criteria apply.

Stream Buffer

Neither the USGS coverage for the project area nor the submitted site plan show any blue-line streams on or near the project property.

Any unmapped streams on the property may be subject to the City of McDonough stream 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 no floodplain on or near the project property.

Other Environmental Comments

The project should incorporate key aspects of regional environmental 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.

It is recommended that the stormwater impacts be addressed through green infrastructure and other alternative elements to reduce the size of or eliminate the proposed stormwater pond at the rear of the property and thereby increase the number of trees retained to provide a strong visual, sound, and dust buffer for the residential area to the north.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The project is not aligned with Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through the maximum retention of wooded area on the site. Important

zoning and land use concerns raised by Henry County should also be addressed. City of McDonough leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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

Atlanta Regional Commission Affairs	Georgia Department of Natural Resource	Georgia Department of Community Affairs
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation Commission
Georgia Environmental Finance Authority	Georgia Conservancy	Henry County

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

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DRI #4487

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: McDonough
 Individual completing form: Aaron Hypolite
 Telephone: 4703160086
 E-mail: AHYPOLITE@MCDONOUGHGA.ORG

*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: SRM Concrete Ready Mix Plant
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 295 Racetrack Road
 Brief Description of Project: The project consists of constructing a Ready-Mix Concrete Batch Plant within an industrial developed site. The main elements of this facility consist of a small office, pump house, batching equipment, materials storage, weigh station / scales & wash rack. All required parking for employees & company vehicles, loading & unloading areas will also be provided. Materials are brought to the site where they would be mixed and loaded onto concrete trucks. SRM would invest approximately \$18 to \$22 million dollars and employ 10 to 15 employees for this facility.

Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): Proposed: 41,654.3 S.F. on 3.305 Acres
 Developer: Smyrna Ready Mix Concrete, LLC.
 Mailing Address: 1000 Hollingshead Circle
 Address 2:
 City: Murfreesboro State: TN Zip: 37129
 Telephone: 615-624-1221
 Email: brian.hercules@smyrnareadymix.com

Is property owner different from developer/applicant? (not selected) Yes No
 If yes, property owner: Gregory Goodwin

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

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: N/A Overall project: April 30, 2026

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DRI #4487

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: McDonough

Individual completing form:

Telephone:

Email:

Project Information

Name of Proposed Project: SRM Concrete Ready Mix Plant

DRI ID Number: 4487

Developer/Applicant:

Telephone:

Email(s):

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:

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

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:

What is the estimated water supply demand to be generated by the project,

measured in Millions of Gallons Per Day (MGD)?

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:

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

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.)

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:

Solid Waste Disposal

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

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 and water quality measures will be employed to control quality and quantity of storm water run off 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:

