



Planning and Development Department Case Information

Case Number: Z24030001

Meeting Dates: Planning Commission 04-11-2024 – Case continued to 05-02-2024
Board of Commissioners 06-04-2024

Applicant:
Norman L Kennebrew
2547 Lithonia West Drive
Lithonia, Georgia 30058

Owner:
Phillip Ozburn
1250 Broughton Lane
Newborn, Georgia 30056

Current Zoning: B2

Request: Rezone 2.24 acres from B2 to M1 for a portable concrete plant (DRI applied for #4158)

Address: 2435 Highway 278 and Highway 278, Social Circle, Georgia 30025

Map Number: C1580075D00 and C1580075H00

Site Area: C1580075D00 is 1.24 acres and C1580075H00 is 1.00 acre

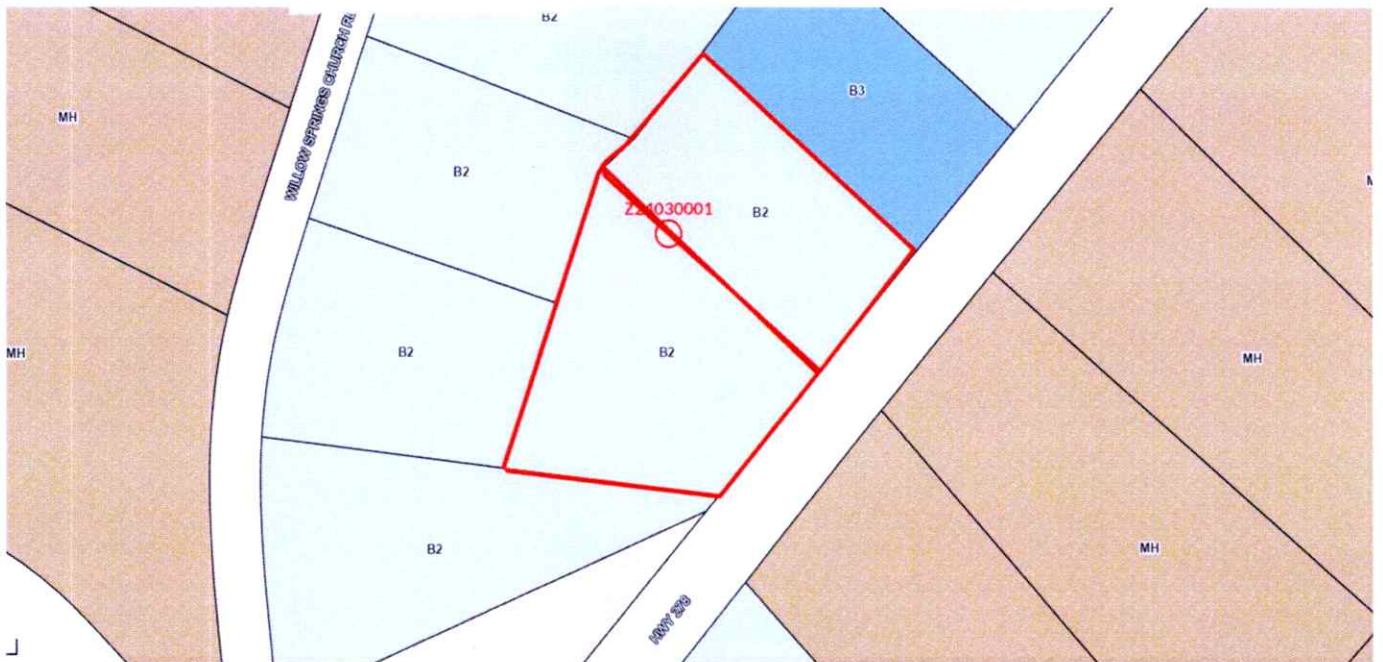
Character Area: Employment Center

District 4: Commissioner–Lee Bradford Planning Commission –Keith Prather

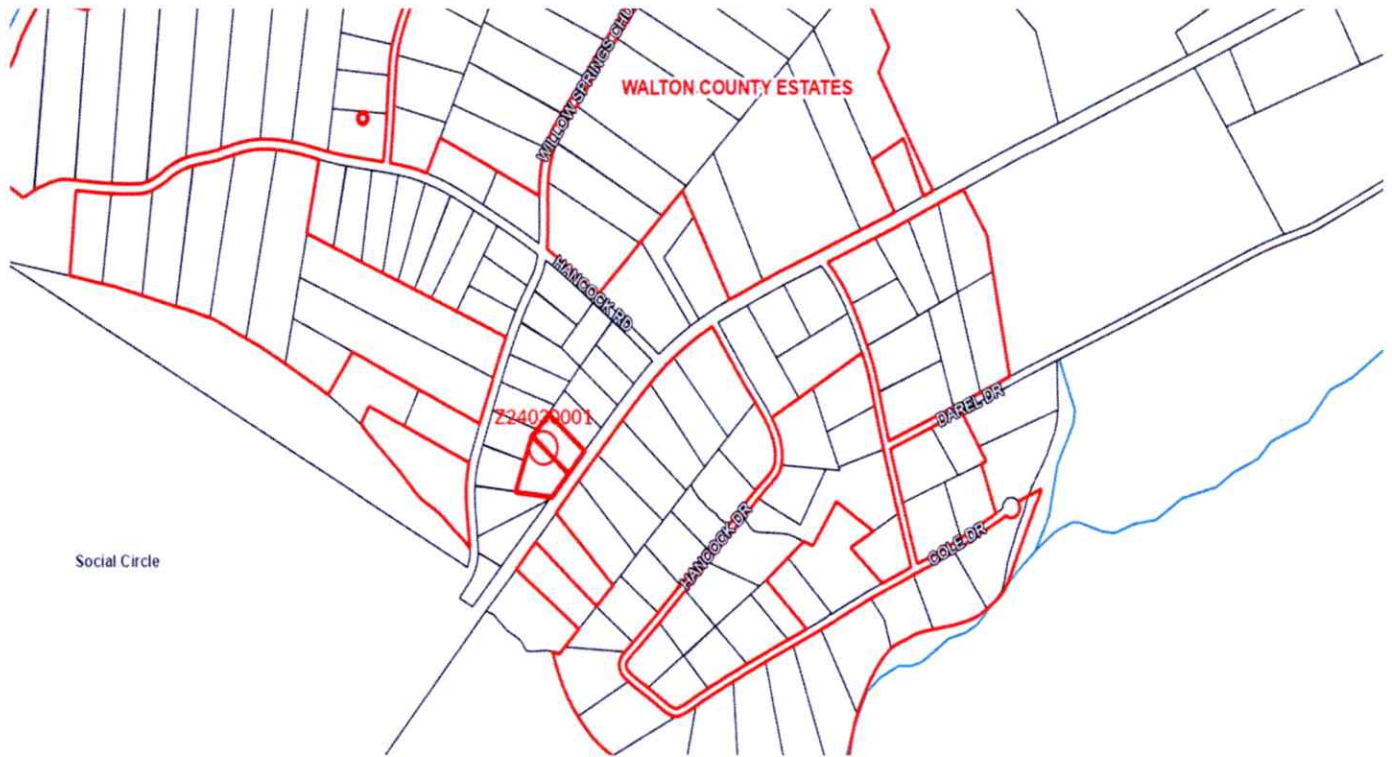
Existing Site Conditions: Property consists of 2.24 acres. 2435 Hwy 278 is 1.24 acres and Hwy 278 is 1.00 acres.



