

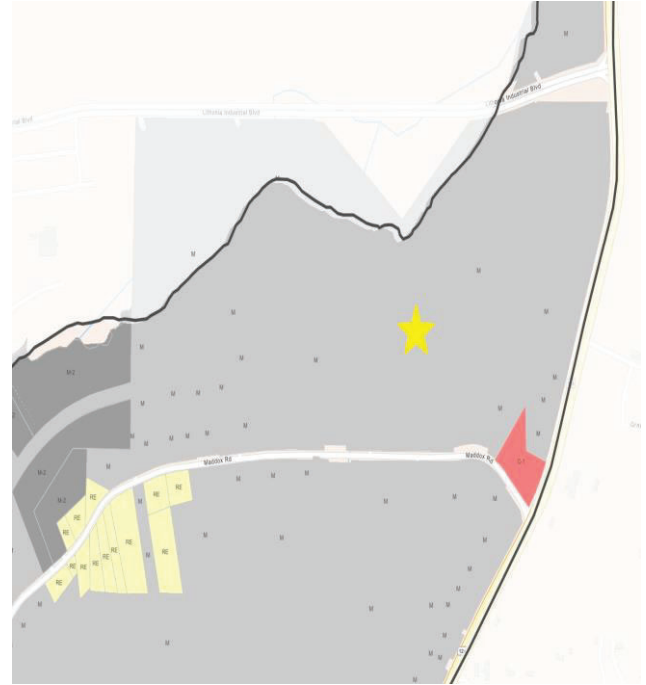
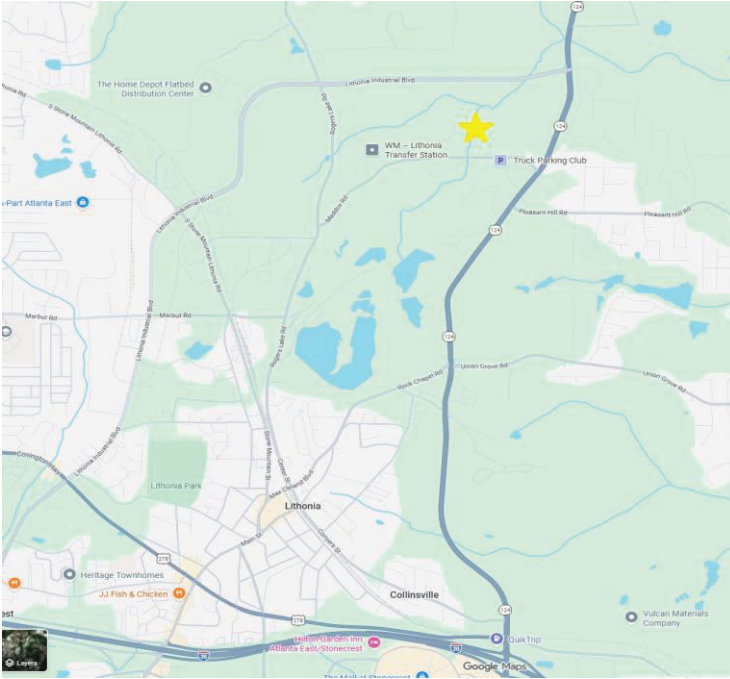


REZONING APPLICATION ANALYSIS

Prepared By:	Planning and Zoning Staff
Petition Number:	RZ26-000004
Applicant:	The City of Stonecrest
Owner:	Greenland Lithonia, LLC
Project Location:	7224 & 7226 Maddox Road
District:	1- Mayor Pro-Tem Tara Graves
Acreage:	7224 Maddox: +/-29.36 acres; 7226 Maddox: +/- 62.83 acres - Total = +/- 92.19 acres
Existing Zoning:	M- Light Industrial
Future Land Use:	LIND – Light Industrial
Overlay District:	N/A
Proposed Development/Request:	A City of Stonecrest initiated application requesting the rezoning and map amendments of approximately +/-92.19 acres from M- Light Industrial to M-2 Heavy Industrial to allow various heavy industrial uses including a ready mix concrete plant, hot asphalt plant, materials recovery facility, outdoor processing operations including concrete recycling, wood waste processing, metal recycling, soil processing, grinding, crushing, conveyors & stock piling of bulk materials.
CPIM:	6/11/2026
Planning Commission (PC):	7/7/2026
Mayor & City Council:	7/27/2026
Sign Posted/ Legal Ad(s) submitted:	5/27/2026
Staff Recommendations:	_____
PC Recommendation:	DENIAL

PROJECT OVERVIEW

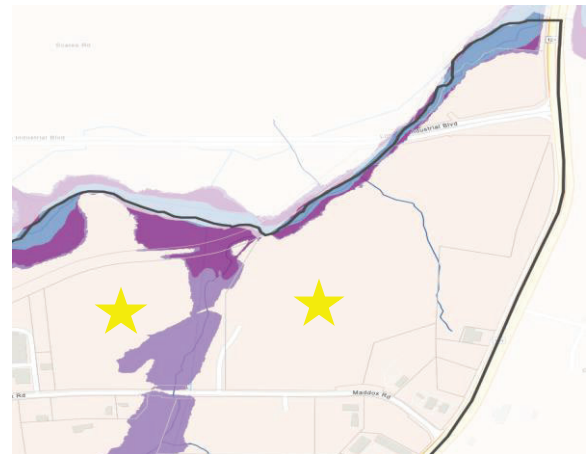
Location



Background

The subject properties are located at 7224 & 7226 Maddox Road in Stonecrest, GA. (**Parcel Number 16 165 02 022 & 16 165 02 001**) The site is located near the intersection of Maddox Road and Rock Chapel Road. Maddox Road is a local (Stonecrest) street. Rock Chapel Road is a major arterial (state highway). The surrounding area contains a mix of light industrial uses such as truck parking, and automotive related uses compliant with the zoning district and the 2030 Stonecrest Comprehensive Plan.

The City of Stonecrest Zoning Map has the property zoned M- Light Industrial. The property is currently the remnants of an abandoned rock quarry. The DeKalb County GIS map shows that there is flood plain along the northern property line of 7226 Maddox Road and along the property line that separates 7224 Maddox Road from 7226 Maddox Road.