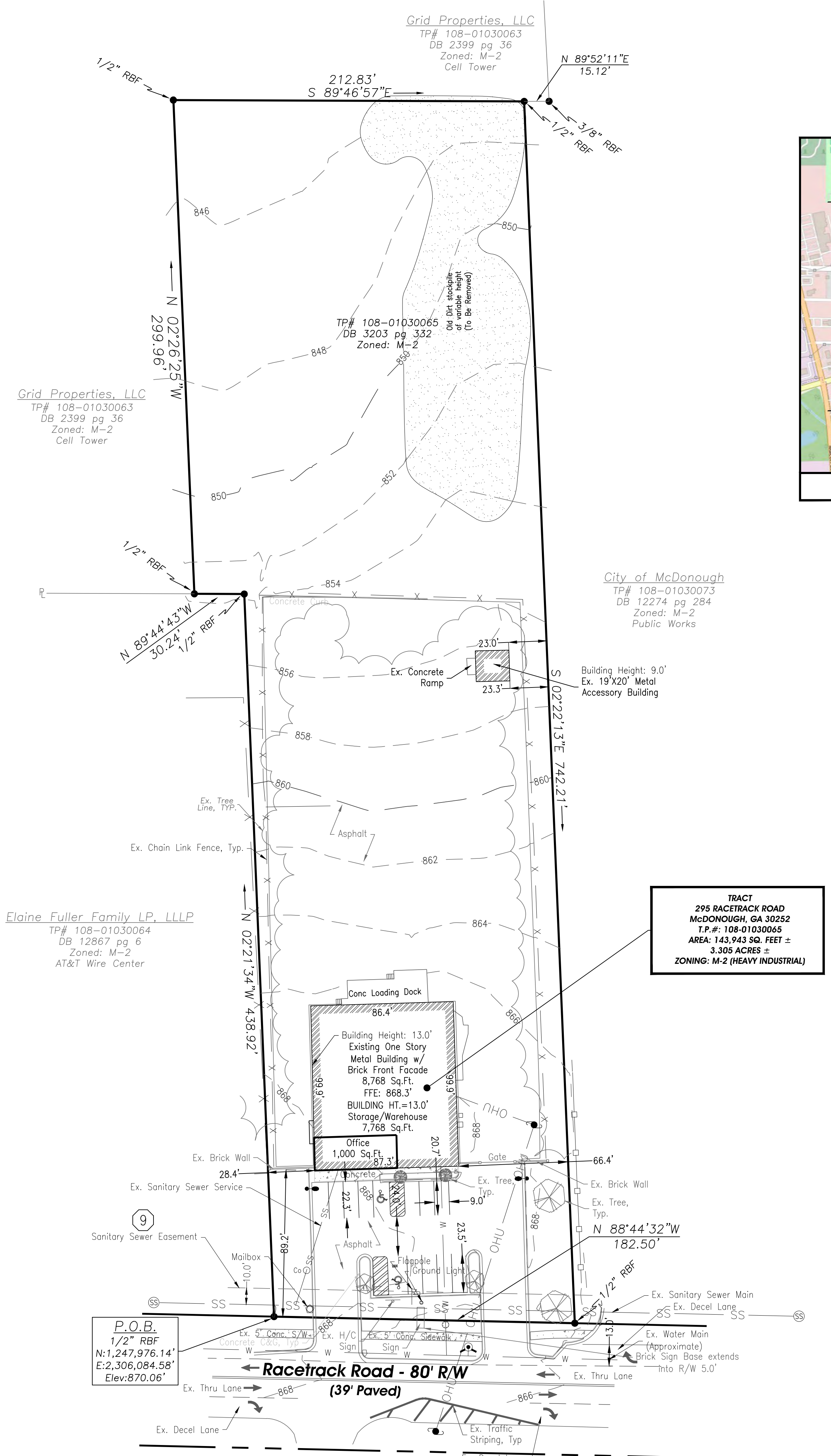
Submit Application

Save without Submitting

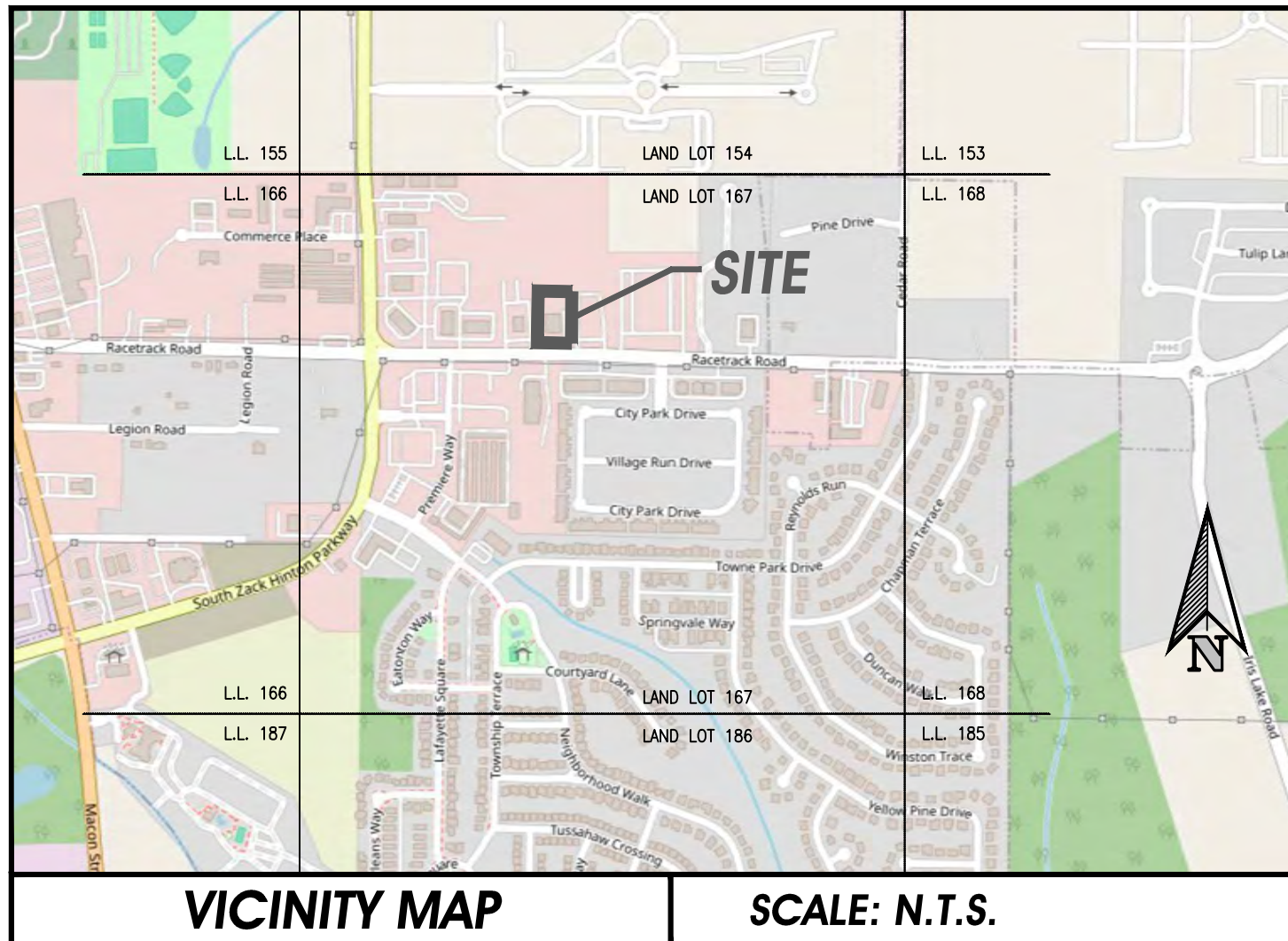
Cancel

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2. PROJECTS: 24-637-02 295 RACETRACK RD McDONOUGH PROJECT DRAWINGS: 01 RACETRACK ROAD_7-2-25.DWG



This property does not lie within a 100-Year Flood Plain according to Flood Insurance Rate Map # 13151C 0167D Dated 10-6-2016



- GENERAL NOTES:**
- 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
 - CLIENT - BRIAN D. HERCULES PHONE: (615) 624-1221 EMAIL: BRIAN.HERCULES@SMRYNAREADYMIX.COM
 - SITE IS LOCATED IN HENRY COUNTY.
 - PROPOSED USE OF OFFICE BUILDING - CENTRAL HUB FOR PROJECT MANAGEMENT, PROPOSED USE OF SILO - TO STORE CEMENT. PROPOSED USE OF AGGREGATE BIN - TO STORE AGGR.