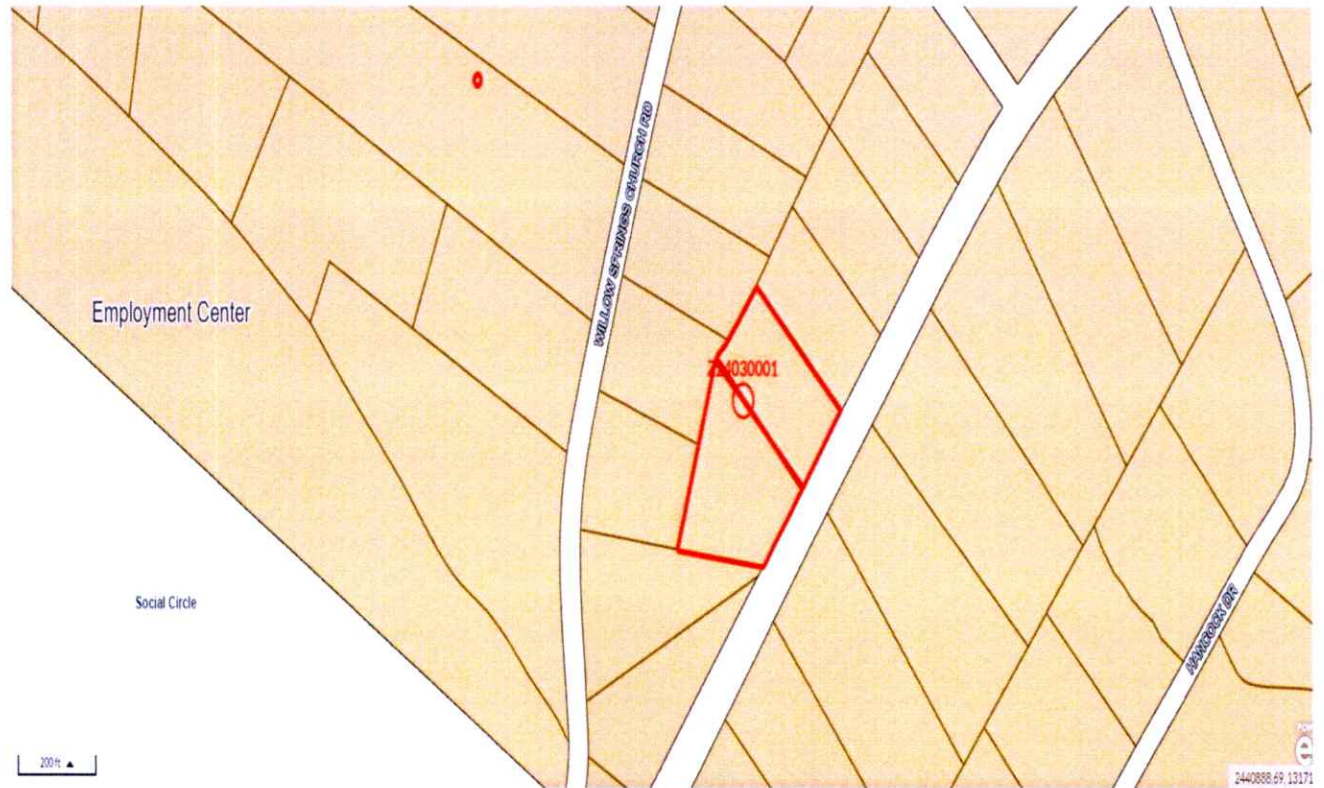
The surrounding properties are zoned A2, B2, and B3.



Subdivisions surrounding property:



The Future Land Use Map for this property is Employment Center.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: The Walton County Sheriff's Office conducts regular business checks on main thoroughfares on night shift where applicable. This business would increase big truck traffic in that area potentially causing more MVA's in an already congested area.

Water Authority: This property is located within the City of Social Circle service area.

City of Social Circle Water Department: Water can be supplied by the City of Social Circle. We have no conflict.

City of Social Circle Police Department: Concern with traffic and the damage the trucks and work product will do to the roadway. Whereas we cannot realistically stop this plant from happening – not if we want construction to be completed – I would implore the commissions to create very real and enforceable roadway and environmental standards. Acceleration and deceleration lanes into and out of the facility so as not to impede the normal flow of traffic. Active water stations to keep the concrete mixture dust down and off the vehicles coming into the roadway. Road sweepers routinely sweep the roadway from the concrete products. Where are they going to have/get their water? These plants are dirty, dusty, and produce a significant amount of by-product waste that is transferred into the community and onto the roadways by the dump trucks delivering raw materials and the cement trucks delivering the final product. They also consume a lot of water. Are they looking to have the water trucked in, get it from a local water source, or get it from pipe supplied water?

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire hydrant shall be located within 500 ft. Full plan review shall be performed.

Fire Department Review: No comments at this time.

Board of Education: Will have no effect on the Walton County School System.

DOT Comments: Will require coordination with Georgia DOT.

CASE WAS SCHEDULED FOR 4/11/2024 BUT DUE TO NOT HAVING A QUORUM, THE CASE WAS RE-SCHEDULED FOR 5/2/2024.

PC ACTION 5/2/2024:

**Z24030001-Rezone 2.24 acres from B2 to M1 for portable concrete plant-
Applicant: Norman L Kennebrew/Owner: Phillip Ozburn-Property located on 2435
Hwy 278 & Hwy 278/Map/Parcels C1580075D00 & 75H00-District 4.**

Presentation: Norman Kennebrew represented the case and stated that he would like to make a portable concrete plant and manufacture concrete to serve the area.

Keith Prather asked if there was a rendering of what he wants to do and he was advised that the engineer, Hanna Casswell, submitted the plan to the county.

Josh Ferguson asked if Mr. Kennebrew was going to add more buildings and Mr. Kennebrew stated that pretty much what he wants to do is on the site plan. It will be clean and covered on the outside and they will utilize the existing building on the property and will be adding to it for their office area.

Keith Prather asked about the process and would they be bringing in the cement material. Mr. Kennebrew stated that it would be kept in a silo container, and it would be mixed with water and cement and be taken out in about 5 trucks.

Keith Prather asked about how many loads per hour and Mr. Kennebrew stated 2 to 3 loads and will go up from there as business picks up.

Tim Hinton asked about hours of operation and Mr. Kennebrew stated that it would depend on who orders it because if it is residential they would deliver during the day but commercial can be early.

Josh Ferguson asked if this was a portable plant, can you move the entire plant in 24 hours and Mr. Kennebrew stated that you could, and that E.R. Snell has a similar mobile plant.

Josh Ferguson asked if the portable cement plant would be moved a lot and Mr. Kennebrew stated that it would not.

Keith Prather asked if it would be closed in on all sides and Mr. Kennebrew stated no but he would make sure there was no pollution.

Timothy Kemp stated that there will be dust around and Mr. Kennebrew stated it would be minimal and they can get a dust permit and they would go with what is allowed per EPD and the environment.

Timothy Kemp then asked would it be 3 products and Mr. Kennebrew stated that it would be sand, water and cement. Mr. Kemp stated that you would be having trucks delivering and trucks going out.

Tim Hinton asked if tractor trailers would haul it in to put in the silos or would it be stockpile and Mr. Kennebrew stated that they would put gravel down, but it would be stockpile and there would be sides so there would be no dirt or gravel exposure.

Josh Ferguson asked where on the site plan you can see this, and Mr. Kennebrew stated it shows on the site plan.

Mr. Kennebrew stated that some of the products are going to be recycled material. They are working on material coming from Egypt and this is the greatest concrete on earth.

Terry Eison asked when the trucks return are they going to wash out on site and Mr. Kennebrew stated that they would and that EPD will monitor that as well as water quality.

Terry Eison stated that they would need a separate storm drain and Mr. Kennebrew stated that everything around there is on a well.

Timothy Kempt asked how many trucks would be stored on the property and Mr. Kennebrew stated up to 10.

Speaking: James Evans, who lives on Daryl Drive in Social Circle addressed the Board. Mr. Hinton asked where do you live based on this address and Mr. Evans stated a couple of miles down the road. Mr. Evans stated that the road on Highway 278 is a 2-line black top. There are already 18 wheelers going and coming from General Mills and Dart plants. The traffic is bad and now they are going to have cement trucks. There is limited site distance between this property and the hill. He objects because of the hours of operation, run-off, noise of trucks and traffic. He does not think commercial belongs here because all is residential.