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	M (Light Industrial)	Single Family Structure
Adjacent: North	M (Light Industrial)	Vacant
Adjacent: West	M (Light Industrial)	Industrial (Automotive Use)
Adjacent: East	M (Light Industrial)	Industrial (Truck Parking)
Adjacent: South	M (Light Industrial)	(Industrial) Truck Parking

DIVISION 31. - M (LIGHT INDUSTRIAL) DISTRICT

Sec. 2.31.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the M (Light Industrial) District is as follows:

- A. To provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan;
- B. To provide an environment for light industrial uses that produces no appreciable impact on adjacent properties and preserve the appeal and appearance of residential and commercial areas;
- C. To ensure that all establishments located within the M (Light Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within the M (Light Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;
- D. To provide an area within City of Stonecrest for recycling and green businesses to locate;
- E. To generate employment opportunities and economic development;
- F. To ensure that M (Light Industrial) Districts are so located that transportation access to thoroughfares and freeways is available;
- G. To allow for the conversion of industrial buildings which are 50 years of age or older to multifamily dwellings so as to promote living and working space as well as historic preservation;
- H. To implement the future development map of the city's most current comprehensive plan.



DIVISION 32. - M-2 (HEAVY INDUSTRIAL) DISTRICT

Sec. 2.32.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the M-2 (Heavy Industrial) District is as follows:

- A. To provide areas for manufacturing, warehousing and distribution facilities at locations so designated in the comprehensive plan;
- B. To provide for a location for intense industrial uses that do not require and may not be appropriate for a nuisance free environment;
- C. To provide for a location that allows nuisances such as noise, vibration and other impacts which cannot be contained on-site;
- D. To ensure that all businesses located within the M-2 (Heavy Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within the M-2 (Heavy Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;
- E. To ensure that industrial districts are so located that transportation access to thoroughfares and freeways is available;
- F. To implement the future development map of the city's most current comprehensive plan.

Benefits of Recycling

Environmental Benefits

As you are aware, Applicant intends to develop and eventually operate seven recycling-related activities at the Property following completion of the application process—(1) Materials Recovery Facility, (2) Wood Processing (Mulch), (3) Metal Processing (Sorting), (4) Soil Processing, (5) Concrete Recycling, (6) Concrete Plant, and (7) Asphalt Plant.

These seven proposed uses operate across a range of material streams — paper, plastics, metals, wood, concrete, soil, and aggregates — all with the same core environmental benefit: diverting materials from the traditional landfill waste stream and converting them into usable products. Rather than sending waste to a landfill where it will remain for decades, the proposed operations create new products by sorting, processing, and preparing materials for reuse or sale to manufacturers and end users.

The proposed facility will generate new products including landscaping mulch, topsoil, processed sand and aggregate, concrete and asphalt materials, and sorted recyclable commodities (paper, plastics, metals). These products will be available for use by the general public, Stonecrest businesses, City of Stonecrest capital projects (road maintenance, utility work, landscaping), and regional contractors and developers. By creating these products locally, the operations reduce the volume of waste entering nearby landfills, conserve natural resources, and provide materials to be used by Stonecrest, its citizens, and local businesses.

Economic Benefits

The proposed operations will create multiple categories of new employment opportunities including professional and management positions, heavy equipment operators, truck drivers, laborers, and administrative staff. These are stable jobs that support local workers and families year-round. The operations will generate tax revenue for the City of Stonecrest and contribute to the local economy through wages, equipment purchases, fuel consumption, and vendor relationships with local suppliers and service providers.

The facility will attract contractors and businesses to Stonecrest seeking recycled materials and processed aggregates, increasing economic activity and generating traffic to local restaurants, gas stations, retail businesses, and other commercial establishments. These secondary economic benefits support the broader Stonecrest business community.

Public Safety & Regulatory Oversight

Regulatory Oversight & Permit Renewal

Each of the seven proposed uses requires permits issued and administered by the Georgia Environmental Protection Division (EPD). Federal and local approvals and/or compliance are involved in some of the underlying permit applications. These are not one-time approvals. Permitted facilities are subject to ongoing government oversight, including:

- Periodic inspections by EPD and/or municipal enforcement staff
- Continuous monitoring and recordkeeping obligations
- Regular testing and compliance documentation
- Annual or recurring permit renewals (not automatic)
- Suspension, modification, or revocation of permits for noncompliance

Enforcement & Consequences

Violations of air quality, solid waste handling, or water quality permits carry significant civil penalties under Georgia law (O.C.G.A. § 12-9-23): up to \$25,000 per day per violation. Each day of continued noncompliance constitutes a separate violation, so penalties accumulate rapidly. This creates strong financial incentive for operators to maintain compliance.

Facility-Specific Standards & Controls

Noise

City of Stonecrest ordinance limits operational noise to 80 dB(A) during permitted hours (7 a.m.–10 p.m.). The proposed facility is expected to operate between 7 a.m.–5 p.m., remaining well within permitted hours. A noise study conducted at a comparable recycling facility operated by a related company documented average daytime noise levels of 62.0 dB, with maximum on-site levels near machinery of 67.3 dB, and areas distant from operations measuring below 60 dB. The Maddox Road site provides additional sound attenuation advantages: the 92-acre scale allows greater operational separation from property boundaries, the site is situated further from public roadways than the comparable facility, and existing tree cover creates a natural sound barrier. Based on this analysis, facility noise is expected to remain well below the 80 dB(A) ordinance threshold and is unlikely to be heard or distinguishable from background traffic and ambient noise on Maddox Road or at nearby properties.

Dust Control

Georgia EPD air quality regulations establish a strict opacity standard limiting visible dust emissions. Opacity is a direct, measurable indicator of how much particulate matter is entering the air. Compliance is not self-certified: opacity is verified through established EPA and state measurement methods, and permitted facilities are subject to inspection and enforcement. Each of the proposed operations is designed to operate at emission levels substantially below through the dust-control systems described below.

- Water-spray suppression systems (continuous operation on crushing, screening, and loading areas)
- High-efficiency dust collectors and filtration on some equipment
- Enclosed structures for material sorting and processing
- Negative-pressure ventilation systems for indoor facilities
- Monitoring and compliance testing as required by permit conditions

Given the site scale, existing tree buffers, and mandatory dust control systems, dust levels will remain well below the regulatory threshold.

Water Management

Certain operations employ closed-loop water systems with no off-site discharge:

- Soil processing uses internal water recycling with clarifying tanks (no external wastewater release)
- Stormwater from all areas complies with Georgia stormwater standards and City of Stonecrest requirements
- Concrete and asphalt plants use sealed silos and enclosed transfer systems
- MRF and metal processing operations occur within enclosed buildings with internal drainage controls
- All operations comply with applicable NPDES permit requirements as applicable

Hazardous Materials

NO HAZARDOUS MATERIALS ARE ACCEPTED OR OTHERWISE PERMITTED ONSITE. Operations are strictly limited to non-hazardous recyclable materials and processed products. No storage, treatment, or disposal of hazardous waste will occur at the proposed facility.