PROJECT DATA

- OWNER: GREGORY D GOODWIN 295 RACETRACK ROAD McDONOUGH, GA 30253
- DEVELOPER: SRM CONCRETE, LLC 1000 HOLLINGSHEAD CIRCLE MURFREESBORO, TN 37129 CONTACT: BRIAN HERCULES PHONE: 615 624-1221 EMAIL: BRIAN.HERCULES@SMRYNAREADYMIX.COM
- DEVELOPERS AGENT: PENTA ENGINEERING CO., LLC 10123 CORPORATE SQUARE ST. LOUIS, MO 63132 CONTACT: CHRISTIAN BENAVIDES PHONE: 314 369-1313 EMAIL: CHRISTIAN.BENAVIDES@PENTA.NET
- ENGINEER & AUTHORIZED AGENT: ABE CONSULTING, INC. 2410 HOG MOUNTAIN ROAD, STE. 103 WATKINSVILLE, GEORGIA 30677 CONTACT: MR. ABE ABOUHAMDAN, PE, F.ASCE PHONE: (706) 613-8900 EMAIL: ABE@ABECONSULTINGINC.COM

PHYSICAL ADDRESSES: 295 RACE TRACK ROAD, McDONOUGH, GA 30253
 TOTAL ACRES: 3.305 ACS. (143,943 S.F.)
 TAX PARCEL NUMBER: 108-01030065
 PROPOSED DISTURBED AREA: TBD
 JURISDICTIONAL AND STATE WATERS DO NOT EXIST WITHIN 200' OF THE SITE
 EXISTING ONE STORY BUILDINGS ON PROPERTY
 PROPOSED BUILDINGS TOTAL S.F.: 63 S.F.
 EXISTING ZONING: M-2 (HEAVY INDUSTRIAL)
 EXISTING USE: SIGN COMPANY
 PROPOSED USE: READY MIX CONCRETE BATCHING PLANT
 PROPOSED BUILDING USE: OFFICE/WAREHOUSE, BUILDING IS NOT SPRINKLED
 BOUNDARY TAKEN FROM BOUNDARY SURVEY BY ABE CONSULTING, INC. DATED 1-24-25.
 TOPO SURVEY BY: ABE CONSULTING, INC. DATED: 1-24-25
 WATER SUPPLY: CITY WATER
 SEWAGE DISPOSAL: CITY SEWER
 SOLID WASTE & RECYCLING: WILL BE PICKED UP BY PRIVATE CONTRACTORS VIA ROLL OFF CARTS
 PROPOSED UTILITIES: CABLE, PHONE, POWER & TELECOM
 BUILDING FLOOR AREA RATIO: 0.0061
 NO TRAFFIC SIGNALIZATION IS PROPOSED OR EXISTING
 THE NUMBER AND LOCATION OF PROPOSED CAR SHARE SPACES AND VANPOOL SPACES: NONE
 THE DESIGNATION OF ANY RESTRICTED DRIVEWAYS: NONE
 LOCATION AND SIZE OF EXISTING OR PROPOSED OPEN SPACE AND DEICATED PARK SPACE: NONE
 THIS FACILITY WILL BE CONSTRUCTED IN 1 PHASE
 PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN PER FIRM PANEL #13151C 0167D DATED 10-6-2016.
 PROPOSED 100-YEAR FLOOD ZONE WILL BE CONTAINED WITHIN THE PROPOSED STORMWATER MANAGEMENT FACILITY
 BUILDING SETBACK LIMITS PER CITY ZONING:
 M-2: FRONT YARD: 50'
 SIDE YARD: 25'
 REAR YARD: 50'
 MAXIMUM BUILDING HEIGHT: 50'
 MAXIMUM ALLOWED IMPERVIOUS SURFACE: 80% OF LOT AREA
 MINIMUM OPEN SPACE: 20% OF LOT AREA
 MINIMUM LOT SIZE: 43,560 S.F.
 MINIMUM LOT WIDTH: 100'
 PROPOSED IMPERVIOUS COVERAGE: <80%, TBD
 PARKING CALCULATIONS:
 EXISTING PARKING SPACES PROVIDED: 13 SPACES
 (1) HANDICAP SPACE
 (1) VAN ACCESSIBLE HANDICAP SPACE
 PROPOSED COMPANY PARKING SPACES PROVIDED: 6 SPACES
 TOTAL PARKING SPACES PROVIDED: 19 SPACES TOTAL
 PARKING SPACE REQUIRED: 1 SPACE PER 1,000 S.F. BUILDING 8,768 S.F./1,000 = 8.7 SPACES - 9 SPACES REQUIRED
 LENGTH OF RACETRACK ROAD:
 FROM HWY 155 INTERSECTION TO IRIS LAKE ROAD INTERSECTION:
 APPROXIMATELY 0.86 MILES

TRACT
 295 RACETRACK ROAD
 McDONOUGH, GA 30252
 T.P.#: 108-01030065
 AREA: 143,943 SQ. FEET ±
 3.305 ACRES
 ZONING: M-2 (HEAVY INDUSTRIAL)

Legend of Survey Abbreviations/Symbols

B.S.L.	Building Setback Line
C	Centerline
CMF	Concrete Monument Found
DB	Dead Book
FND	Found
IPS	1/2" Capped Rebar Set Stamped LSF 1010
P	Property Line
PB	Plot Book
POB	Point of Beginning
R/W	Right-of-Way
RBF	Rebar Found
TP	Tax Parcel Number
O	1/2" Capped Rebar Set Stamped LSF 1010 (Unless otherwise noted)
●	Iron Pin Found (As described)
□	Concrete Monument Found
○	Computed Point (No pin)
○	Cleanout
○	Fire Hydrant
○	Light Pole
○	Mailbox
○	Sanitary Sewer Manhole
○	Sign
○	Utility Pole
-x-x-	Chain Link Fence
-o-o-o-	Overhead Utilities
-s-s-	Sanitary Sewer
-o-o-	Vinyl Fence