Applicant came back for rebuttal and stated that he is willing to do whatever including a decel lane. The property is not in the curve that it is a slight hill. They will be using the existing entrance now as it stands. Regarding the concern about water contamination, Mr. Kennebrew advised that there will be no contamination and it will be monitored by EPD.

Keith Prather stated that the DRI (Development Regional Impact) reports stated that the county should measure the life cycle costs of the infrastructure needed to serve this project to ensure that they would not be committing to more maintenance expenses than the new tax revenue can cover. The report also addressed concerns about noise and dust.

Recommendation: Keith Prather made a motion to recommend denial with a second by Timothy Kemp. The motion carried unanimously.

(DEVELOPMENTS OF REGIONAL IMPACT FINAL REPORT IS ATTACHED)

Rezone Application # 224030001
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date ⁴⁻¹¹⁻²⁰²⁴ ~~04-26-24~~ at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**
 Board of Comm Meeting Date ⁵⁻⁷⁻²⁰²⁴ ~~06-02-26~~ at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel c1580075D00, C1580075H00
Applicant Name/Address/Phone # **Property Owner Name/Address/Phone**

NORMAN L. KENNEBREW **OZBURN PHILLIP** IN PROCESS TO BE:
2547 LITHONIA WEST DR. 1250 BROUGHTON LANE NORMAN L.
LITHONIA, GA 30058 NEWBORN, GA 30056 KENNEBREW
2547 LITHONIA WEST
DR. LITHONIA, GA 30058

E-mail address: ron@404concrete.com (If more than one owner, attach Exhibit "A")

Phone # 404-873-3626 Phone # 404-873-3626

Location: ²⁴³⁵ 0 & 2535 HWY 278 Requested Zoning M1 Acreage 2.24 ACRES
COMBINED

Existing Use of Property: INDUSTRIAL/COMMERCIAL

Existing Structures: 1500 SF INDUSTRIAL BUILDING WITH SIDE AND REAR DOCKS

The purpose of this rezone is _____
PROVIDE A PORTABLE CONCRETE PLANT WITH A NEW MAINTENANCE BUILDING AND AN
EXISTING OFFICE BUILDING ON THE TWO PARCELS: C1580075D00, C1580075H00

Property is serviced by the following:

Public Water: X Provider: WALTON COUNTY Well: _____
 Public Sewer: _____ Provider: _____ Septic Tank: X

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 4/11/24 Fee Paid \$ 450

Public Notice sign will be placed and removed by P&D Office
 Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning B2 Surrounding Zoning: North B2 South A-2
East B3 West B2

Comprehensive Land Use: Employment Center **DRI Required?** Y N _____

Commission District: 4-Lee Bradford Watershed: _____ TMP _____

I hereby withdraw the above application _____ Date _____

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: NORMAN L. KENNEBREW

Address: 2547 LITHONIA WEST DR. LITHONIA, GA 30058

Telephone: 404-873-3626

Location of Property: 2435 US-278 SOCIAL CIRCLE, GA /0 US-278 SOCIAL
CIRCLE, GA

Map/Parcel Number: C1580-00000-075-D00, C1580-00000-075-H00

Current Zoning: B2 Requested Zoning: M1

N.L. Kennebrew
Property Owner Signature

Phillip Ozburn
Property Owner Signature

Print Name: NORMAN L. KENNEBREW

Print Name: OZBURN PHILLIP

Address: 2547 LITHONIA WEST DR. LITHONIA, GA
30058

Address: 1250 BROUGHTON LANE
NEWBORN, GA 30056

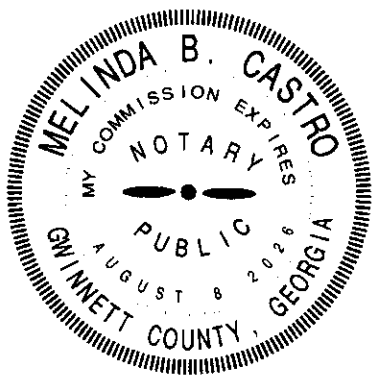
Phone #: 404-873-3626

Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Melinda B. Castro
Notary Public

03-01-24
Date



Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

THE PROPERTY DIRECTLY EAST OF PARCEL C1580075D00 IS ZONED B3. THE PROPERTY ADJACENT TO THE WEST SIDE OF PARCEL C1580075H00 IS ZONED B2. THE PROPERTIES LOCATED DIRECTLY ACROSS US-278 FROM BOTH SUBJECT PARCELS ARE ZONED MH.

NOTE: C158007H00 KNOWN ADDRESS 2535 HWY 278. C150075H00 ADDRESS 0 US-HWY 278.

2. The extent to which property values are diminished by the particular zoning restrictions;

IT IS NOT EXPECTED THAT PROPERTY VALUES WOULD BE DIMINISHED IF REZONING IS GRANTED. THE EXISTING BUILDING WILL REMAIN AND SERVE AS AN OFFICE. THE LAND VALUE IS EXPECTED TO INCREASE WITH THE NEW CONSTRUCTION OF A MECHANIC BUILDING. PORTABLE CONCRETE PRODUCTION EQUIPMENT WILL BE PLACED IN THE REAR PORTION OF THE WESTERN (1.24 ACRE) PROPERTY. ASSOCIATED PARKING AND DRIVE IS PROPOSED FOR THE NEW MECHANIC BUILDING. A NEW SEPTIC SYSTEM IS PROPOSED FOR THE EXISTING VACANT LOT THAT WILL SUPPORT THE MECHANIC SHOP.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

IF REZONING IS GRANTED, THE EXISTING BUILDING WILL REMAIN AND SERVE AS AN OFFICE. THE LAND VALUE IS EXPECTED TO INCREASE WITH THE NEW CONSTRUCTION OF A MECHANIC BUILDING. PORTABLE CONCRETE PRODUCTION EQUIPMENT WILL BE PLACED IN THE REAR PORTION OF THE WESTERN (1.24 ACRE) PROPERTY. ASSOCIATED PARKING AND DRIVE IS PROPOSED FOR THE NEW MECHANIC BUILDING. A NEW SEPTIC SYSTEM IS PROPOSED FOR THE EXISTING VACANT LOT THAT WILL SUPPORT THE MECHANIC SHOP.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

ACCORDING TO THE COUNTY'S FUTURE LAND USE PLAN, THE PROPERTIES ARE DESIGNATED AS EMPLOYMENT CENTER. THE PROPOSED USE SUPPORTS EMPLOYMENT CENTER. THE PROPOSED ESTABLISHMENT WILL EMPLOYEE LOCAL WORKERS, AS WELL AS THE CONSTRUCTION NEEDS OF LOCAL BUSINESSES AND RESIDENTS.

5. The suitability of the subject property for the zoned purposes; and

THE FUTURE LAND USE EXHIBITS EMPLOYMENT CENTER. EMPLOYMENT CENTER
ALLOWS A CONCRETE PLANT.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

THE WESTERN PROPERTY HAS BEEN UNDEVELOPED VACANT FOR OVER
30 YEARS.

THE EASTERN PROPERTY HAS BEEN DEVELOPED WITH AN INDUSTRIAL
BUILDING FOR APPROXIMATELY 20 YEARS



MARCH 4, 2024

Walton County Planning & Development
126 Court Street
Monroe, GA 30655
770/267-1319

Subject: Letter of Intent for REZONING for 0 Hwy US-278 AND 2535 US-Hwy 278 Social Circle, Walton County, GA 30025
PARCEL ID:
C1580075D00
C1580075H00

To Whom It May Concern:

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

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

The subject parcels are proposed to be combined for the single business use. Addresses related to the two subject parcels C158007H00 KNOWN ADDRESS 2535 HWY 278. C150075H00 ADDRESS 0 US- HWY 278.

