

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: Teweldemedhin Gebremeskel

Applicant Email Address: [REDACTED]

Applicant Mailing Address: [REDACTED]

Applicant Phone Number: [REDACTED]

Owner Name: Teweldemedhin Gebremeskel

(If more than one owner, attach list of owners.)

Owner Email Address: [REDACTED]

Owner Mailing Address: [REDACTED]

Owner Phone Number: [REDACTED]

Subject Property Address: 1313 Lithonia Industrial Blvd. Lithonia, GA 30058

Parcel ID Number(s): 16 164 02 007

Acreage: 28.84

Commission District(s): 5

Super District: 7

Existing Zoning District(s): M

Proposed Zoning District(s): M

Existing Land Use Designation(s): Quarry/Asphalt

Proposed Land Use Designation(s): Recycling Concrete (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: ✓

Agent:                     



Signature of Applicant:

Search

## Community Meeting

Chat

Files

Photos

Wednesday, November 19 3:29 PM

 Wanda Benjamin joined the conversation.

 Wanda Benjamin named the meeting Community Meeting.

You created this meeting

5  
Dec

**Community Meeting**  
5:00 PM - 6:00 PM, Fri  
Microsoft Team Meeting

Friday 4:53 PM

 Friday 4:53 PM Meeting started

 Frank Redding was invited to the meeting.

 Gina Mangham (Guest) was invited to the meeting.

 Friday 5:46 PM Meeting ended: 54m 6s

### Recording

Friday, December 5, 2025 5:03 PM - 5:45 PM

 Download



42m 20s

 Expires in 24 days.



## Dekalb County Community Meeting

From: SAWA Transportation (sawatrucking775@bellsouth.net)

To: bernicetaj@yahoo.com; blkrajin51@gmail.com; cellasalt5@yahoo.com; coleslaw4t4@yahoo.com; ethompson131920@yahoo.com; denisetravis74@gmail.com; dennisallen05@comcast.net; dstbc@bellsouth.net; ellison.taneisha@gmail.com; erica\_weaver@yahoo.com; ghhdca@gmail.com; harold53@hotmail.com; hlove1223@aol.com; janrcostello@gmail.com; kbarksdal22@gmail.com; konceptatlanta@bellsouth.net; manghamlaw@att.net; marshallenglishr@yahoo.com; mhdalrym@dekalbcountyga.gov; mstonya@earthlink.net; oneiloooo4@comcast.net; ourbenevolentneighborsociety@aol.com; pedge@urbanretail.com; plbailey@dekalbcountyga.gov; pvalle@dekalbcountyga.gov; stonecrestalive@gmail.com; temg27@gmail.com; terrell.steen@gmail.com; topdawgmo@yahoo.com; vickymooreesbb@yahoo.com; w\_duane\_williams@yahoo.com; jinhester59@yahoo.com; janelle.e.gore@gmail.com; frankredding45@gmail.com; sammyberaki@gmail.com; andrewse199@gmail.com; kbarksdal22@gmail.com; loviebarbara1@gmail.com; maliaevans@comcast.net; lindajones3502@comcast.net; perry\_leona@bellsouth.net; fshafiq@msn.com

Date: Wednesday, November 19, 2025 at 04:40 PM EST

Dear Property Owners

We are planning to apply for a Dekalb County Special Land Use Permit to open a Recycling Concrete business. Find out more about the project, ask questions, and voice your opinions at the following community meeting.

Re: 1313 Lithonia Industrial Blvd, Lithonia, GA 30058

Parcel ID: 16 164 02 007

**Wanda Benjamin invited you to a Microsoft Teams Meeting:**

### Community Meeting

Friday, December 5, 2025

5:00 PM - 6:00 PM (EST)

Meeting link: Community Meeting | Microsoft Teams | Meetup-Join

## Microsoft Teams meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 934 820 198 110 4



Passcode: 9B88Um

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)





## **Notice of Special Land Use Permit**

### **Application Community Meeting**

Dear Property Owner

We are planning to apply for a Dekalb County Special Land Use Permit to open a Recycling Concrete business. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Re: 1313 Lithonia Industrial Blvd., Lithonia, GA 30058  
Parcel ID: 16 164 02 007

**Wanda Benjamin invited you to a Microsoft Teams Meeting:**

**Community Meeting**

Friday, December 5, 2025

5:00 PM - 6:00 PM (EST)

Meeting link: Community Meeting | Microsoft Teams | Meetup-Join  
Microsoft Teams meeting

**Join on your computer, mobile app or room device**

Click here to join the meeting

Meeting ID: 934 820 198 110 4

Passcode: 9B88Um

If you have any questions about the meeting, please call 770.925.2441 or email sawatrucking775@bellsouth.net. We look forward to seeing you there!

Sincerely,

A handwritten signature in black ink, appearing to read "Teweldemedhin Gebremeskel".

Teweldemedhin Gebremeskel





## LETTER OF APPLICATION

1313 Lithonia Industrial Blvd, Lithonia, GA 30058

Please identify the following details such as:

- The proposed zoning classification?

The existing zoning classification is M and we are not proposing any changes.

- The reason for the Special Land Use Permit (SLUP) request?

The reason for the Special Land Use Permit is for the collection of broken concrete which will be crushed & sold as recycled crush and run and 57 stone as well as storing dirt from construction sites and selling to other construction projects. Any rebar from concrete will be sold as scrap metal.

- The existing and proposed use of property?

At this time the property does not have an existing use. Our proposed use is for the collection of broken concrete which will be crushed & sold as recycled crush and run and 57 stone as well as storing dirt from construction sites and selling to other construction projects.

- Detail characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation)?

The property will be a aggregate recycling facility with contractor labor. The hours of operation will be daylight hours, using a mobile office trailer.

Physical Address: 4354 Lilburn Industrial Way, Lilburn, GA 30047 Office: 770.925.2441 Fax: 770.925.2440

Mailing Address: PO Box 2085, Lilburn, GA 30048



## IMPACT ANALYSIS

1313 LITHONIA INDUSTRIAL BLVD, LITHONIA, GA 30058

- A. Is the size of the site adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the is proposed to be located.

**This property is 28+ acres with a travel lane. Very little parking is necessary**

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use be reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

**This property is M zone surrounded by trucking companies, wrecker yard, quarry and related industries.**

- C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

**Yes, water and electricity is available but very little will be used.**

- D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?

**Lithonia Industrial Blvd is a major thoroughfare with a turning lane into the property.**

- E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency?

**The property has a turn in lane which gets adequate ingress and egress and will not have a negative impact on the traffic flow.**

- F. Will the proposed use create adverse impacts upon any adjoining and use be reason of the manner and hours of operation of the proposed use?

**The proposed use will not create any adverse impact to any adjoining land. Our proposed land use is compatible to in the industrial area.**

- G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?

**The existing zoning is M and the proposed use is M-light industrial.**

- H. Is the proposed use consistent with advances, conflicts, or detracts from the policies of the comprehensive plan?