COLORS FOR UTILITY LOCATING:
 White = Prop. Excavation
 Pink = Temp. Survey Markings
 Red = Electric
 Yellow = Gas/Oil
 Orange = Phone/Cable
 Blue = Water
 Purple = Reclaimed Water
 Green = Sewer



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 SUITE 103
 WATKINSVILLE, GA 30677
 706-613-8900
 706-425-9631 (FAX)
 abe@abeconsultinginc.com
 www.abeconsultinginc.com

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SRM CONCRETE
READY MIX
TERMINAL

295 RACETRACK ROAD
McDONOUGH, GA 30252
TAX PARCEL#: 108-01030065
ZONING: M-2
3.305 ACRES
LAND LOT 167, DISTRICT 7

EXISTING SITE
GRTA DRI# 4487

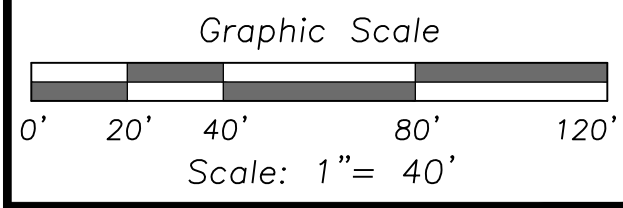


GSWCC LEVEL II
 CERTIFIED DESIGN
 PROF. #0000010490
 EXPIRES: 12-19-27 7-11-25

REVISIONS	DATE
...	...

DATE: 7-11-25

PROJECT #: 24-637-02

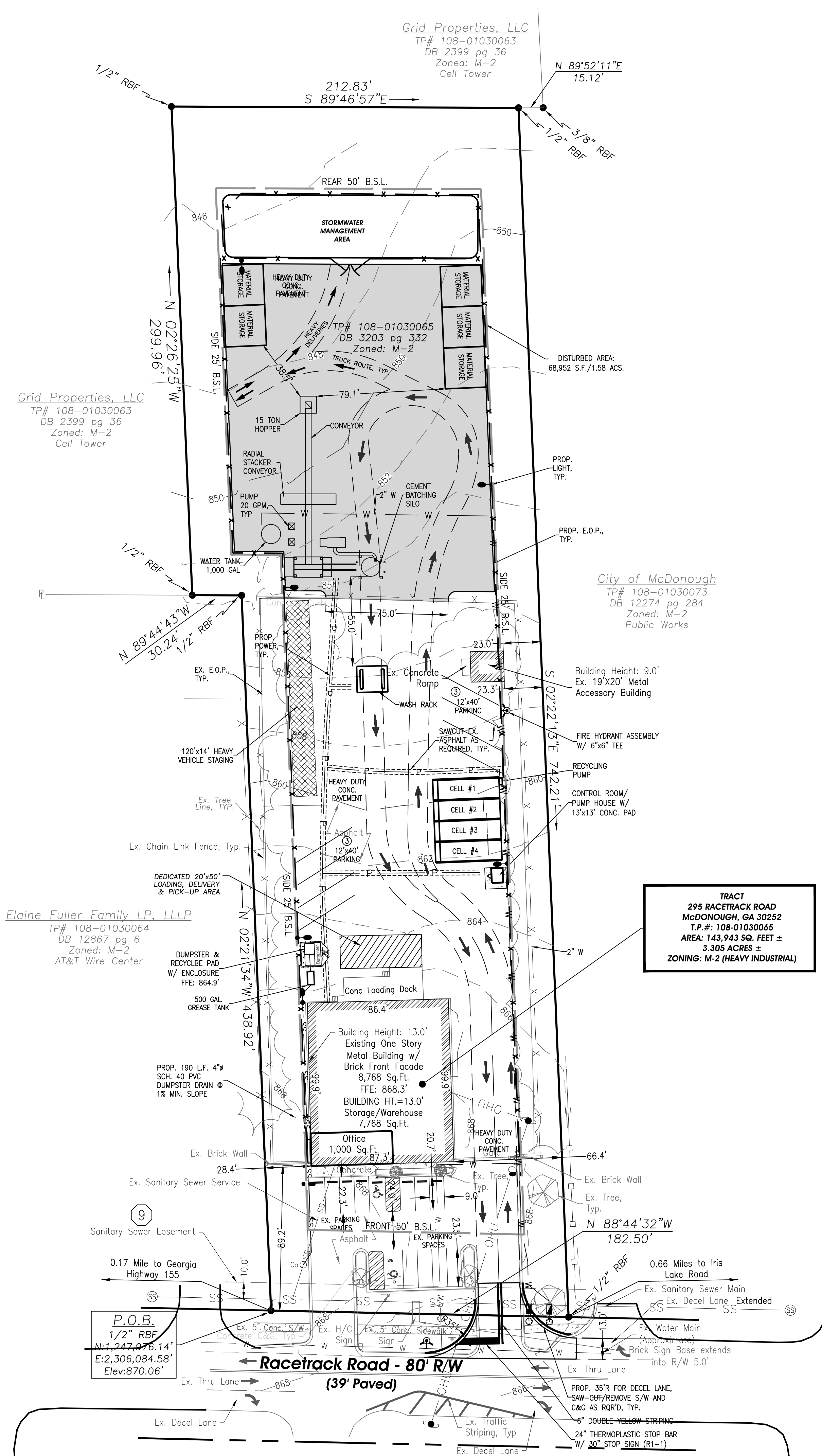


SHEET #
 1
 3

Grid North
 Georgia East Zone



Z:\PROJECTS\24-637-02_295 RACETRACK RD McDONOUGH\PROJECT DRAWINGS\DRM RACETRACK ROAD_7-25.DWG



This property does not lie within a 100-Year Flood Plain according to Flood Insurance Rate Map # 13151C 0167D Dated 10-6-2016