Community Accountability

The permitting framework described above creates multiple accountability mechanisms: government inspections, municipal enforcement, operator recordkeeping, third-party testing, and public access to permit conditions and violation records.

1. Materials Recovery Facility (Indoor)



Exemplar: enclosed materials recovery facility

Operational Summary

An indoor materials recovery facility (MRF) sorts incoming waste by type (paper, plastics, metals, etc.), bundles the sorted materials, and ships them out to end markets for recycling. The MRF accepts NO household trash and NO hazardous materials. All sorting and processing occurs inside an enclosed building with electrical sorting equipment and a gas-powered front end loader for material handling. The building is heated and cooled as needed, but the facility generates NO pollutant emissions from its operations.

Regulatory Framework

MRF operations are regulated under the Georgia EPD Solid Waste Handling Permit framework administered by the Recovered Materials Unit. Permitted facilities are subject to ongoing EPD oversight, including inspections and recurring structural and compliance reviews; permits are subject to renewal and may be revoked, suspended, or modified for noncompliance. Permit conditions address containment of off-site litter through enclosed, negative-pressure building ventilation and indoor dust collection for loose fibers.

2. Wood Processing – Mulch Plant



Exemplar: wood grinding and mulch operation

Operational Summary

A wood processing operation converts natural yard trimmings and untreated wood into landscaping mulch, top soil, and other soil and gardening products. Processing equipment includes industrial grinders and trommel screens, operated with water-spray dust suppression.

Regulatory Framework

Georgia EPD Mulching Facility Exemption Guidance classifies pure vegetative mulching as recovered-material processing rather than solid waste disposal. Larger or permanent facilities are additionally governed by state minor source air regulations addressing particulate matter from grinding operations and product piles. Standards include stockpile areas capped at 25,000 square feet, integrated emergency fire lanes, and suppression of airborne wood fiber. Facilities are subject to EPD inspection and enforcement, and applicable air permits carry monitoring, recordkeeping, and renewal obligations.

3. Metal Processing / Sorting



Exemplar: scrap metal sorting and processing facility

Operational Summary

A metal sorting and processing operation sorts and prepares scrap metal for recycling. Processing is limited to cutting and shredding operations — no smelting, melting, or heating. Processing relies on automated eddy current separators, magnetic drum sorters, and hydraulic shears operating within dedicated structures.

Regulatory Framework

Metal recycling operations are regulated under Georgia State Implementation Plan (SIP) permitting structure, typically as Minor Source or Synthetic Minor air classifications. Permit conditions require particulate matter capture through high-efficiency cyclone dust collectors and control of airborne metallic dust. Air permits carry ongoing monitoring, recordkeeping, and reporting obligations, are subject to EPD inspection, and must be maintained and renewed to continue operating.

4. Soil Processing



Exemplar: soil washing and screening plant

Operational Summary

A soil processing and washing plant takes excavated earth and separates it into usable components (sand, silt, etc.) by removing physical debris and fine contaminants. The process uses high-pressure hydro-cyclones, multi-tiered wet screening decks, and internal closed-loop water filtration. Water is continuously recycled and reused within the system — very little water is consumed, and no water is released off-site.

Regulatory Framework

Soil processing and washing operations are regulated under SIP permitting and state watershed protection rules. The wet process is classified under Minor Source air guidelines because constant moisture suppresses dust. Permit conditions require closed-loop water management with integrated clarifying tanks (no off-site wastewater discharge) and particulate capture during any dry-screening phases. Permitted operations are subject to EPD inspection and enforcement, with ongoing monitoring and permit renewal requirements.

5. Concrete Recycling



Exemplar: MetroGreen Pleasantdale concrete recycling facility

Operational Summary

A concrete recycling operation crushes concrete slabs, sidewalks, and foundations from construction and demolition activity into reusable aggregate. Equipment includes primary jaw crushers, inline magnetic separators to extract reinforcing steel, and continuous water-spray dust suppression.

Regulatory Framework

Crushing plants are regulated under SIP permitting as Minor Source or Synthetic Minor classifications depending on process weight and hourly crushing capacity. Dust control is a primary requirement: systems include high-efficiency water-spray suppression, particulate capture, and federal New Source Performance Standards (NSPS Subpart OOO) for material conveyors. Permits carry testing, monitoring, recordkeeping, and renewal obligations, and facilities are subject to EPD inspection. Given the site's 92-acre scale, existing tree buffers, and mandatory dust suppression systems required under regulation, dust opacity is effectively controlled and should not travel off-site.

6. Concrete Plant (Ready-Mix)



Exemplar: ready-mix concrete batch plant

Operational Summary

A ready-mix concrete plant combines measured amounts of water, sand, gravel, and cement to produce fresh concrete for delivery. Raw materials are stored in sealed silos, and material transfers are served by high-efficiency dust-collection systems.

Regulatory Framework

Ready-mix plants are regulated under SIP permitting structures designed to keep common industrial pollutants — dust and fine particulates — below thresholds protective of surrounding communities. Permitted plants are subject to EPD inspection, ongoing monitoring and recordkeeping requirements, and permit renewal.

Note: In June 2005, DeKalb County approved a SUP for asphalt/concrete plants on the property (SLUP-03031). Notwithstanding this prior approval, applicant seeks an additional SUP from the City of Stonecrest in the interest of good faith and transparency.

7. Asphalt Plant



Exemplar: asphalt production plant

Operational Summary

An asphalt plant dries and blends aggregate materials (stone and sand) with a liquid asphalt binder to produce pavement material. Processing air is captured and filtered through the plant emission control systems.

Regulatory Framework

Asphalt plants are regulated under Georgia Permit-by-Rule (PBR), Synthetic Minor (SM), or Title V air permitting programs, including a specialized nitrogen oxide limit of 50 tons per year applicable in the Atlanta area. Standards require dust opacity below 20%, production caps, and independent compliance testing within 180 days of startup. Air permits impose continuing monitoring, recordkeeping, and reporting obligations, are subject to EPD inspection and enforcement, and must be maintained and renewed to continue operating.

Note: In June 2005, DeKalb County approved a SUP for asphalt/concrete plants on the property (SLUP-03031). Notwithstanding this prior approval, applicant seeks an additional SUP from the City of Stonecrest in the interest of good faith and transparency.