[REDACTED]

**Our business type of business should be located in M zone.**

I. Is there adequate provision of refuse and service areas?

**N/A**

J. Should the length of time for which the SLUP is granted be limited in duration?

**No, we believe the SLUP should be unlimited, in view of the possibility of the sell of the business.**

K. Is the size, scale and massing of proposed buildings appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and will the proposed use create any shadow impact on any adjoining lot or building as result of the proposed building height?

**We will be using a mobile office trailer and a port-a-potty.**

L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?

**No, there is no close historic buildings, sites, or archaeological resources near our property.**

M. Does the proposed use satisfy the requirements contained with the supplemental regulations for such special land use permit?

**Yes, SLUP for recycling construction materials.**

N. Will the proposed use be consistent with the needs of the neighborhood or community as a whole, as expressed and evidenced during the review process?

**We believe the needs and desires of the construction community will be provided materials to new projects so that it doesn't go to landfills.**



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 12/17/25

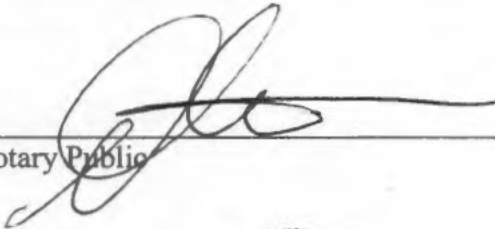
TO WHOM IT MAY CONCERN:

I/WE: T. E. WELDEMEDHIN  
Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

T. E. WELDEMEDHIN. GEBREMESKE  
Name of Agent or Representative

to file an application on my/our behalf.

  
Notary Public

  
Owner



DEPARTMENT OF PLANNING & SUSTAINABILITY

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

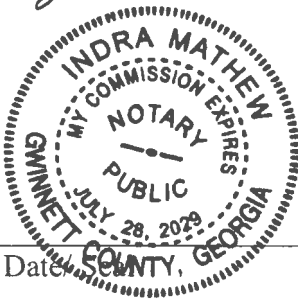
Yes: \_\_\_\_\_ No: X \*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary



Expiration Date

Signature of Applicant /Date

Check one: Owner X Agent \_\_\_\_\_

7/28/2029

\*Notary seal not needed if answer is "No".



**FORMERLY 7221 MADDUX ROAD REAR**

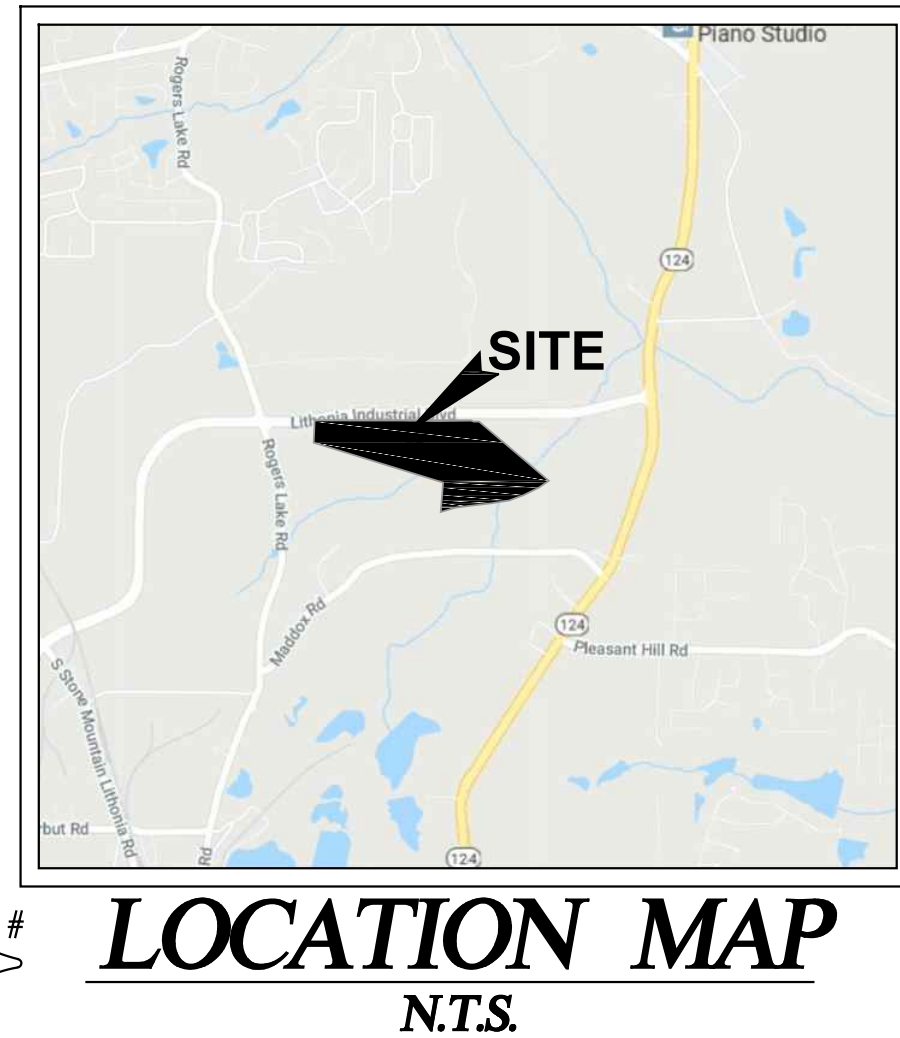
## ***CLEARING AND GRADING PLAN***

**DEKALB COUNTY, GA**







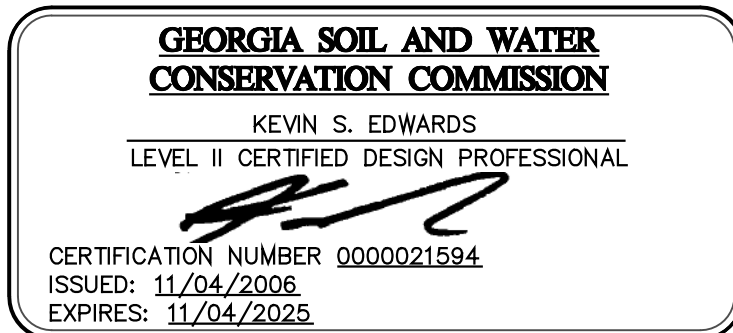


GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

C:\Users\mwright\AppData\Local\Temp\AcPublish\_9584\217-Base.dwg February 05, 2021





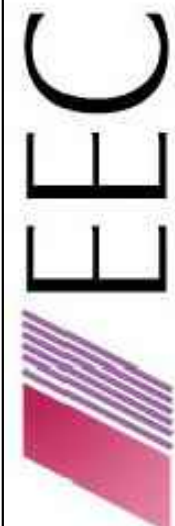
**DEVELOPER/24 HOUR**  
**CONTACT**  
MR. TEWELDEMEDHIN "SAMMY"  
GEBREMESKEL  
SAWA TRANSPORTATION, INC.  
4354 LILBURN INDUSTRIAL WAY  
LILBURN, GA. 30047  
770-616-4617

**ENGINEER**  
EDWARDS ENGINEERING CONSULTANTS  
5456 PEACHTREE BOULEVARD #108  
ATLANTA, GA. 30341  
CONTACT: KEVIN EDWARDS  
(678) 575-9263



ITEM #  
10

**LOCATION MAP**  
N.T.S.



**Edwards Engineering Consultants, LLC**  
**CIVIL ENGINEERING & LAND PLANNING**  
**5456 PEACHTREE BOULEVARD #108**  
**ATLANTA, GA 30341**  
**PHONE: (678) 575-9263**

**AP#: 1244204**

PROJECT:  
1313 LITHONIA INDUSTRIAL BLVD.  
CLEARING & GRADING PLAN  
LAND LOT 164  
16TH DISTRICT  
STONECREST, DEKALB CO.  
1313 LITHONIA INDUSTRIAL BLVD.,  
LITHONIA GA 30058

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OVERALL  
SITE AND GRADING

= 100'

1"

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**ALE:**

SC

NO

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1

1

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PROJECT NO.