PROJECT DATA

OWNER: GREGORY D GOODWIN
295 RACETRACK ROAD
McDONOUGH, GA 30253

DEVELOPER: SRM CONCRETE, LLC
1000 HOLLINGSHEAD CIRCLE
MURFREESBORO, TN 37129
CONTACT: BRIAN HERCULES
PHONE: 615 624-1221
EMAIL: BRIAN.HERCULES@SMRYNAREADYMIX.COM

DEVELOPERS AGENT: PENTA ENGINEERING CO., LLC
10123 CORPORATE SQUARE
ST. LOUIS, MO 63132
CONTACT: CHRISTIAN BENAVIDES
PHONE: 314 369-1313
EMAIL: CHRISTIAN.BENAVIDES@PENTA.NET

ENGINEER & AUTHORIZED AGENT: ABE CONSULTING, INC.
2410 HOG MOUNTAIN ROAD, STE. 103
WATKINSVILLE, GEORGIA 30677
CONTACT: MR. ABE ABOUHAMDAN, PE, F.ASCE
PHONE: (706) 613-8900
EMAIL: ABE@ABECONSULTINGINC.COM

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EXISTING USE: SIGN COMPANY
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PROPOSED BUILDING USE: OFFICE/WAREHOUSE, BUILDING IS NOT SPRINKLED
BOUNDARY TAKEN FROM BOUNDARY SURVEY BY ABE CONSULTING, INC. DATED 1-24-25.
TOPO SURVEY BY: ABE CONSULTING, INC. DATED: 1-24-25
WATER SUPPLY: CITY WATER
SEWAGE DISPOSAL: CITY SEWER
SOLID WASTE & RECYCLING: WILL BE PICKED UP BY PRIVATE CONTRACTORS VIA ROLL OFF CARTS
PROPOSED UTILITIES: CABLE, PHONE, POWER & TELECOM
BUILDING FLOOR AREA RATIO: 0.0061
NO TRAFFIC SIGNALIZATION IS PROPOSED OR EXISTING
THE NUMBER AND LOCATION OF PROPOSED SHARED SPACES AND VANPOOL SPACES: NONE
THE DESIGNATION OF ANY RESTRICTED DRIVEWAYS: NONE
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PROPOSED COMPANY PARKING SPACES PROVIDED: 6 SPACES
TOTAL PARKING SPACES PROVIDED: 19 SPACES TOTAL
PARKING SPACED REQUIRED: 1 SPACE PER 1,000 S.F. BUILDING: 8,768 S.F./1,000 = 8.7 SPACES - 9 SPACES REQUIRED
LENGTH OF RACETRACK ROAD:
FROM HWY 155 INTERSECTION TO IRIS LAKE ROAD INTERSECTION:
APPROXIMATELY 0.86 MILES

Legend of Survey Abbreviations/Symbols

B.S.L.	Building Setback Line
⊕	Centerline
CMF	Concrete Monument Found
DB	Deed Book
FND	Found
IPS	1/2" Capped Rebar Set
⊕	Stamped LSF 1010
PL	Property Line
PB	Plot Book
POB	Point of Beginning
R/W	Right-of-Way
REF	Rebar Found
TP	Tax Parcel Number
⊕	1/2" Capped Rebar Set
⊕	Stamped LSF 1010
●	(Unless otherwise noted)
●	Iron Pin Found
●	(As described)
⊕	Concrete Monument Found
⊕	Computed Point (No pin)
⊕	Cleanout
⊕	Fire Hydrant
⊕	Light Pole
⊕	Mailbox
⊕	Sanitary Sewer Manhole
⊕	Sign
⊕	Utility Pole
⊕	Chain Link Fence
⊕	Overhead Utilities
⊕	Sanitary Sewer
⊕	Vinyl Fence

TRACT
295 RACETRACK ROAD
McDONOUGH, GA 30252
T.P.#: 108-01030065
AREA: 143,943 SQ. FEET ±
3.305 ACRES
ZONING: M-2 (HEAVY INDUSTRIAL)



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2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
706-613-8900
706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com

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**SRM CONCRETE
READY MIX
TERMINAL**

295 RACETRACK ROAD
McDONOUGH, GA 30252
TAX PARCEL#: 108-01030065
ZONING: M-2
3.305 ACRES
LAND LOT 167, DISTRICT 7

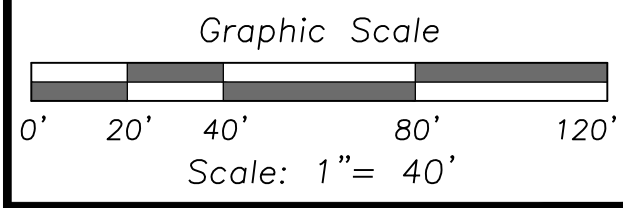
**PROPOSED
SITE PLAN
GRTA DRI# 4487**



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

REVISIONS	DATE

DATE: 7-11-25
PROJECT #: 24-637-02



COLORS FOR UTILITY LOCATING:
White = Prop. Excavation
Pink = Temp. Survey Markings
Red = Electric
Yellow = Gas/Oil
Orange = Phone/Cable
Blue = Water
Purple = Reclaimed Water
Green = Sewer



Grid North Georgia East Zone

SHEET #
2
3



Z:\PROJECTS\24-637-02_298_RACETRACK RD McDONOUGH\PROJECT DRAWINGS\DR ACETRACK ROAD_7-2-25.DWG



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**SRM CONCRETE
 READY MIX
 TERMINAL**