Environmental Site Analysis

Summary of Findings | May 2026

A comprehensive Environmental Site Analysis was prepared for the 92.19-acre property in May 2026. The analysis compiled historical information regarding the site's former quarry operations (ceased approximately 2015), environmental studies conducted at the time of the applicant's 2019 acquisition, and recent observations of the site. Considering no development activity has occurred on the site since quarry operations ceased, environmental conditions documented in the ESA remain current and representative of site conditions.

Sensitive Features & Development Separation

The property contains four small, secluded wetland areas (PF01C Freshwater Forested/Shrub Wetlands) located deep within the undeveloped, wooded portions of the property in the northwestern and northeastern areas. A 100-year floodplain associated with Swift Creek Tributary A and an intermittent stream are similarly confined to these same wooded areas. These sensitive environmental features are wholly separated from the cleared and graded portions of the site intended for industrial operations. No development, grading, filling, or other ground-disturbing activity is proposed in or adjacent to any of these identified wetlands, floodplain, stream corridors, or wooded buffer areas. The applicant is committed to preserving these areas in their current undisturbed state.

Regulatory Compliance & Site Preservation

The property owner is committed to avoiding all encroachment into identified wetlands and floodplain/stream features. Should any future site work be proposed in proximity to sensitive areas, all required permits (U.S. Army Corps of Engineers Section 404, Georgia EPD coordination, City floodplain permits, and stream buffer variances if necessary) will be obtained and applicable mitigation will be implemented. The wooded areas containing sensitive features will be preserved in their current natural condition, providing continuing habitat and open space value.

Land Disturbance & Erosion Control

Any ground-disturbing activity will be confined exclusively to the previously developed and graded portions of the former quarry site and will require a Land Disturbance Permit from the City of Stonecrest. All future development will comply with applicable regulations. Site development will preserve existing trees — the applicant expects to retain all or nearly all of the existing forest canopy on the property. No ground disturbance, tree removal, or other site activity will occur in or near the wooded areas containing identified wetlands, floodplain, or stream corridors. The applicant will comply with all applicable federal, state, and local environmental requirements in connection with site development and future operations.

Key Environmental Findings

Wetlands: Four wetland areas identified, all within undeveloped wooded portions. No encroachment proposed.

Floodplain: Zone AE 100-year floodplain identified in northwestern wooded area. All development confined to areas outside floodplain boundary.

Streams: Swift Creek Tributary A (perennial and intermittent reaches) crosses property north-south through wooded corridor. Stream buffer compliance required; no buffer encroachment currently proposed.

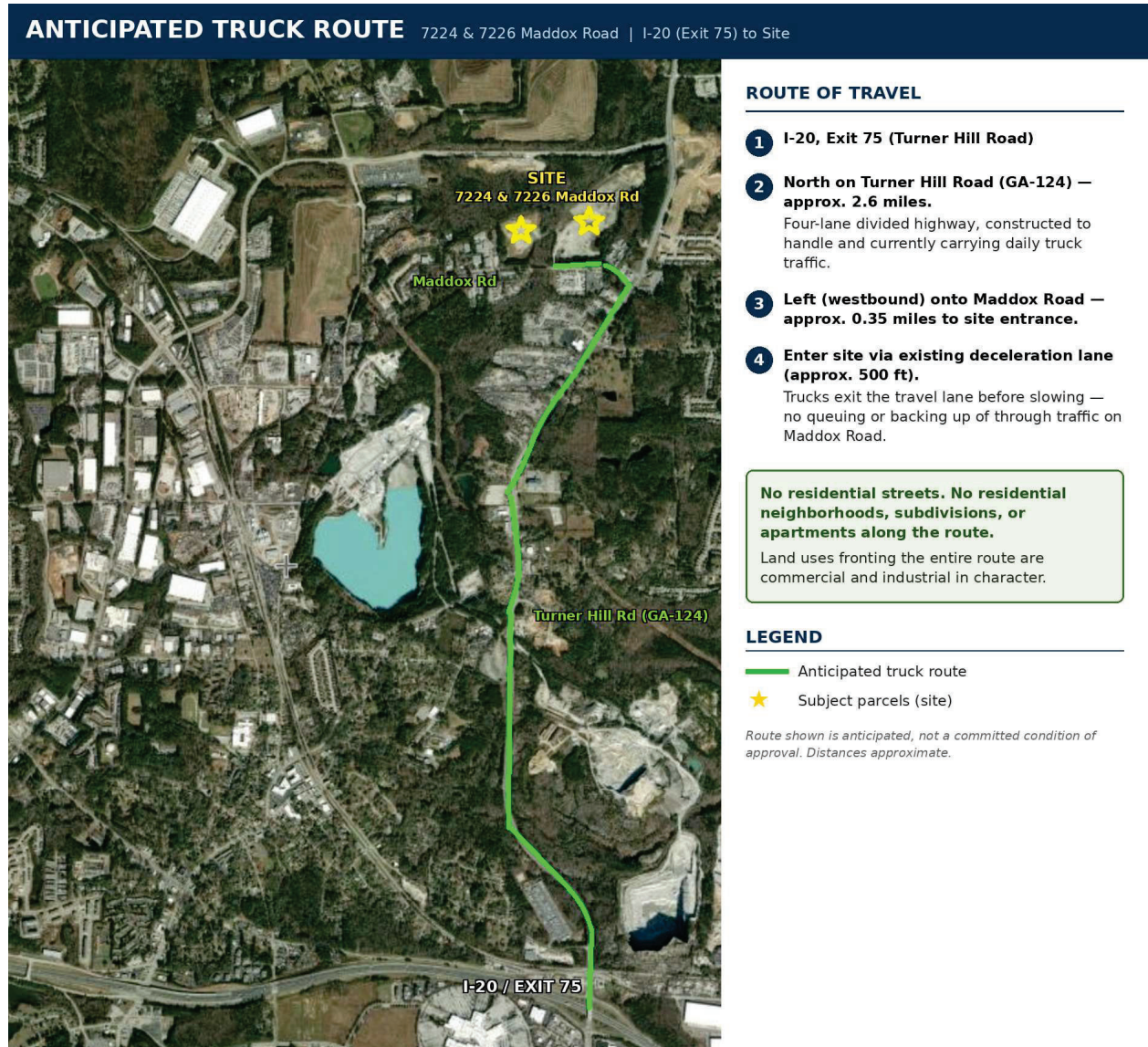
Slopes: No slopes exceeding 25% over 10-foot rise identified. Topography typical of former quarry site with graded, relatively uniform landform.