20-217

C1.0B

CALL 811  
FREE THROUGHOUT  
THE U.S.A.  
THREE WORKING DAYS  
BEFORE YOU DIG.





### EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
4. USE NORTH AMERICAN GREEN S150 OR EQUIVALENT FOR ALL CUT AND FILL SLOPES TO RECEIVE EROSION CONTROL BLANKET.
5. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
6. ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
7. ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
8. AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPREAD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
9. ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOD.
10. ALTERNATIVE TECHNOLOGIES STATEMENT: ALTERNATIVE TECHNOLOGIES AS IDENTIFIED IN THE QPL-36, MAY BE SUBSTITUTED FOR THE TYPE "C" SILT FENCE ON PLANS IF APPROVED BY DESIGN ENGINEER.
11. STATE WATERS WERE LOCATED ON THE SITE.
12. THERE ARE WETLANDS AND FLOOD PLAIN LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY KEVIN EDWARDS DATED 08/06/2020.

### UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

### OWNER/DEVELOPER

SAWA PARTNERS, LLC  
P.O. BOX 2085  
LILBURN, GA. 30048  
CONTACT: SAMMY GEBREMESKEL  
770-616-4617

### DEVELOPER/24 HOUR CONTACT

MR. TEWELDEMEDHIN "SAMMY" GEBREMESKEL  
SAWA TRANSPORTATION, INC.  
4354 LILBURN INDUSTRIAL WAY  
LILBURN, GA. 30047  
770-616-4617

### ENGINEER

EDWARDS ENGINEERING CONSULTANTS  
5456 PEACHTREE BOULEVARD #108  
ATLANTA, GA. 30341  
CONTACT: KEVIN EDWARDS  
(678) 575-9263

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&P PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

ITEM #  
45

TOTAL SITE AREA = 28.68 ACRES  
DISTURBED AREA = 5.36 ACRES

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND -DISTURBING ACTIVITIES.

RESTORE DETENTION PONDS TO ORIGINAL DESIGN CONDITIONS ONCE SITE HAS BEEN STABILIZED AND THE TEMPORARY SEDIMENT PONDS AND RETROFITS HAVE BEEN REMOVED. THIS INCLUDES REMOVING SILT AND MUCK FROM THE BOTTOM OF THE PONDS AND INSTALLING PERMANENT GRASS.

### MAINTENANCE STATEMENT:

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY

SEE TREE PROTECTION AND REPLACEMENT PLAN FOR TREE REMOVAL WITHIN THE LIMITS OF DISTURBANCE.



LOCATION MAP  
N.T.S.

DeKalb County  
GEORGIA  
DEVELOPMENT SERVICES

APPROVED

AP 1244204

DATE 02/22/21

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.

Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County.

COUNTY STAMP

EEC  
Edwards Engineering Consultants, LLC  
CIVIL ENGINEERING & LAND PLANNING  
5456 PEACHTREE BOULEVARD #108  
ATLANTA, GA 30341  
PHONE: (678) 575-9263

AP#: 1244204

PROJECT:  
1313 LITHONIA INDUSTRIAL BLVD.  
CLEARING & GRADING PLAN  
LAND LOT 164  
16TH DISTRICT  
STONECREST, DEKALB CO.  
1313 LITHONIA INDUSTRIAL BLVD.,  
LITHONIA GA 30058

### REVISIONS:

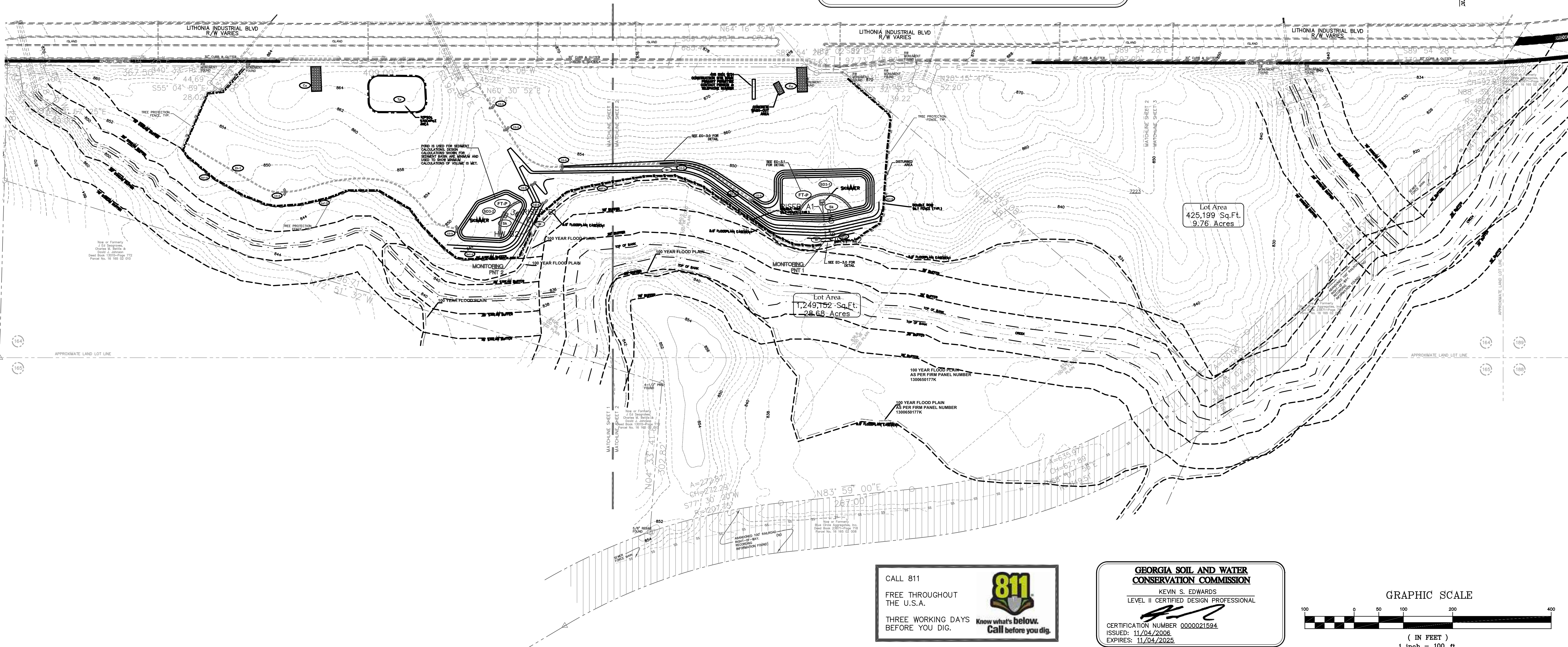
12/14/20 COUNTY COMMENTS

02/05/21 COUNTY COMMENTS

OVERALL - INITIAL EROSION  
SEDIMENTATION &  
POLLUTION CONTROL PLAN I  
SCALE: 1"= 100'  
DATE: 08/04/20  
DRAWN BY: MAW  
PROJECT MANAGER: KSE  
QA/QC CHECK: February 05, 2021

PROJECT NO.  
20-217

EC2.0



CALL 811

FREE THROUGHOUT  
THE U.S.A.