295 RACETRACK ROAD
 McDONOUGH, GA 30252
 TAX PARCEL#: 108-01030065
 ZONING: M-2
 3.305 ACRES
 LAND LOT 167, DISTRICT 7

**AERIAL
 SITE PLAN
 GRTA DRI# 4487**

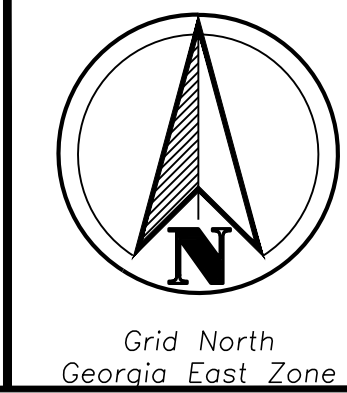
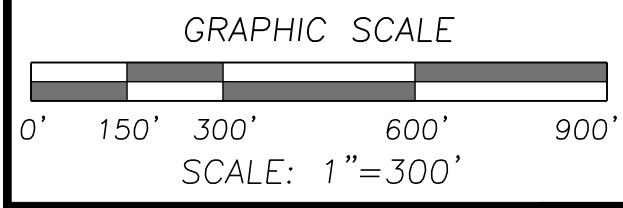


GSWCC LEVEL II
 CERTIFIED DESIGN
 PROF. #0000010490
 EXPIRES: 12-19-27

REVISIONS	DATE

DATE: 7-11-25

PROJECT #: 24-637-02



SHEET #
3
3

From: [Tayla D. Solomon](#)
To: [Kenta Lanham](#); [Donald Shockey](#)
Cc: [Steven Cariola](#); [Toussaint M. Kirk](#); [Kamau As-Salaam](#)
Subject: Re: [EXTERNAL] 2025 SRM Concrete Ready Mix Plant DRI 4487 - Preliminary Report and Comments Request
Date: Friday, November 21, 2025 4:49:57 PM
Attachments: [RSImage-106592.png](#)
[RSImage-106597.png](#)
[RSImage-106595.png](#)
[RSImage-106596.png](#)
[RSImage-106594.png](#)
[Outlook-ypcxsaze.png](#)
[Outlook-Loqo_comp.png](#)

Good afternoon,

Thank you for the opportunity to review the proposed ready-mix concrete plant located on Racetrack Road. During my review, I noted that the subject property is zoned M-2; however, it does not meet the development standards outlined in Section 17.76.030 of the McDonough Zoning Ordinance. For reference, the standards can be found [here](#).

When I contacted the Planning and Zoning Department, I was informed that the site may be considered “grandfathered,” though it was unclear whether that referenced the lot standards, permitted uses, or both. My understanding is that any modifications or expansions to a nonconforming industrial site would likely require relief to be brought into compliance with current zoning regulations, potentially through a variance process.

Additionally, the Future Land Use Map layer does not currently display for this parcel in the City’s GIS system, which presents challenges in fully evaluating the long-term policy intent for this location. Based on the City’s Comprehensive Plan, the area is designated as a Commercial Regional Activity Center — a concentrated, high-intensity mixed-use district intended for residential, retail, office, cultural, recreational, hospitality, and entertainment uses. A heavy industrial operation, such as a ready-mix concrete plant, does not appear compatible with the development character or vision outlined for this major commercial corridor.

Beyond this inconsistency with adopted planning policy, there are additional regional concerns. The surrounding corridor includes residential and community-serving uses, and the daily operations of a concrete plant introduce impacts that extend outside the site. Heavy-truck traffic associated with aggregate deliveries and concrete transport would conflict with school and residential traffic and is likely to accelerate pavement deterioration on Racetrack Road and surrounding routes. Increased maintenance needs and potential roadway damage may create cost burdens that extend across jurisdictions.

Dust, emissions, noise, and stormwater management also pose potential exposure risks within close proximity to homes. These factors combined create long-term compatibility challenges and quality-of-life concerns that are not easily mitigated. While concrete supply is

essential for regional development, this specific location does not provide the appropriate context for an industrial use of this intensity. Please accept these comments and concerns on behalf of Henry County Planning and Zoning.

Tayla Solomon

Planner III/Planning and Zoning

140 Henry Parkway • McDonough, GA 30253
770-288-6415 • (c) 470-817-6608



Information contained herein has been researched as requested and provided as a public service. Information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. Information contained herein does not exempt a developer, builder, or property owner from any required review and/or approval required by other Henry County Departments, from private development covenants, and/or any other code/development regulations. Planning & Zoning can only provide information relating to zoning and permitted uses as approved by the Board of Commissioners. Planning & Zoning cannot give guidance or approvals regarding compliance required by other departments. Appropriate research and due diligence are strongly recommended before acquiring property for specific use. Planning & Zoning assumes no liability for errors and omissions. Information contained herein has been obtained from public records, which may be inspected during regular business hours.

From: Kenta Lanham <klanham@henrycountyga.gov>

Sent: Friday, November 21, 2025 4:37 PM

To: Donald Shockey <DShockey@atlantaregional.org>

Cc: Steven Cariola <scariola@henrycountyga.gov>; Toussaint M. Kirk <tkirk@henrycountyga.gov>; Kamau As-Salaam <ksalaam@henrycountyga.gov>; Tayla D. Solomon <tsolomon@henrycountyga.gov>

Subject: Re: [EXTERNAL] 2025 SRM Concrete Ready Mix Plant DRI 4487 - Preliminary Report and Comments Request

Good afternoon Donald,

Please see the attached comments provided by Henry County Dept of Transportation as it relates to the DRI 4487 project within the City of McDonough.

There may be more comments provided by our P&Z team before the deadline of Saturday November 22, 2025.