The property directly east of parcel C1580075D00 is zoned B3. The property adjacent to the west side of parcel C1580075H00 is zoned B2. The properties located directly across us-278 from both subject parcels are zoned MH.

It is not expected that property values would be diminished if rezoning is granted. The existing building will remain and serve as an office. The land value is expected to increase with the new construction of a mechanical building. Portable concrete production equipment will be placed in the rear portion of the western (1.24 acre) property. Associated parking and drive is proposed for the new mechanical building and is proposed within the overall property limits (1.0 acres + 1.24 acres). A new septic system is proposed for the existing vacant lot that will support the mechanic shop.

As we understand, the future land use exhibits Employment Center, which allows a concrete plant. The proposed use supports the Employment Center use. The proposed establishment will employ local workers, as well as the construction needs of local businesses and residents.

The western property has been undeveloped & vacant for over 30 years. The eastern property has been developed with an industrial building for approximately 20 years.

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



The specific operations to be performed are as follows:

Use equipment to produce concrete and concrete products by batching or mixing cements.

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

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

Materials will be stored on the property.

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

Safety Measures:

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

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

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

The operation is open to serve public via delivery.

There are no residential parcels bordering the site.

Cleaning trucks:

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

Federal EPA:

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

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

A 3-bay concrete washout is proposed to capture particles. The washout prevents any runoff into the ground and prevents contaminating the groundwater. It also prevents the migration into any of the storm drains, which ensures that the pH of area waters do not increase and that there is no harm to aquatic life.



Cascade Filter:

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

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

Water Quality:

Downstream waters will be protected with Stormwater Detention and Water Quality measures.

- 3-bay washout settling pool
- Cascade separator filter for additional water quality
- Storm water quality design shall meet GA current Stormwater Manual

The above methods comply with GSWCC and GA EPD standards.

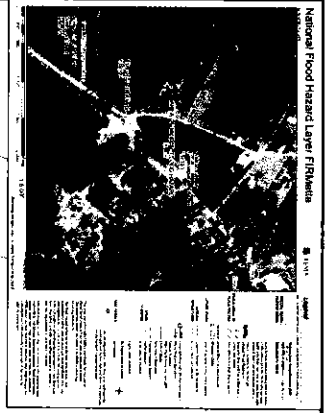
Air Quality:

Tests will be submitted as required with the attached permits.

Please reach out if you have questions.

Best regards,

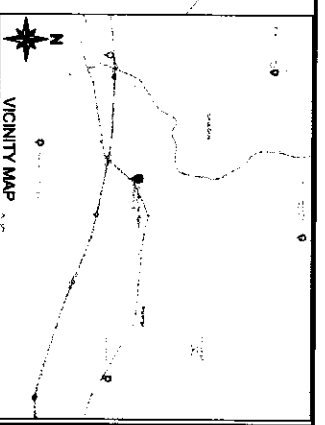
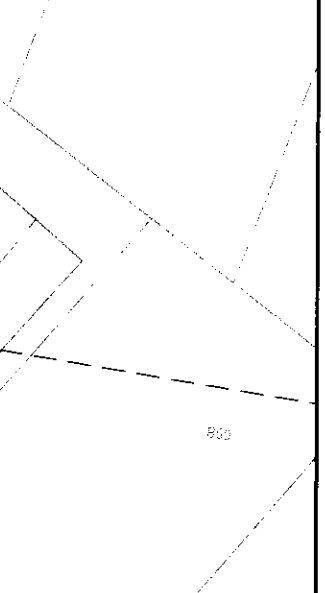
Hanna Casswell, LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766



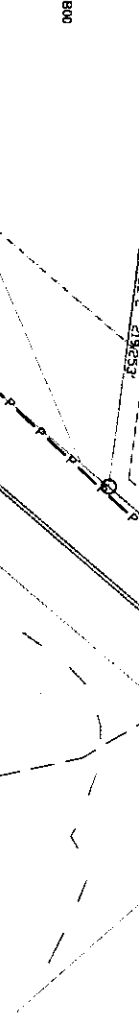
National Flood Hazard Layer (FHL)

Legend:

- 1. Unshaded Areas: Areas with no flood hazard.
- 2. Flood Hazard: Areas with a flood hazard.
- 3. Flood Hazard: Areas with a flood hazard.
- 4. Flood Hazard: Areas with a flood hazard.
- 5. Flood Hazard: Areas with a flood hazard.
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- 19. Flood Hazard: Areas with a flood hazard.
- 20. Flood Hazard: Areas with a flood hazard.



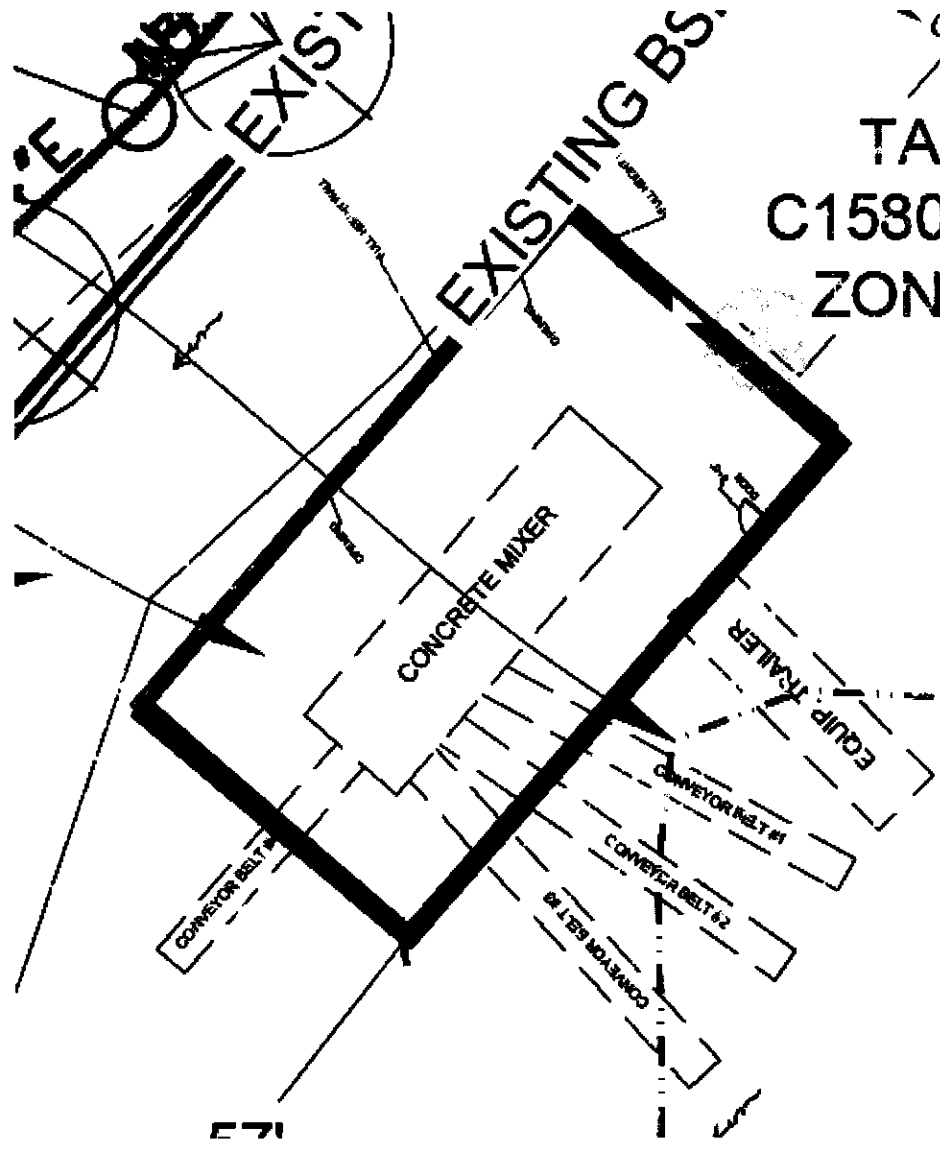
Know what's below.
Call before you dig.