Wildlife: U.S. Fish and Wildlife Service review identified no designated critical habitats on the property. Wooded areas provide general habitat value that will be preserved.

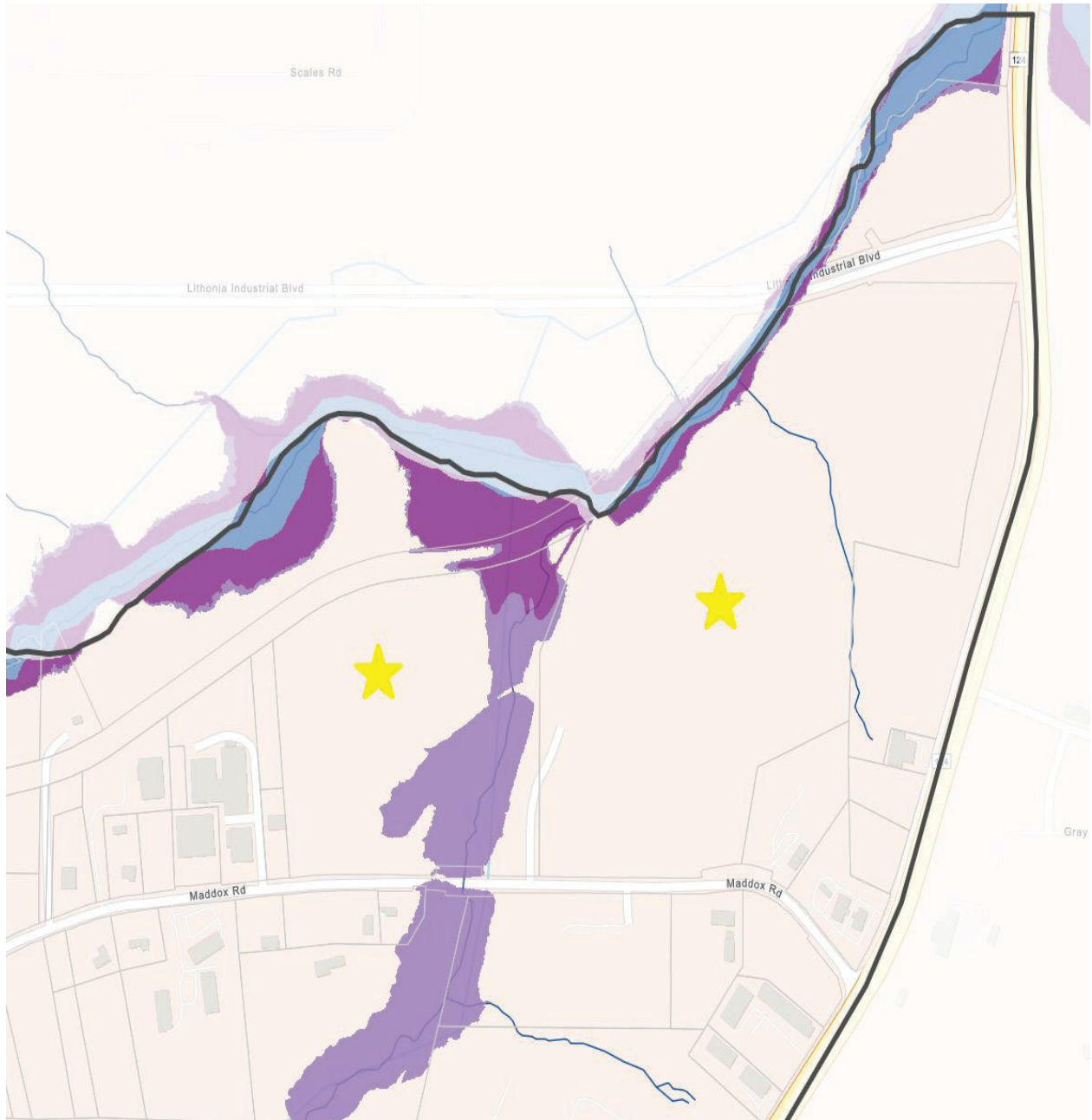
Archaeology: No previously recorded archaeological sites or historic resources identified. Ground-disturbance contingencies in place per applicable state law.

Residential Separation: Property located more than 2 miles from nearest concentrated residential areas. Represents more responsible siting of heavy industrial use than existing M-2 properties within the City.