Thank you,

PROJECT DATA

OWNER: GREGORY D GOODWIN
295 RACETRACK ROAD
McDONOUGH, GA 30253

DEVELOPER: SRM CONCRETE, LLC
1000 HOLLINGSHEAD CIRCLE
MURFREESBORO, TN 37129
CONTACT: BRIAN HERCULES
PHONE: 615-624-1221
EMAIL: BRIAN.HERCULES@SMRYNAREADYMIX.COM

DEVELOPERS AGENT: PENTA ENGINEERING CO., LLC
10123 CORPORATE SQUARE
ST. LOUIS, MO 63132
CONTACT: CHRISTIAN BENAVIDES
PHONE: 314-369-1313
EMAIL: CHRISTIAN.BENAVIDES@PENTA.NET

ENGINEER & AUTHORIZED AGENT: ABE CONSULTING, INC.
2410 HOG MOUNTAIN ROAD, STE. 103
WATKINSVILLE, GEORGIA 30677
CONTACT: MR. ABE ABOUHAMDAN, PE, F.ASCE
PHONE: (706) 613-8900
EMAIL: ABE@ABECONSULTINGINC.COM

PHYSICAL ADDRESSES: 295 RACE TRACK ROAD, McDonOUGH, GA 30253
TOTAL ACREAGE: 3.305 ACS. (143,943 S.F.)
TAX PARCEL NUMBER: 108-01030065
PROPOSED DISTURBED AREA: TBD
JURISDICTIONAL AND STATE WATERS DO NOT EXIST WITHIN 200' OF THE SITE
EXISTING ONE STORY BUILDINGS ON PROPERTY
PROPOSED BUILDINGS TOTAL S.F.: 63 S.F.
EXISTING ZONING: M-2 (HEAVY INDUSTRIAL)
EXISTING USE: SIGN COMPANY
PROPOSED USE: READY MIX CONCRETE BATCHING PLANT
PROPOSED BUILDING USE: OFFICE/WAREHOUSE, BUILDING IS NOT SPRINKLED
BOUNDARY TAKEN FROM BOUNDARY SURVEY BY ABE CONSULTING, INC. DATED 1-24-25.
TOPO SURVEY BY: ABE CONSULTING, INC. DATED: 1-24-25
WATER SUPPLY: CITY WATER
SEWAGE DISPOSAL: CITY SEWER
SOLID WASTE & RECYCLING: WILL BE PICKED UP BY PRIVATE CONTRACTORS VIA ROLL OFF CARTS
PROPOSED UTILITIES: CABLE, PHONE, POWER & TELECOM
BUILDING FLOOR AREA RATIO: 0.0061
NO TRAFFIC SIGNALIZATION IS PROPOSED OR EXISTING
THE NUMBER AND LOCATION OF PROPOSED SHARED SPACES AND VANPOOL SPACES: NONE
THE DESIGNATION OF ANY RESTRICTED DRIVEWAYS: NONE
LOCATION AND SIZE OF EXISTING OR PROPOSED OPEN SPACE AND DEICATED PARK SPACE: NONE
THIS FACILITY WILL BE CONSTRUCTED IN 1 PHASE
PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN PER FIRM PANEL #13151C 01670 DATED 10-6-2016.
PROPOSED 100-YEAR FLOOD ZONE WILL BE CONTAINED WITHIN THE PROPOSED STORMWATER MANAGEMENT FACILITY
BUILDING SETBACK LIMITS PER CITY ZONING:
M-2: FRONT YARD: 50'
SIDE YARD: 25'
REAR YARD: 50'
MAXIMUM BUILDING HEIGHT: 50'
MAXIMUM ALLOWED IMPERVIOUS SURFACE: 80% OF LOT AREA
MINIMUM OPEN SPACE: 20% OF LOT AREA
MINIMUM LOT SIZE: 43,560 S.F.
MINIMUM LOT WIDTH: 100'
PROPOSED IMPERVIOUS COVERAGE: <80%, TBD
PARKING CALCULATIONS:
EXISTING PARKING SPACES PROVIDED: 13 SPACES
(1) HANDICAP SPACE
(1) VAN ACCESSIBLE HANDICAP SPACE
PROPOSED COMPANY PARKING SPACES PROVIDED: 6 SPACES
TOTAL PARKING SPACES PROVIDED: 19 SPACES TOTAL
PARKING SPACES REQUIRED: 1 SPACE PER 1,000 S.F. BUILDING: 8,768 S.F./1,000 = 8.7 SPACES - 9 SPACES REQUIRED
LENGTH OF RACETRACK ROAD:
FROM HWY 155 INTERSECTION TO IRIS LAKE ROAD INTERSECTION: APPROXIMATELY 0.86 MILES



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**SRM CONCRETE
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TERMINAL**

295 RACETRACK ROAD
McDONOUGH, GA 30252
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ZONING: M-2
3.305 ACRES
LAND LOT 167, DISTRICT 7