NOT FOR FINAL RECORDING

SHEET NUMBER C101	SHEET TITLE EXISTING CONDITIONS PLAN	DEVELOPER Kennebrew Norman L	PROJECT 404 CONCRETE READY MIX 2435 US HWY 278 & O US HWY 278 SOCIAL CIRCLE, GA 30025		DAGoo Co. Atlanta Cincinnati Los Angeles 404-277-0833

CdB2
TAX ID:
C1580075H00
ZONED B2



ID: C1580075B00
ZONED B2

ID: C1580075F00
ZONED B2

TAX ID: C1580075N00
ZONED B2

NEW CONCRETE EQUIPMENT ELEVATION LINE
MAX HT 45'

PROPERTY LINE TO BE REMOVED
FOR COMBINATION OF LOTS

$N19^{\circ} 10' 39.56'' E$
 $S19^{\circ} 10' 39.56'' W$
299.230'
299.230'

NEW DETENTION
AREA

TAX ID:
C1580075D00
ZONED B2

$S82^{\circ} 43' 43.22'' E$
 $N82^{\circ} 43' 43.22'' W$
219.253'
219.253'

151 Proposed Building Setback

TAX ID:
C1580075H00
ZONED B2

EXISTING BSL

CASCADE
SEPARATOR FILTER

Water Dosing
Chlorine Bin

US-278 70' R/W
MINOR ARTERIAL
(4,270 ADT)
55 MPH

NEW CONCRETE PAVEMENT
EXISTING 1500 SF BUILDING
TO REMAIN
AS OFFICE MAX HT 20'

EXISTING DRIVE & PARKING
TO REMAIN

EXISTING STORM UTILITIES
TO REMAIN

EXISTING SEPTIC TO REMAIN

NEW STORM PIPE
TO THE INTO EXISTING

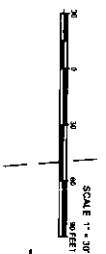
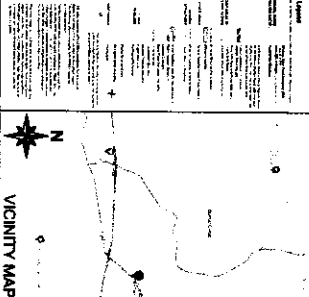
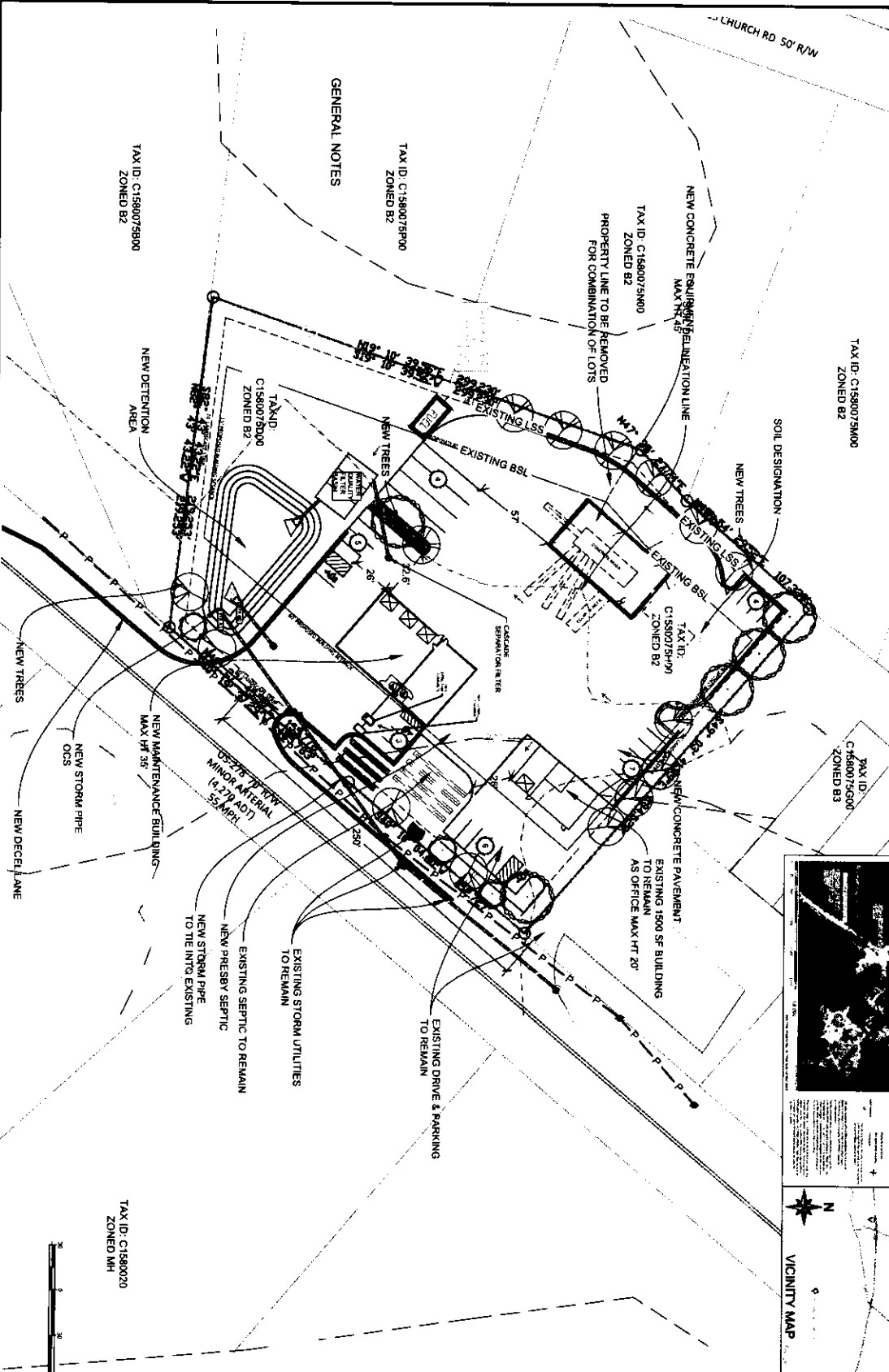
NEW MAINTENANCE BUILDING
MAX HT 35'

NEW STORM PIPE
OCS

NEW TREES

NEW DECELL LANE

PROJECT INFORMATION		LOCAL LOT INFORMATION	
Site No.	0011	Local Lot No.	0011
Project Name	REZONING SITE PLAN	Local Lot Area (SQ FT)	24,000
Owner	404 CONCRETE READY MIX	Local Lot Dimensions (FT)	115 FT x 200 FT
Address	2435 US HWY 278 & C US HWY 278	Local Lot Zoning	ZONED B2
Map Sheet No.	22500	Local Lot Tax ID	C1580075000
City/County	DEKALB COUNTY, GA	Local Lot Description	INDUSTRIAL
Scale	1" = 30'	Local Lot Permitted Use	INDUSTRIAL
Author		Local Lot Other Info	
Checker		Local Lot Notes	
Approver		Local Lot Additional Notes	



NOT FOR FINAL RECORDING

C201 SHEET NUMBER	PROJECT REZONING SITE PLAN		DAGoo Co. Atlanta, Charlotte, Los Angeles mobile: 678.332.2111 fax: 404.377.1633
	DEVELOPER Kennebrew Norman L 2547 Lithonia West Dr Lithonia GA 30058		
DATE DECEMBER 01, 2023	DRAWN BY 22500		



DEVELOPMENTS OF REGIONAL IMPACT

Final Report

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • www.negrc.org

The Northeast Georgia Regional Commission (NEGRRC) has completed its review of the following Development of Regional Impact (DRI). This report contains the NEGRRC's assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties and others during the fifteen-day comment period.