THREE WORKING DAYS  
BEFORE YOU DIG.



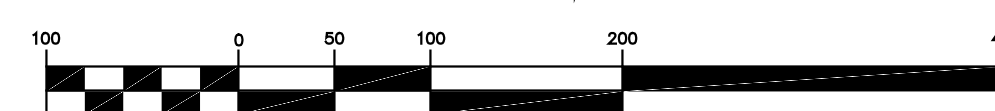
Know what's below.  
Call before you dig.

GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION

KEVIN S. EDWARDS  
LEVEL II CERTIFIED DESIGN PROFESSIONAL

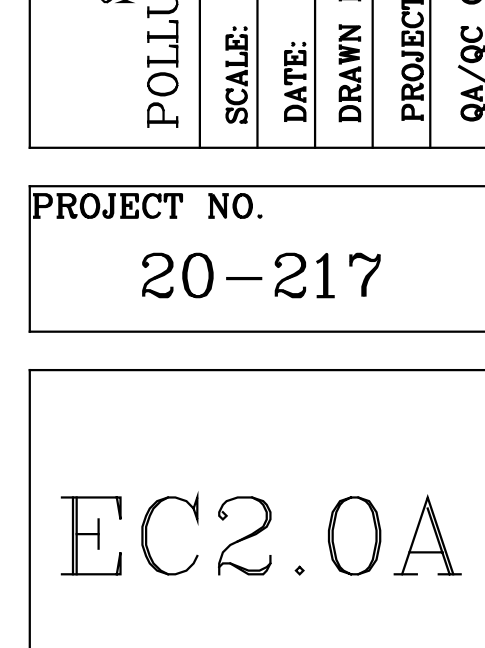
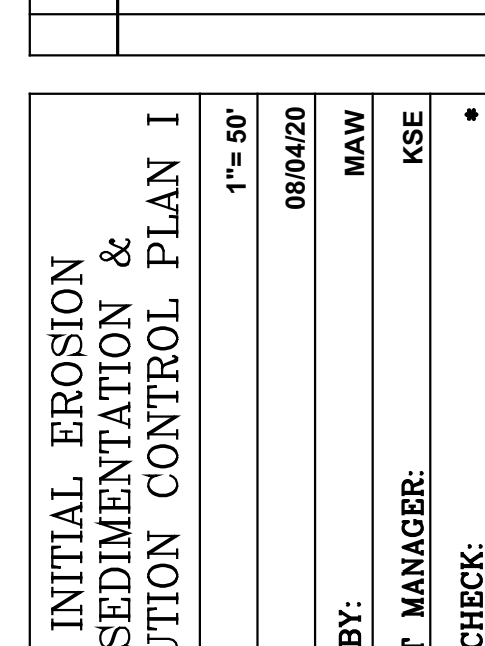
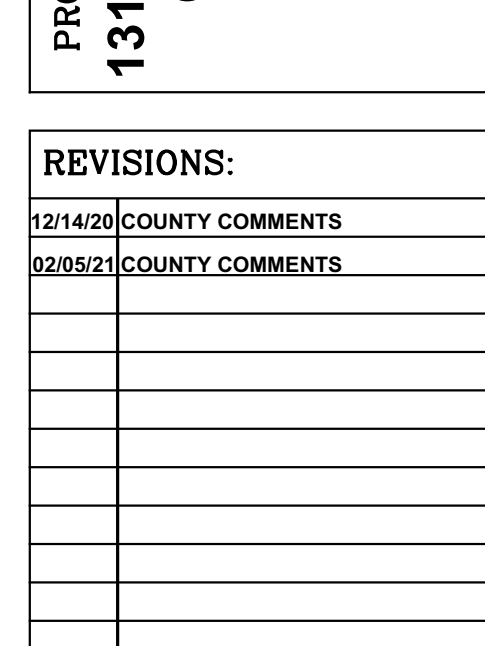
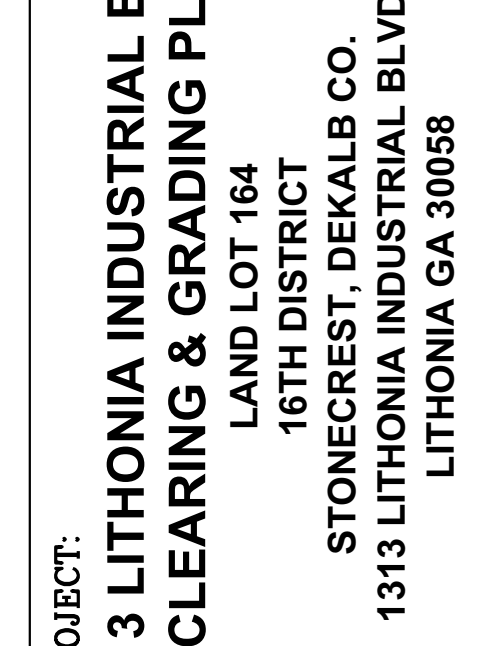