Proposed Truck Route



Floodplain Map



RZ26-000004

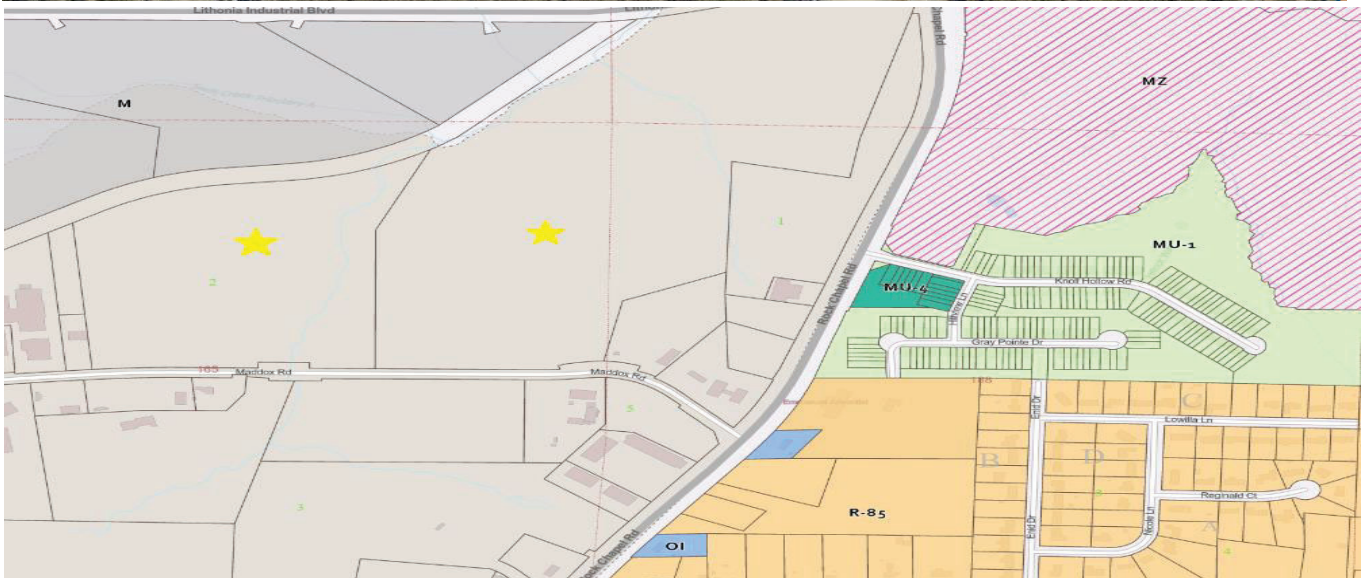
ADDRESS: 7224 & 7226 Maddox Road

CURRENT ZONING: M Light Industrial

OVERLAY DISTRICT: N/A

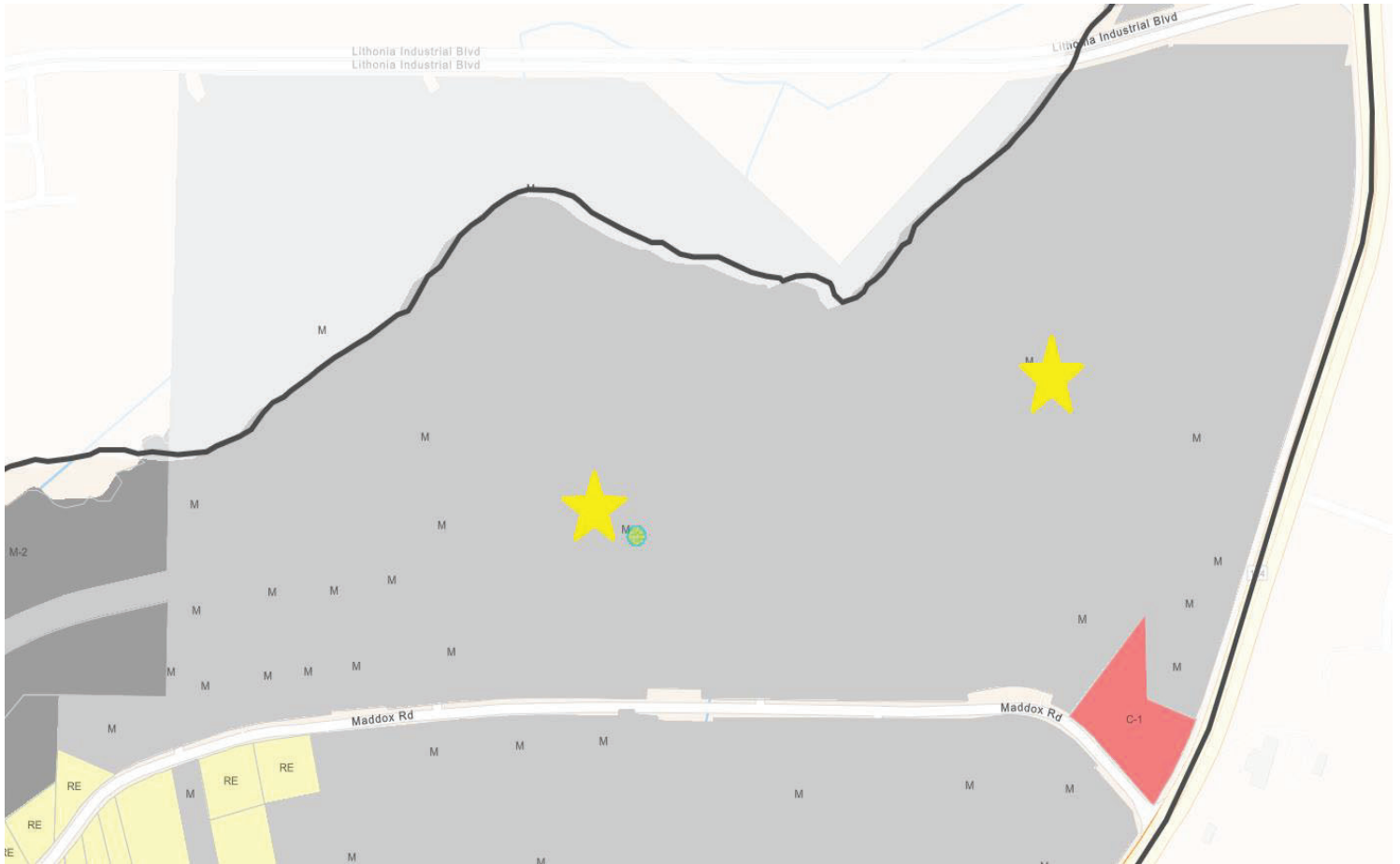
FUTURE LAND USE: LIND – Light Industrial