The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

Project I.D.:	DRI #4158
Name of Project:	404 Concrete Ready Mix
Name of Host Jurisdiction:	Walton County

Background

DRI review was initiated following the developer's request to rezone the site from B2 (Commercial) to M1 (Industrial). Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 4/11/2024 – 4/26/2024.

Proposed Development

404 Concrete Ready Mix (Norman Kennebrew) is proposing the construction of a concrete plant with 2,877 square feet of manufacturing space and 2,200 square feet of office/warehouse/maintenance space on a 2.2-acre site in unincorporated Walton County. The new maintenance building would be built fronting US-278 and would include a three-bay concrete washout area. The manufacturing area with new concrete equipment would be located behind the maintenance building and would include a concrete mixer, four conveyor belts, an equipment trailer area, and a wall enclosure for the concrete mixer. A fuel area is proposed to the west of the new concrete equipment.

The site has an existing driveway connected to an existing 1,500-square-foot office space. The site plan proposes to build an additional site entrance with an acceleration/deceleration lane in front of the proposed maintenance building. The existing six parking spaces on site would be supplemented by nineteen additional standard parking spaces and four truck parking spaces.

The site plan includes a detention pond along the southwestern edge of the site to handle site stormwater. The site plan also proposes a cascade separator filter and a water quality filter basin connected to the detention pond. The site has an existing septic system that would remain, and the site plan proposes an additional

Presby septic system, a new septic tank, and a new dosing chamber. The site also has existing stormwater infrastructure, which would be supplemented by new stormwater pipeline that would tie into the existing infrastructure.

The site plan appears to propose a 10-foot landscaping setback surrounding the site, a 60-foot front building setback, and a 15-foot side building setback. It appears that an existing 30-foot rear building setback would remain. New trees would be planted around the site's perimeter.

Currently, the site is partially developed. Parcel C1580075H00 (the eastern parcel) has an existing 1,500-square-foot office space with parking and a driveway, which would be retained and utilized in the proposed site. The remaining portions of the site are forested. The proposed development would occupy property totaling 2.2 acres at 2435 Highway 278 in unincorporated Walton County. The parcel numbers are C1580075D00 and C1580075H00. The applicant has proposed combining these parcels. The project would be completed in one phase with an estimated completion date in June of 2025.

Compatibility with Existing Plans

The site is identified as in the Employment Center character area on the Walton County Character Areas Map (dated 5/31/2022). The Employment Center character area is described in the Walton County Comprehensive Plan as an area intended for large-scale, employment-intensive commercial uses that are designed to provide a compatible mix of commercial development (retail and services), professional offices, and light and heavy industrial uses.

The proposed development is compatible with the Employer Center character area. The desired rezoning (M1) is listed as a compatible zoning district, and the proposed industrial land use is listed as appropriate in this area. While the proposed development is not a large-scale, employment-intensive commercial use, which is the intention of this character area, it would serve the construction of these facilities by providing local access to concrete. However, the proposed site is within proximity to some residential areas, so the developer should consider the implementation measures of this character area to maximize buffers and landscaping around the site to minimize the site's impact on surrounding homes.

The site is identified as "Developing" on the Northeast Georgia Regional Plan's Regional Land Use Map (dated 6/15/2023). The Regional Plan recommends development that enhances economic mobility and competitiveness; elevates public health and equity; supports and adds value to existing communities; creates housing that is diverse, adequate, equitable, and affordable; includes transportation choices and is well-connected with existing and planned transportation options; and protects natural and historic resources. The table on the next page summarizes the project's compatibility with these recommendations.

Proposed Development's Compatibility with the Northeast Georgia Regional Plan

REGIONAL PLAN RECOMMENDATIONS	PROPOSED PROJECT'S COMPATIBILITY WITH RECOMMENDATION
Enhances economic mobility and competitiveness	The applicant states that the regional workforce is sufficient to meet the demand created by the proposed project. The proposed project would also serve the construction of new commercial and industrial facilities in nearby areas, which would create additional jobs.
Elevates public health and equity	The proposed project would not elevate the public health of surrounding areas. Concrete batch plants are known to create dust, particulate matter emissions, and air pollutants such as carbon monoxide and nitrogen oxide due to onsite operations and additional truck traffic. Additionally, the proposed development would have the potential to create other concerns such as noise, traffic, and polluted wastewater runoff. Because there are homes within 1,000 feet of the proposed site, the developer should attempt to minimize these negative impacts through buffers, landscaping, and technologies that reduce potential pollution.
Supports and adds value to existing communities	The proposed development would have a mixed impact on the existing community. Although it would add value by job creation, it would have the potential to harm the existing community through increased traffic, pollution, and noise (see the <i>Elevates public health and equity</i> section above for more details).
Creates housing that is diverse, adequate, equitable, and affordable	Because of the industrial nature of the project, the proposed development would not directly create additional housing in the area.
Includes transportation choices and is well-connected with existing and planned transportation options	The site is located along a state route that has received, and is planned to receive, upgrades to accommodate increased industrial traffic. Due to the industrial nature of the proposed development, walking and bicycling infrastructure would not be necessary. Walton County should be mindful of whether surrounding roads, such as Hancock Road and Willow Springs Church Road, can accommodate future demand.
Protects natural and historic resources	The proposed project is located within 0.7 miles of the Little River and 0.25 miles of an area designated by the U.S. Geologic Survey to be "probable areas of thick soils (may be significant recharge areas)." ¹ The proposed site plan includes a cascade separator filter, a water quality filter basin, and a water detention pond to handle site stormwater. The developer should ensure that there is an enhanced level of stormwater retention and air pollution reduction mechanisms on site to protect nearby sensitive resources.

Potential Interjurisdictional Impacts

The applicant states that the project is unlikely to affect any of the environmental quality factors identified on the DRI Additional Form, including water supply watersheds, groundwater recharge areas, wetlands, protected mountain and river corridors, floodplains, historic resources, and other environmentally sensitive resources. However, as noted above, the proposed development is located within 0.7 miles of the Little River and 0.25 miles of an area designated as "probable areas of thick soils (may be significant recharge areas)." The developer should ensure that an enhanced level of stormwater retention is maintained on site to capture all site pollutants. The proposal should be designed to minimize disruption to the existing streams, associated wetlands, and floodplains to avoid future erosion, flooding, and degraded water quality onsite and downstream from the site. At minimum, the project should be in accordance with the latest edition of the Georgia Stormwater Management Manual (Blue Book) and meet all relevant EPD requirements.

¹ This is determined based on the Georgia Department of Community Affairs' "Environmental Planning" web map (<https://www.arcgis.com/home/item.html?id=72b56f927f7048ee98a492c15080a90b>)

The chart below summarizes the number of acres within the site area as well as within a one-mile buffer around the site that contains 1) wetlands, 2) conservation land, 3) regionally important resources, and 4) threatened regionally important resources. Please refer to the footnotes for definitions for each of these terms.

Wetland, Conservation, and Regionally Important Resources			
	AREA TYPE	AREA (ACRES)	PERCENT OF AREA
SITE AREA (2.2 Acres)	Wetland Acres ²	0.0	0.0%
	“Conservation Land” ³	1.0	44.4%
	Regionally Important Resource Land ⁴	1.0	44.4%
	Threatened Regionally Important Resource Land ⁵	1.0	44.4%
1 MILE BUFFER AROUND SITE (2,161 Acres)	Wetland Acres	82.7	3.8%
	“Conservation Land”	1,928.1	89.2%
	Regionally Important Resource Land	1,405.9	65.0%
	Threatened Regionally Important Resource Land	1,928.1	89.2%

A portion of the above Regionally Important Resource Land acreage is part of the Northeast Georgia Green Infrastructure Network as identified in the Northeast Georgia Resource Management Plan for Regionally Important Resources (dated 8/7/2018). The Northeast Georgia Green Infrastructure Network is intended to serve as a strategically planned and managed network of wilderness, parks, greenways, conservation easements, and working lands with conservation value that benefits wildlife and people, supports native species, maintains natural ecological processes, sustains air and water resources, links urban settings to rural ones, and contributes to the health and quality of life for the communities and citizens sharing this network. Due to the nature of this proposal, it is not expected that the facility will contribute to the Green Infrastructure Network intent. However, the inclusion of a proper vegetative buffer can reduce the projects’ impacts on surrounding natural areas. No specific Regionally Important Resource sites are identified within one mile of the proposed site.