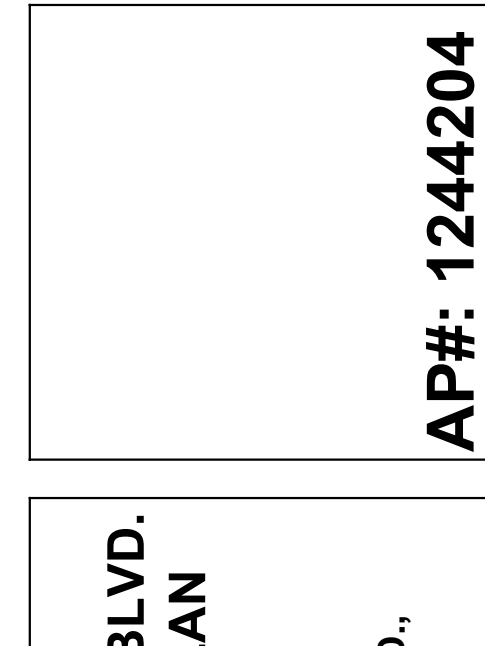
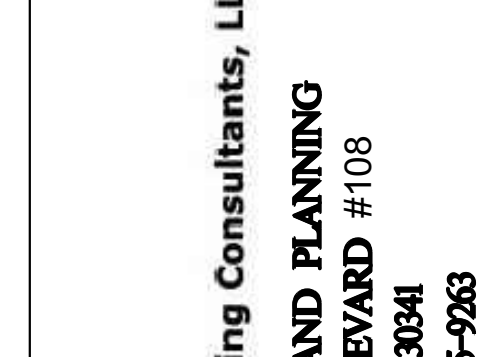
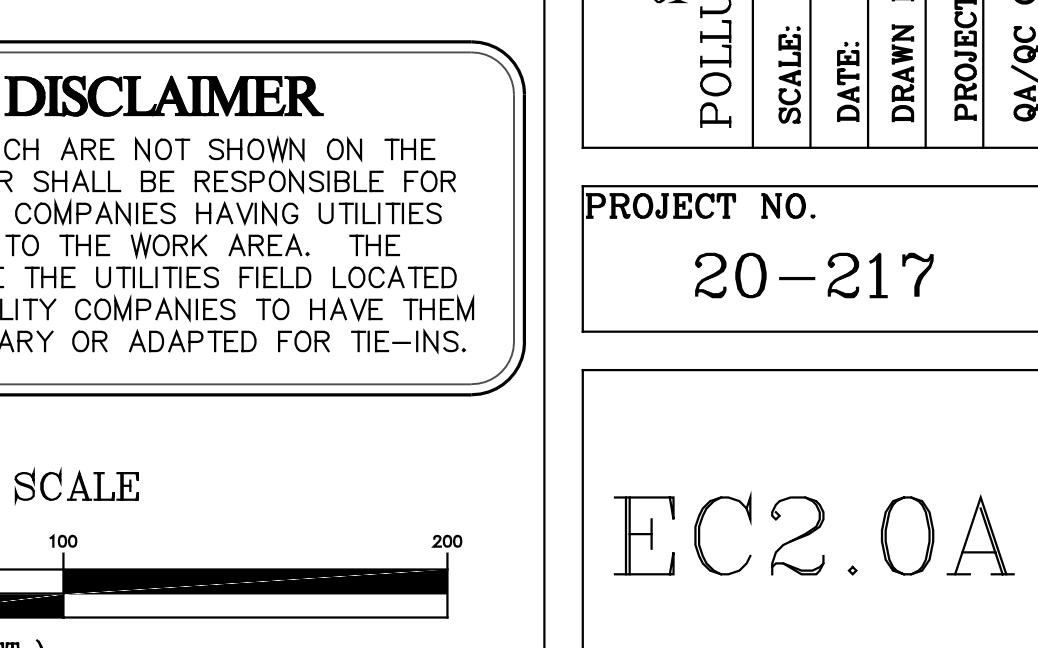
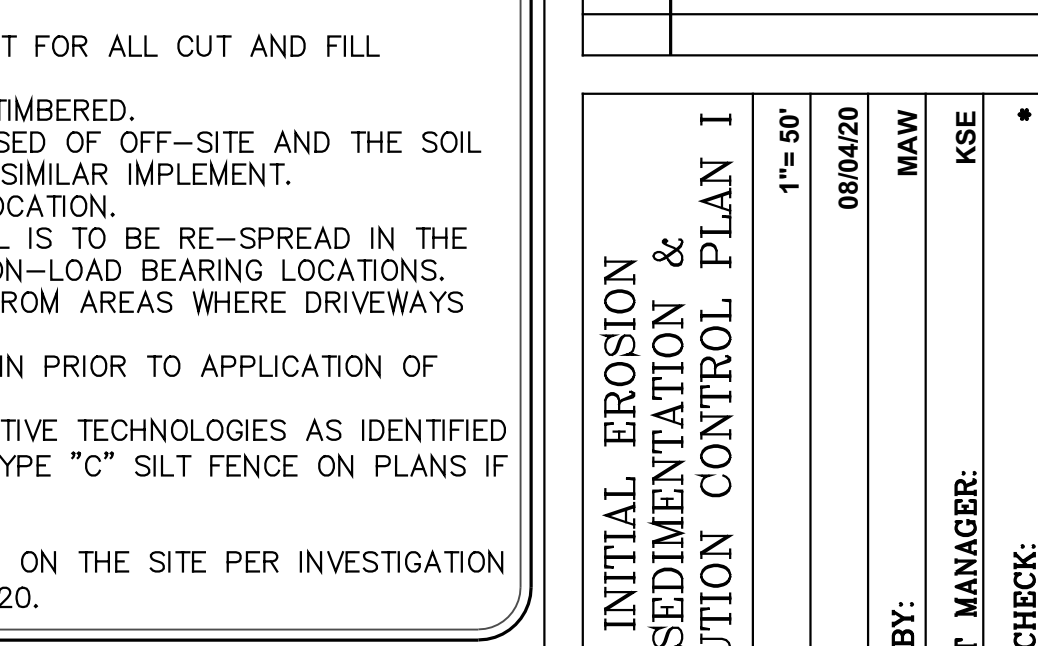
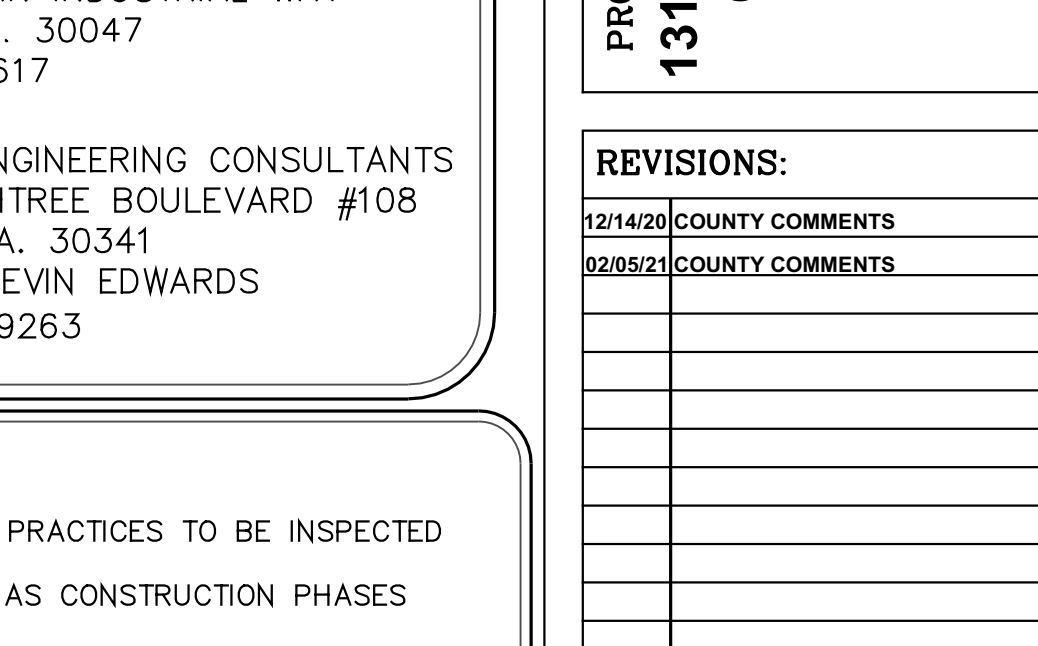