Aerial Map





Zoning Map



Legend

 C-1 - Local Commercial

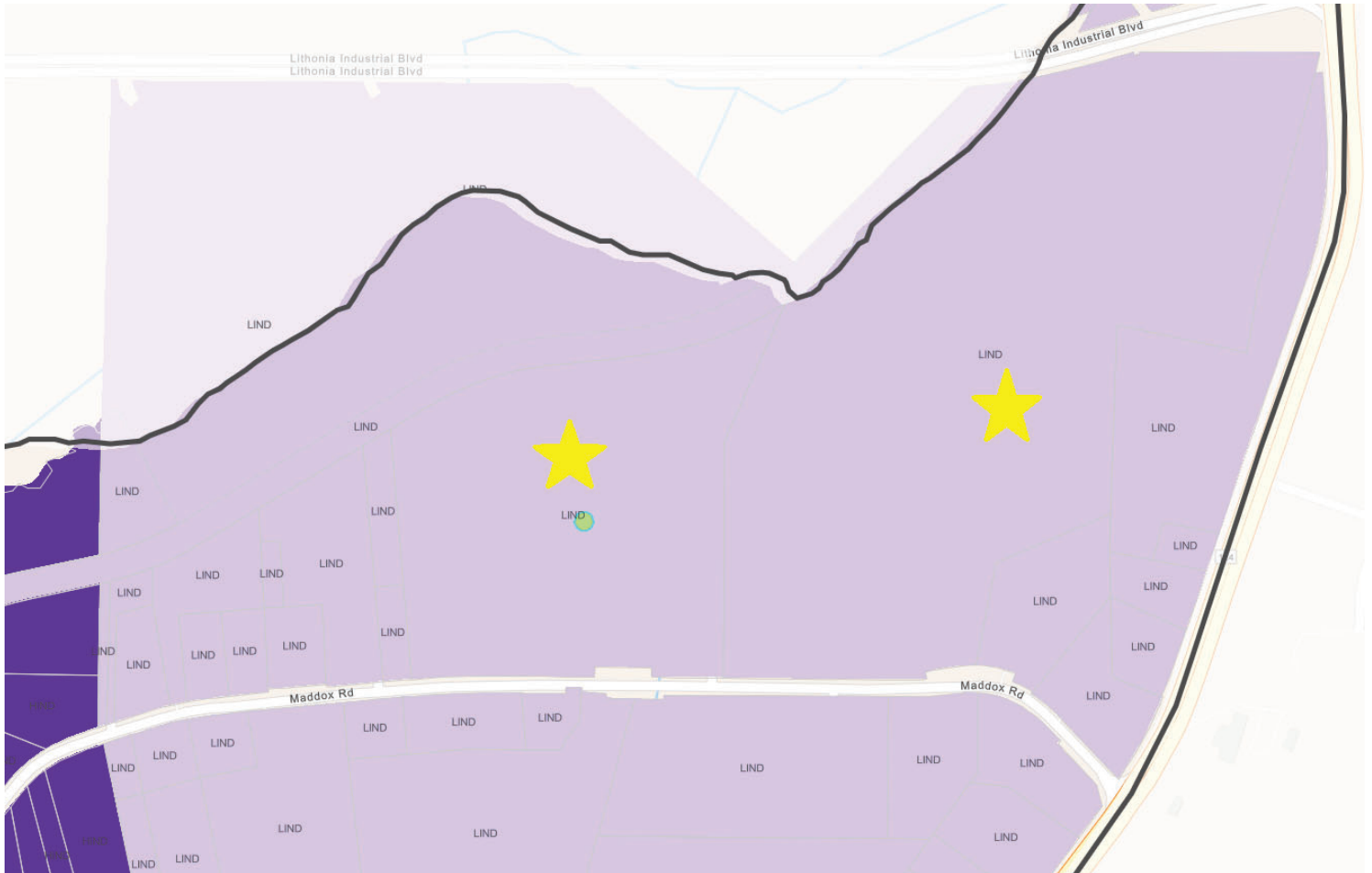
 M-2 - Heavy Industrial

 M - Light Industrial

 RE - Residential Estate

 Subject property

Future Land Use Map



Legend

-  Light Industrial
-  Heavy Industrial
-  Subject Property





STANDARDS OF ZONING MODIFICATION REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The zoning proposal and the comprehensive plan the parcels classified as M-Light Industrial as the current zoning with a light industrial future land use. The Light Industrial Land Use Designation states: *“These areas consist of areas used in low-intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution, or other nuisance characteristics”*. The Use Description lists Warehouse Distribution, Wholesale/ Trade and Automotive as listed uses. The comprehensive plan also states: *“The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses”*.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The proposed M-2 heavy industrial zoning based on the submitted documents will not permit a use suitable for the adjacent and nearby properties. The surrounding zoning of the area is mainly light industrial with some residentially zoned parcels approximately 800 feet away (as the crow flies). This request will allow more intense uses than the surrounding uses and will likely generate additional noise, vibration, and more air pollution.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property has reasonable economic use as currently zoned (M-Light Industrial), as it can be developed as any of the 61 commercial uses or of the 24 industrial uses listed as permitted uses in the City of Stonecrest Zoning Ordinance. These uses would be consistent with the existing uses and consistent with the intent of the comprehensive plan.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The zoning requests would potentially have adverse effect on existing use or usability of adjacent or nearby properties. The proposed number of uses and the increase in intensity of the proposed uses would affect neighboring and nearby properties. The number of truckloads, the type of equipment, the byproduct of the uses are all factors that cannot be determined and are unknown.



The multi-purpose uses proposed could directly increase the intensity of adverse effects onto neighboring properties and nearby communities causing a diminution of a standard quality of life with health concerns of air pollutants released, groundwater and soil contaminants, reduction of economic value of property, roadway deterioration and increased vehicular incidents, and decrease of the aesthetic imagery of the community are a few impacts of heavy industry uses in proximity to existing residential, general commercial, and light industrial business establishments that would be faced with daily operation of the use without relief.

5. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.

There have been no existing or changing conditions that have been found.

The subject properties are proposing multiple uses that collectively could be more intense than the surrounding uses and more intense than what is intended in the comprehensive plan. There's no documented information submitted showing the proposed development will improve the community in that area. There is an established single-family neighborhood (DeKalb County) across Rock Chapel Road as well as two (2) new townhome communities that are in the construction phase.

6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

At this time there are no documents that show that the requests would adversely affect historic buildings, sites, districts, or archaeological resources.

7. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The zoning proposal could cause excessive or burdensome use to existing streets given the multiple uses that are proposed. There may be significant increases in truck traffic on a local street that is not rated for heavy industrial uses.

8. Whether the zoning proposal adversely impacts on the environment or surrounding natural resources.

The request is for the properties to be rezoned with zoning and future land use map amendments to include crushing concrete and an asphalt plant. Each of these uses could produce dust that may be harmful to the environment and surrounding natural resources. There is the potential for air pollution produced by these uses affecting surrounding neighborhood as well as businesses.