The applicant projects 70 new daily trips from the proposed development, which would include employee travel and additional truck trips. The proposed site plan proposes a new acceleration/deceleration lane for vehicles entering the site.

The project would be served by the Walton County water system with an estimated water demand of 0.00108 MGD. A portion of this water supply would be fulfilled by on-site recycled water. Wastewater would be handled onsite with a septic system and would have an estimated flow of 0.000380 MGD. There is sufficient

² Wetland acres are derived from the National Wetland Inventory (NWI)

³ “Conservation” land is derived from the Northeast Georgia Regional Plan’s Conservation and Development Map (6/15/2023).

⁴ Regionally Important Resources were identified as a part of the Northeast Georgia Resource Management Plan for Regionally Important Resources (2/15/2018).

⁵ This area represents the intersection between Conservation areas (identified on the Conservation and Development Map, 6/15/2023), adopted Regionally Important Resources (RIR), and “Developed” and “Developing” Regional Land Use areas (identified on the Regional Land Use Map, 6/15/2023).

water supply capacity to serve the proposed project. An additional 194 linear feet of alternative septic line would be required to service the proposed project.

An estimated 62.5% of the site would be covered in impervious surfaces. The applicant states that the project's impact on stormwater management would be mitigated by a detention pond in the southeast area of the site, a 3-bay concrete washout area, and a cascade filter.

The applicant states that the proposed project will produce very little waste and that sufficient landfill capacity exists to handle this waste. According to annual tonnage reports from the Georgia Environmental Protection Division, most municipal solid waste (MSW) generated in Walton County is disposed of in a landfill in Barrow County, and most construction and development (C&D) waste is disposed of in a landfill within Walton County. The applicant states that no hazardous waste would be generated.

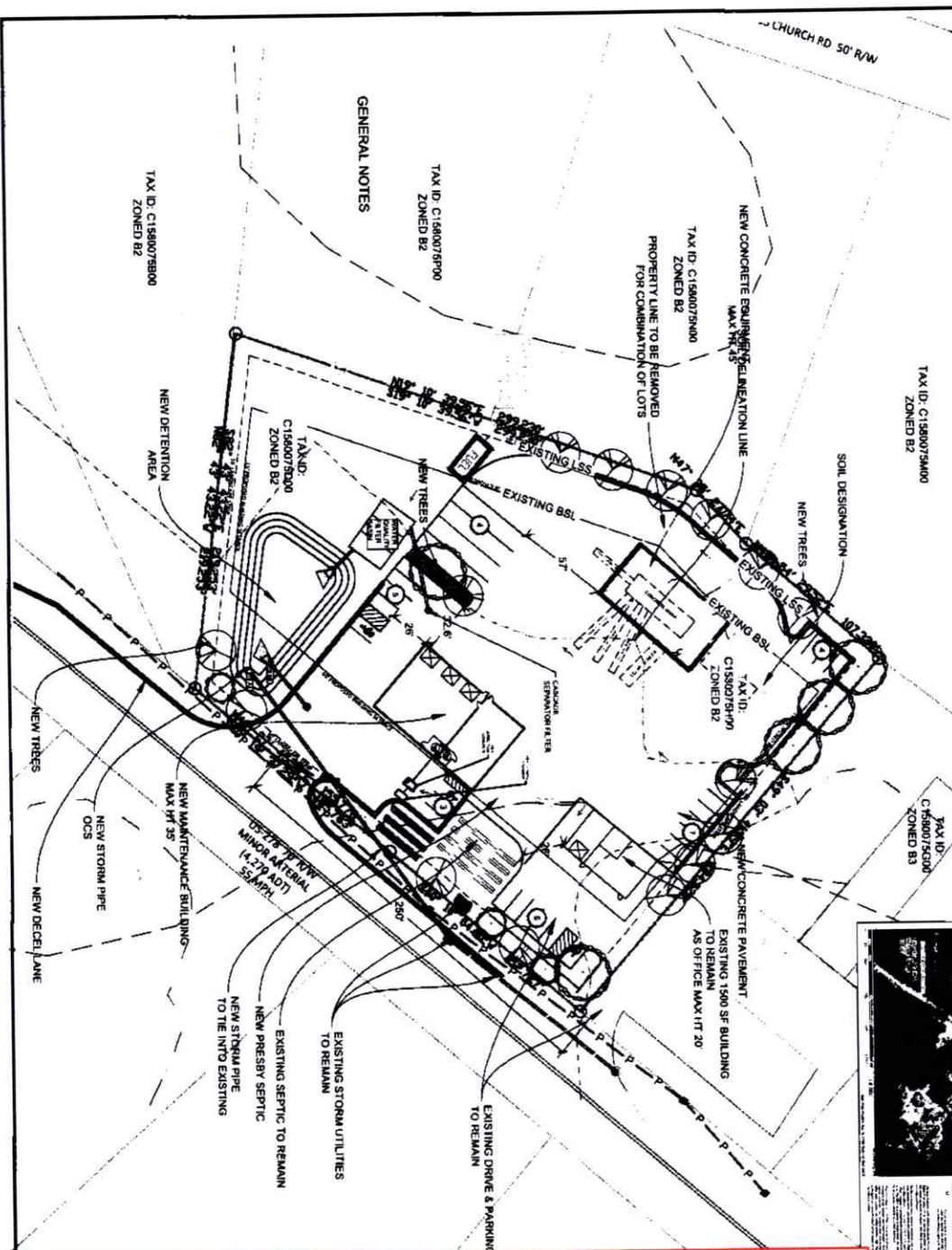
The applicant estimates that the project would be worth \$1.1 million at build-out in 2025 and generate \$150,000 in annual local taxes. On a per-acre basis, the project would be worth approximately \$500,000 and generate approximately \$68,182 in tax revenue. Prior to approval, the County should measure the life cycle costs of the infrastructure needed to serve this project to ensure that they would not be committing to more maintenance expenses than the new tax revenue can cover.

Comments from Affected Parties

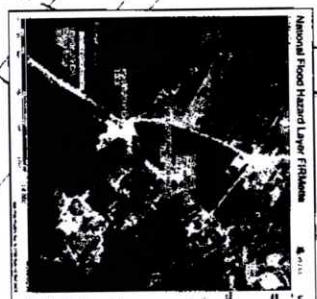
Christopher Hash, D1TO Traffic Operations Supervisor, Georgia Department of Transportation

Please see the attachment on the following page.