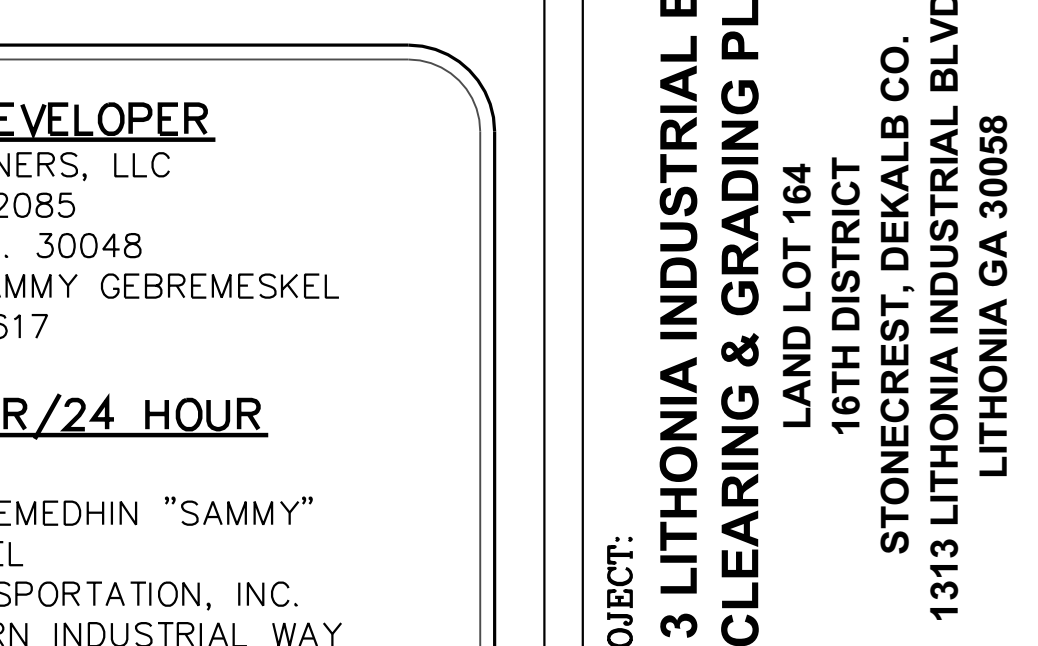
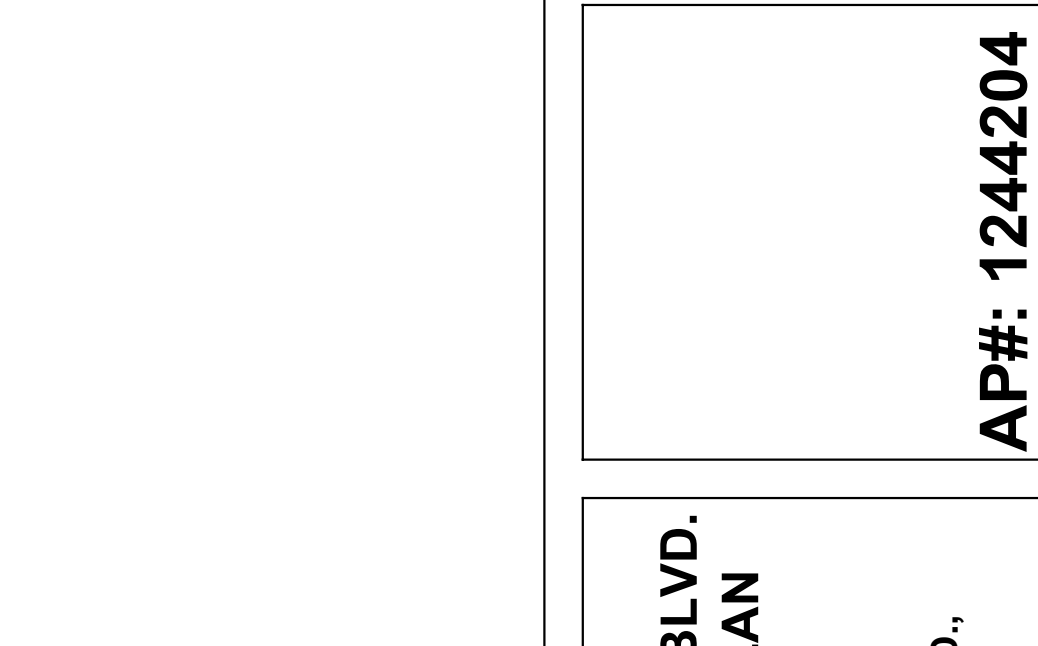
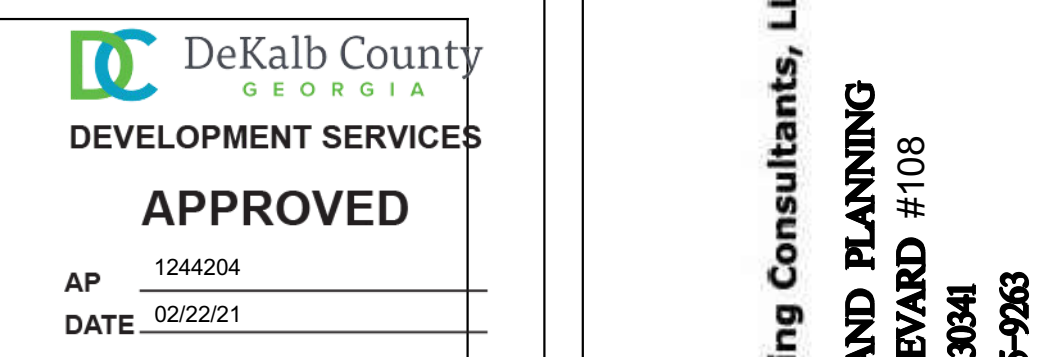
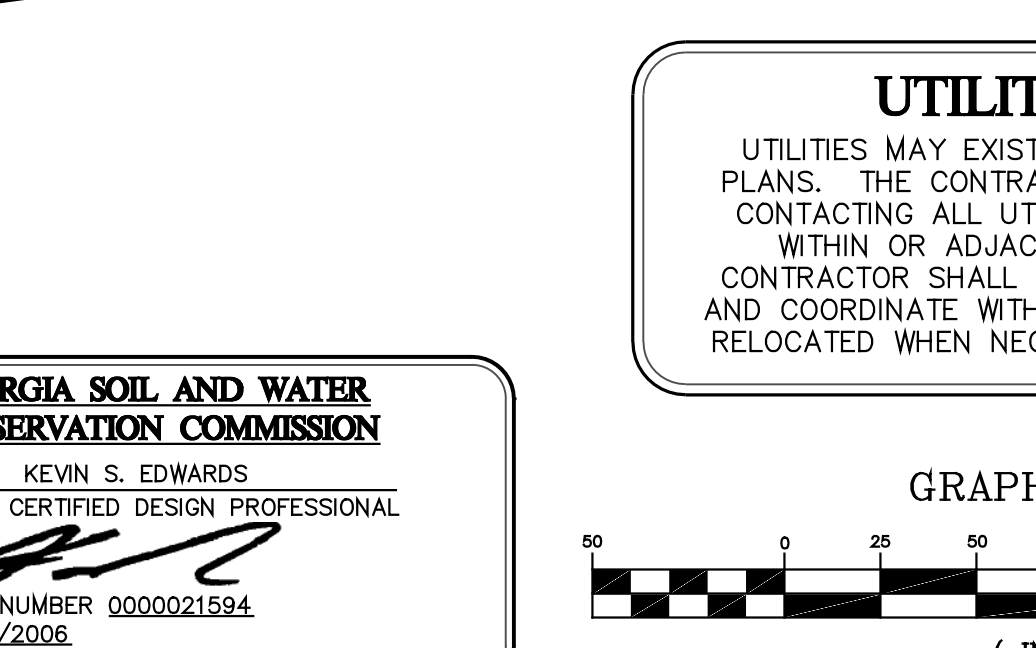
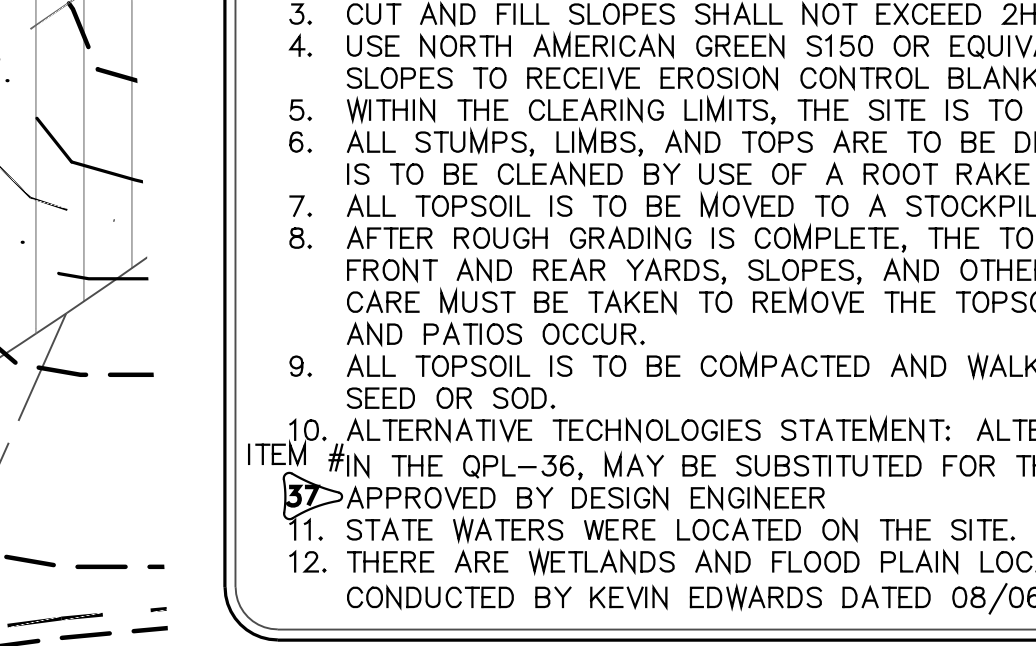