Site Photos





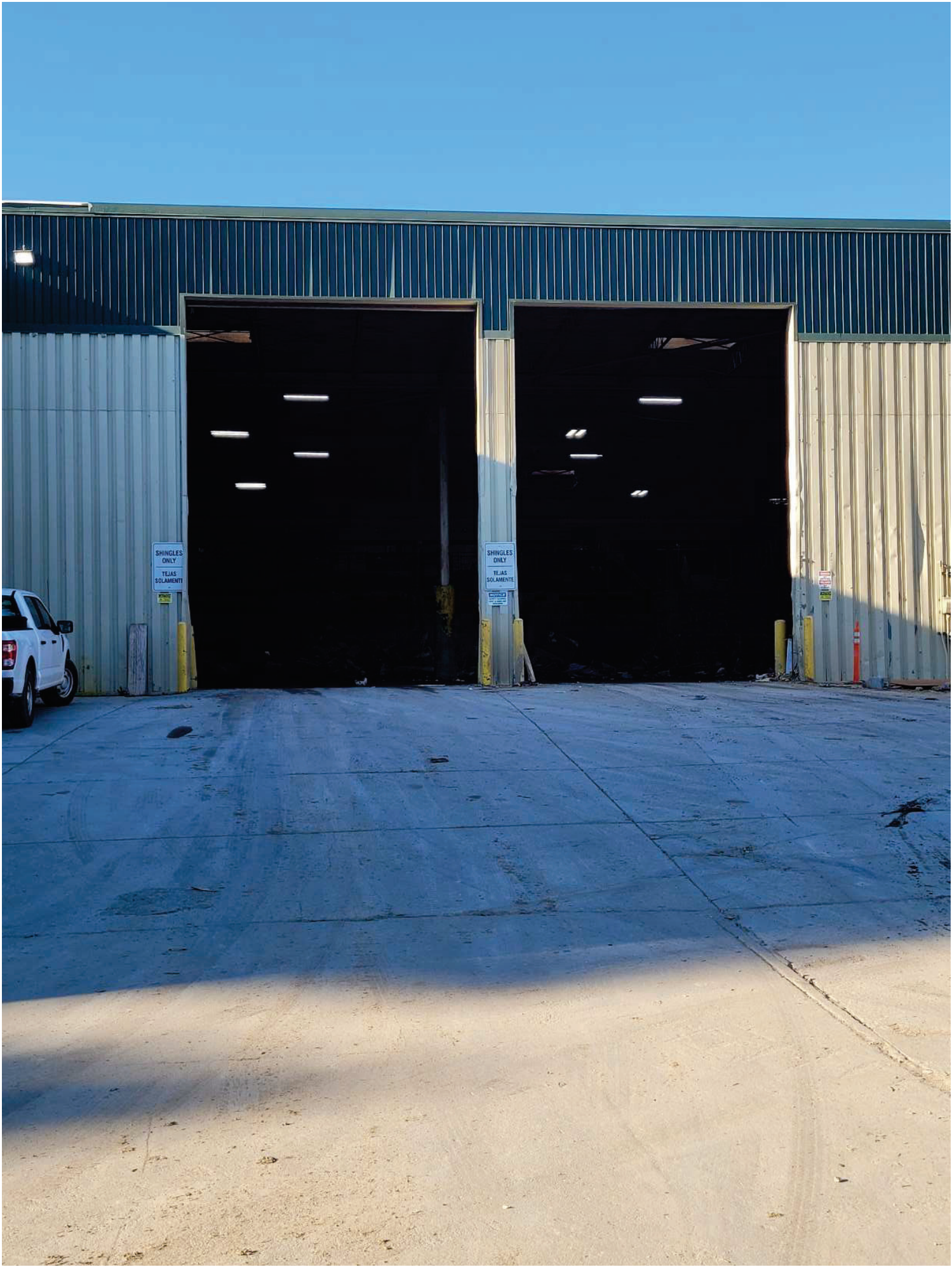










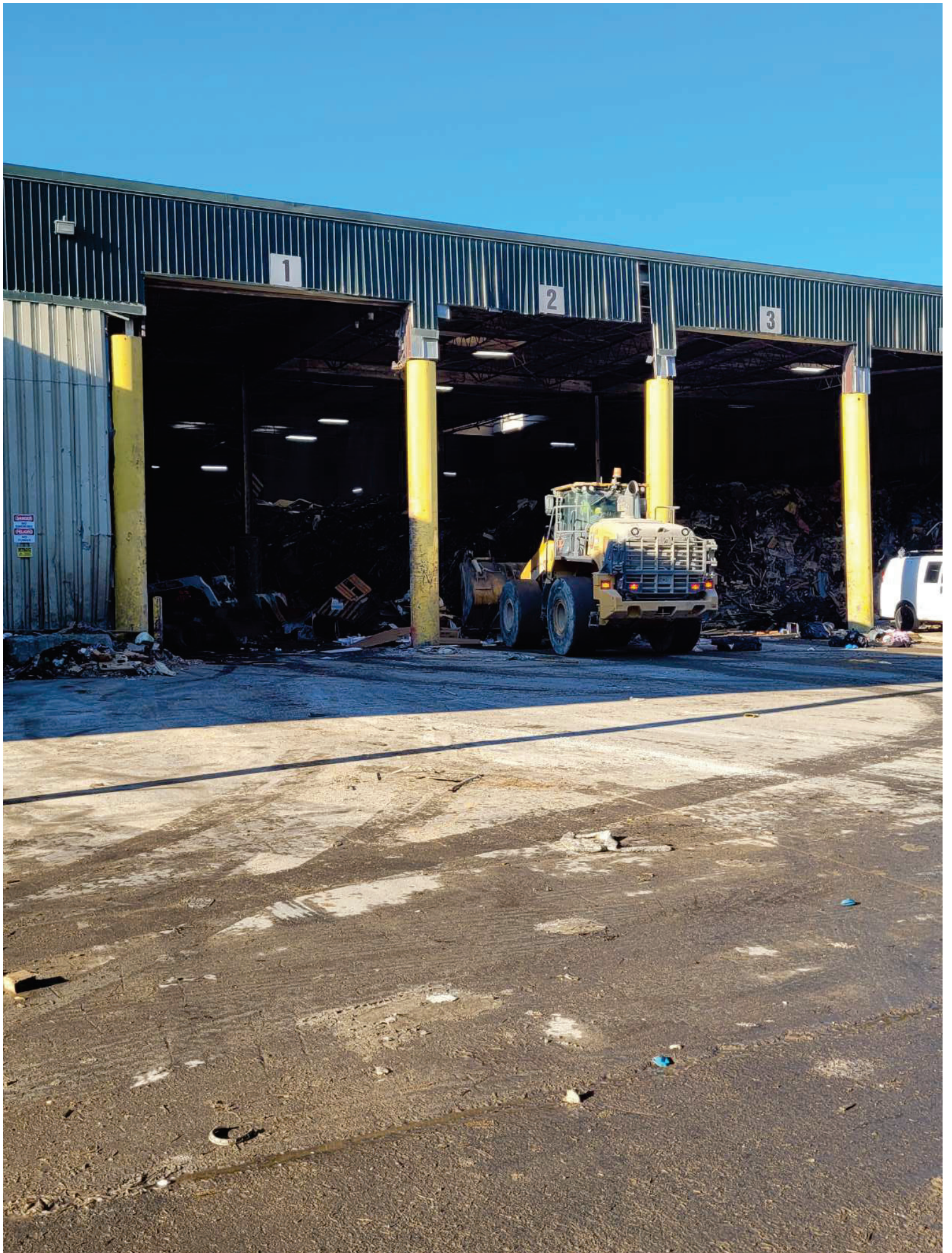


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STAFF RECOMMENDATION- N/A

PLANNING COMMISSION (PC) RECOMMENDATION - DENIAL JULY 7, 2026