PROJECT INFORMATION	
PROJECT NO.	22500
DATE	11/11/2023
PROJECT NAME	REZONING SITE PLAN
CLIENT	Kennebrew Norman L
PROJECT LOCATION	2435 US HWY 278 & 0 US HWY 278
PROJECT TYPE	REZONING
PROJECT STATUS	PRELIMINARY
PROJECT PHASE	PRELIMINARY
PROJECT DESCRIPTION	REZONING FROM B2 TO B3
PROJECT AREA	1.1 ACRES
PROJECT PERMIT NO.	20230000000000000000
PROJECT PERMIT DATE	11/11/2023
PROJECT PERMIT EXPIRES	11/11/2024
PROJECT PERMIT STATUS	ISSUED
PROJECT PERMIT TYPE	REZONING
PROJECT PERMIT AGENCY	GA DOT
PROJECT PERMIT OFFICER	GA DOT
PROJECT PERMIT REVIEWER	GA DOT
PROJECT PERMIT REVIEW DATE	11/11/2023
PROJECT PERMIT REVIEW STATUS	APPROVED
PROJECT PERMIT REVIEW COMMENTS	
PROJECT PERMIT REVIEWER SIGNATURE	
PROJECT PERMIT REVIEWER TITLE	
PROJECT PERMIT REVIEWER AGENCY	
PROJECT PERMIT REVIEWER CONTACT	
PROJECT PERMIT REVIEWER PHONE	
PROJECT PERMIT REVIEWER EMAIL	
PROJECT PERMIT REVIEWER ADDRESS	
PROJECT PERMIT REVIEWER CITY	
PROJECT PERMIT REVIEWER STATE	
PROJECT PERMIT REVIEWER ZIP	
PROJECT PERMIT REVIEWER COUNTY	
PROJECT PERMIT REVIEWER DISTRICT	
PROJECT PERMIT REVIEWER REGION	
PROJECT PERMIT REVIEWER OFFICE	
PROJECT PERMIT REVIEWER DIVISION	
PROJECT PERMIT REVIEWER DEPARTMENT	
PROJECT PERMIT REVIEWER BUREAU	
PROJECT PERMIT REVIEWER SECTION	
PROJECT PERMIT REVIEWER UNIT	
PROJECT PERMIT REVIEWER POSITION	
PROJECT PERMIT REVIEWER EMPLOYEE ID	
PROJECT PERMIT REVIEWER HIRE DATE	
PROJECT PERMIT REVIEWER TERMINATION DATE	
PROJECT PERMIT REVIEWER STATUS	
PROJECT PERMIT REVIEWER TYPE	
PROJECT PERMIT REVIEWER CATEGORY	
PROJECT PERMIT REVIEWER GRADE	
PROJECT PERMIT REVIEWER PAY RATE	
PROJECT PERMIT REVIEWER BENEFIT PLAN	
PROJECT PERMIT REVIEWER PENSION PLAN	
PROJECT PERMIT REVIEWER RETIREMENT PLAN	
PROJECT PERMIT REVIEWER ANNUITY PLAN	
PROJECT PERMIT REVIEWER LIFE INSURANCE PLAN	
PROJECT PERMIT REVIEWER DISABILITY PLAN	
PROJECT PERMIT REVIEWER HEALTH PLAN	
PROJECT PERMIT REVIEWER VISION PLAN	
PROJECT PERMIT REVIEWER DENTAL PLAN	
PROJECT PERMIT REVIEWER TERM LIFE PLAN	
PROJECT PERMIT REVIEWER WHOLE LIFE PLAN	
PROJECT PERMIT REVIEWER VARIABLE ANNUITY PLAN	
PROJECT PERMIT REVIEWER FIXED ANNUITY PLAN	
PROJECT PERMIT REVIEWER HYBRID ANNUITY PLAN	
PROJECT PERMIT REVIEWER INDEXED ANNUITY PLAN	
PROJECT PERMIT REVIEWER ROLLOVER ANNUITY PLAN	
PROJECT PERMIT REVIEWER ROLLOVER IRA PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 401K PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408A PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408B PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408C PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408D PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408E PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408F PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408G PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408H PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408I PLAN	
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PROJECT PERMIT REVIEWER ROLLOVER 408R PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408S PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408T PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408U PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408V PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408W PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408X PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408Y PLAN	
PROJECT PERMIT REVIEWER ROLLOVER 408Z PLAN	



Verify Sight Distance
Driveway will need to be upgraded to current GDOT Standards



National Flood Hazard Layer Filedata
8/1/11
Scale
1:10000
Date
11/11/2023
Project
REZONING SITE PLAN
Client
Kennebrew Norman L
Project Location
2435 US HWY 278 & 0 US HWY 278
Project Type
REZONING
Project Status
PRELIMINARY
Project Phase
PRELIMINARY
Project Area
1.1 ACRES
Project Permit No.
20230000000000000000
Project Permit Date
11/11/2023
Project Permit Expires
11/11/2024
Project Permit Status
ISSUED
Project Permit Type
REZONING
Project Permit Agency
GA DOT
Project Permit Officer
GA DOT
Project Permit Reviewer
GA DOT
Project Permit Review Date
11/11/2023
Project Permit Review Status
APPROVED
Project Permit Review Comments

Project Permit Reviewer Signature

Project Permit Reviewer Title

Project Permit Reviewer Agency

Project Permit Reviewer Contact

Project Permit Reviewer Phone

Project Permit Reviewer Email

Project Permit Reviewer Address

Project Permit Reviewer City

Project Permit Reviewer State

Project Permit Reviewer Zip

Project Permit Reviewer County

Project Permit Reviewer District

Project Permit Reviewer Region

Project Permit Reviewer Office

Project Permit Reviewer Division

Project Permit Reviewer Department

Project Permit Reviewer Bureau

Project Permit Reviewer Section

Project Permit Reviewer Unit

Project Permit Reviewer Position

Project Permit Reviewer Employee ID

Project Permit Reviewer Hire Date

Project Permit Reviewer Termination Date

Project Permit Reviewer Status

Project Permit Reviewer Type

Project Permit Reviewer Category

Project Permit Reviewer Grade

Project Permit Reviewer Pay Rate

Project Permit Reviewer Benefit Plan

Project Permit Reviewer Pension Plan

Project Permit Reviewer Retirement Plan

Project Permit Reviewer Annuity Plan

Project Permit Reviewer Life Insurance Plan

Project Permit Reviewer Disability Plan

Project Permit Reviewer Health Plan

Project Permit Reviewer Vision Plan

Project Permit Reviewer Dental Plan

Project Permit Reviewer Term Life Plan

Project Permit Reviewer Whole Life Plan

Project Permit Reviewer Variable Annuity Plan

Project Permit Reviewer Fixed Annuity Plan

Project Permit Reviewer Hybrid Annuity Plan

Project Permit Reviewer Indexed Annuity Plan

Project Permit Reviewer Rollover Annuity Plan

Project Permit Reviewer Rollover IRA Plan

Project Permit Reviewer Rollover 401K Plan

Project Permit Reviewer Rollover 408A Plan

Project Permit Reviewer Rollover 408B Plan

Project Permit Reviewer Rollover 408C Plan

Project Permit Reviewer Rollover 408D Plan

Project Permit Reviewer Rollover 408E Plan

Project Permit Reviewer Rollover 408F Plan

Project Permit Reviewer Rollover 408G Plan

Project Permit Reviewer Rollover 408H Plan

Project Permit Reviewer Rollover 408I Plan

Project Permit Reviewer Rollover 408J Plan

Project Permit Reviewer Rollover 408K Plan

Project Permit Reviewer Rollover 408L Plan

Project Permit Reviewer Rollover 408M Plan

Project Permit Reviewer Rollover 408N Plan

Project Permit Reviewer Rollover 408O Plan

Project Permit Reviewer Rollover 408P Plan

Project Permit Reviewer Rollover 408Q Plan

Project Permit Reviewer Rollover 408R Plan

Project Permit Reviewer Rollover 408S Plan

Project Permit Reviewer Rollover 408T Plan

Project Permit Reviewer Rollover 408U Plan

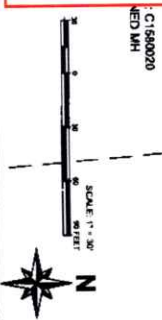
Project Permit Reviewer Rollover 408V Plan

Project Permit Reviewer Rollover 408W Plan

Project Permit Reviewer Rollover 408X Plan

Project Permit Reviewer Rollover 408Y Plan

Project Permit Reviewer Rollover 408Z Plan



NOT FOR FINAL RECORDING

SHEET TITLE REZONING SITE PLAN PROJECT DEVELOPER Kennebrew Norman L 404 CONCRETE READY MIX 2435 US HWY 278 & 0 US HWY 278 SOCIAL CIRCLE, GA 30025		Engineering & Design Company DAGoo Co Atlanta, Cleveland, Los Angeles 215.766.2922 404.420.4190 419.571.4499	