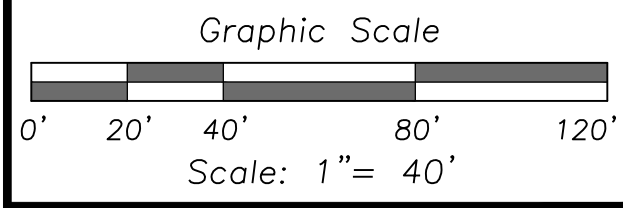
**PROPOSED
SITE PLAN
GRTA DRI# 4487**



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

REVISIONS	DATE

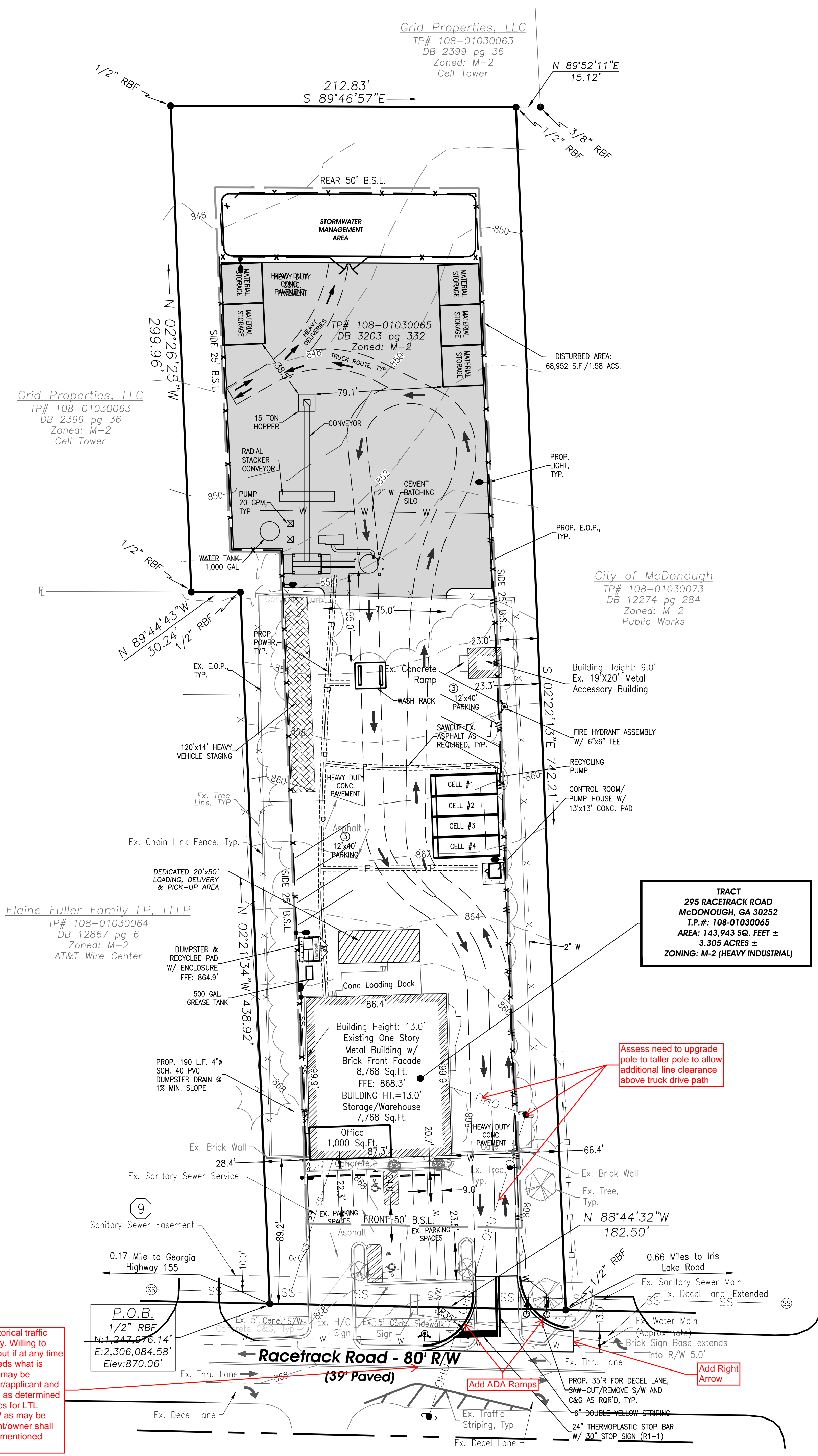
DATE: 7-11-25
PROJECT #: 24-637-02



SHEET #
2
3

Grid North
Georgia East Zone

This property does not lie within a 100-Year Flood Plain according to Flood Insurance Rate Map # 13151C 01670 Dated 10-6-2016



TRACT
295 RACETRACK ROAD
McDONOUGH, GA 30252
T.P.#: 108-01030065
AREA: 143,943 SQ. FEET ±
3.305 ACRES
ZONING: M-2 (HEAVY INDUSTRIAL)

Assess need to upgrade pole to taller pole to allow additional line clearance above truck drive path

Add ADA Ramps

Add Right Arrow

Fully examine proposed ITE traffic counts vs historical traffic data for similar location owned by same company. Willing to accept proposed trips per day data at this time, but if at any time in the future the traffic created by the plant exceeds what is proposed (on a continued basis), a left turn lane may be required to be constructed, at that time, by owner/applicant and at no cost to HCDOT or City of McDonough, and as determined by DOT Engineer. LTL shall meet all GDOT specs for LTL spacing, tapers, and storage, as well as all ROW as may be necessary to facilitate LTL construction. Applicant/owner shall bear total and financial responsibility for all aforementioned work, if required.

COLORS FOR UTILITY LOCATING:
White = Prop. Excavation
Pink = Temp. Survey Markings
Red = Electric
Yellow = Gas/Oil
Orange = Phone/Cable
Blue = Water
Purple = Reclaimed Water
Green = Sewer

GEORGIA811
www.Georgia811.com
Contact 811 before you dig.

Z:\PROJECTS\24-637-02 - 295 RACETRACK RD, McDONOUGH\PROJECT DRAWINGS\DRM RACETRACK ROAD_7-2-25.DWG

SRM READY MIX CONCRETE PLANT DRI
City of McDonough
Natural Resources Review Comments
November 14, 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 City 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 Walnut Creek watershed, which is part of the South River watershed. The project site is downstream of the City of McDonough water intake on Walnut Creek and the small water supply watershed criteria under Part 5 Criteria of the 1989 Georgia Planning Act do not apply. 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. However, for large water supply watersheds, the required criteria end seven miles upstream of the intake or reservoir. This property is more than seven miles upstream of the nearest public water supply intake and no large water supply watershed criteria apply.

Stream Buffer

Neither the USGS coverage for the project area nor the submitted site plan show any blue-line streams on or near the project property.

Any unmapped streams on the property may be subject to the City of McDonough stream 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 no floodplain on or near the project property.

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.