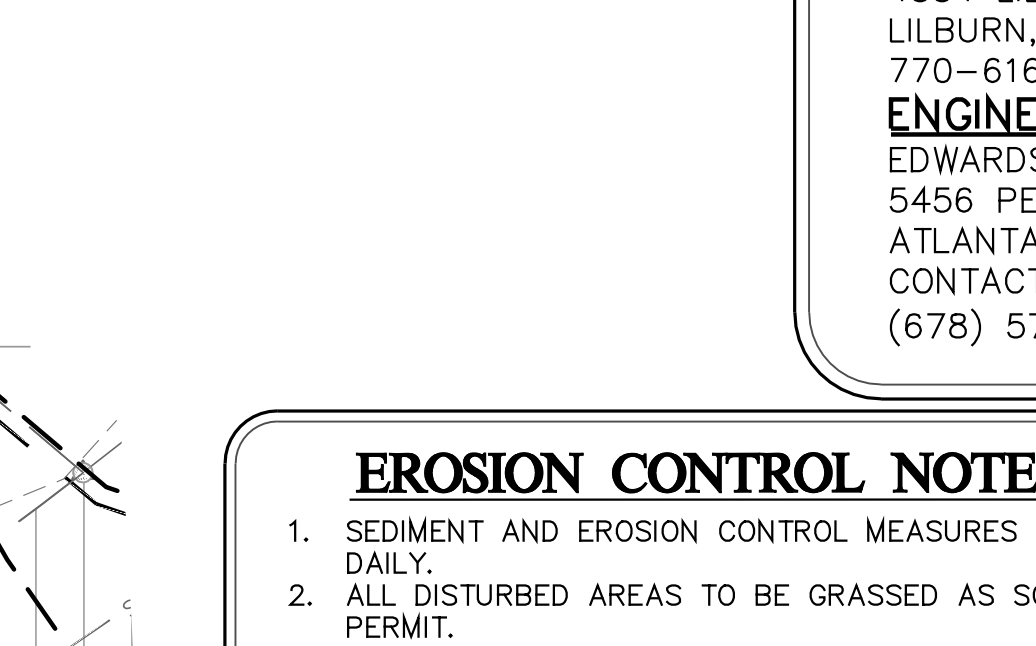
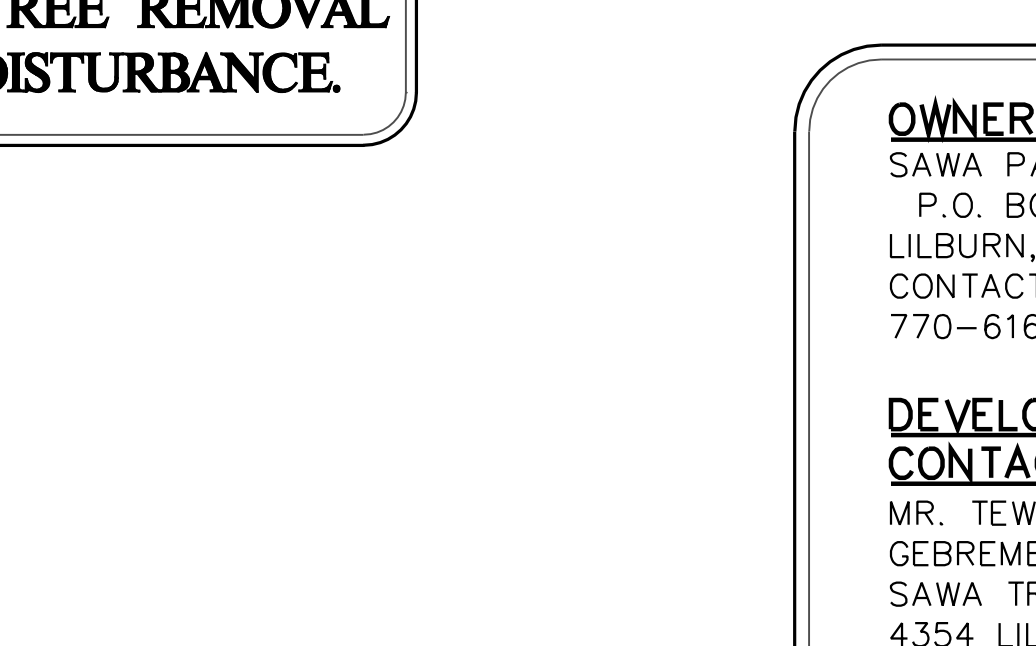
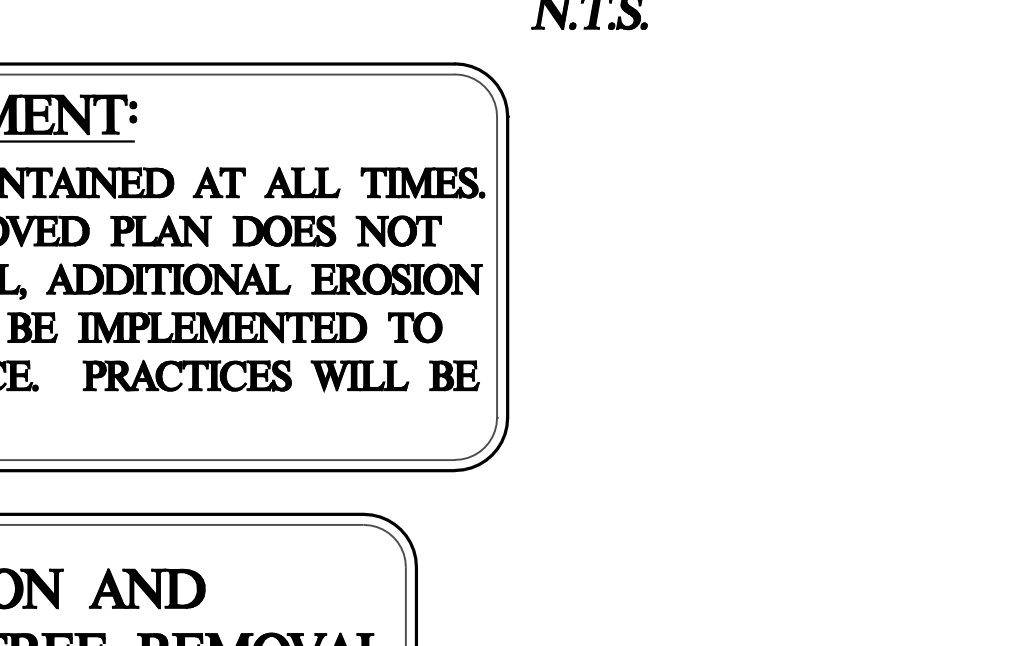
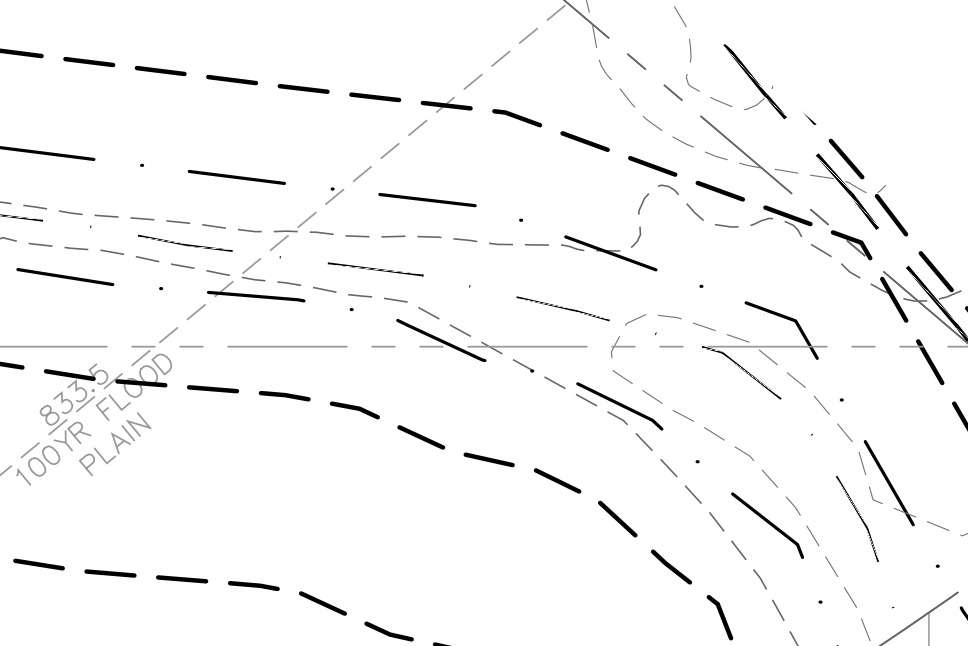
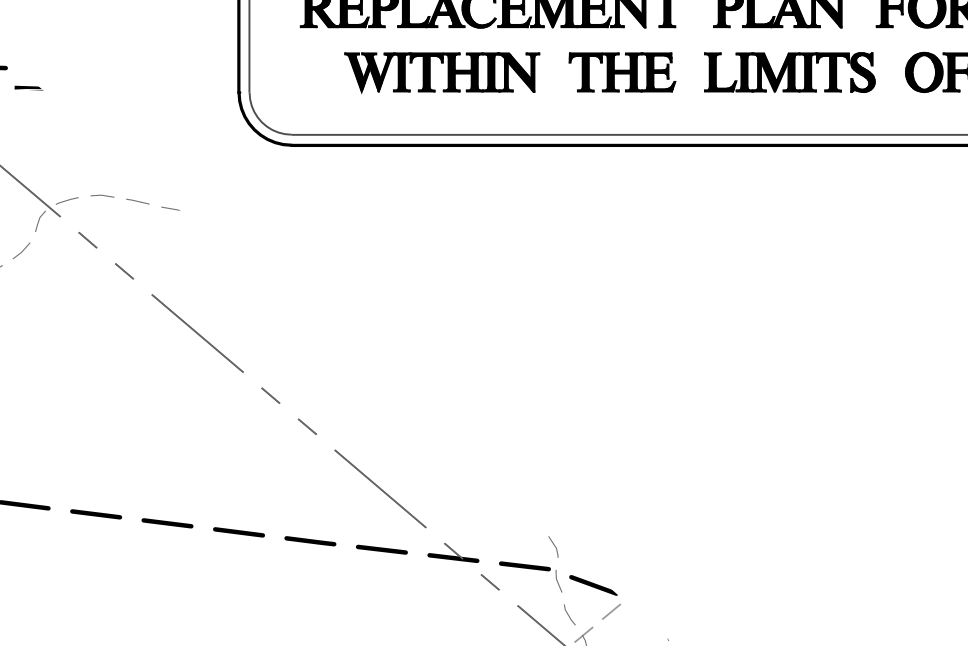
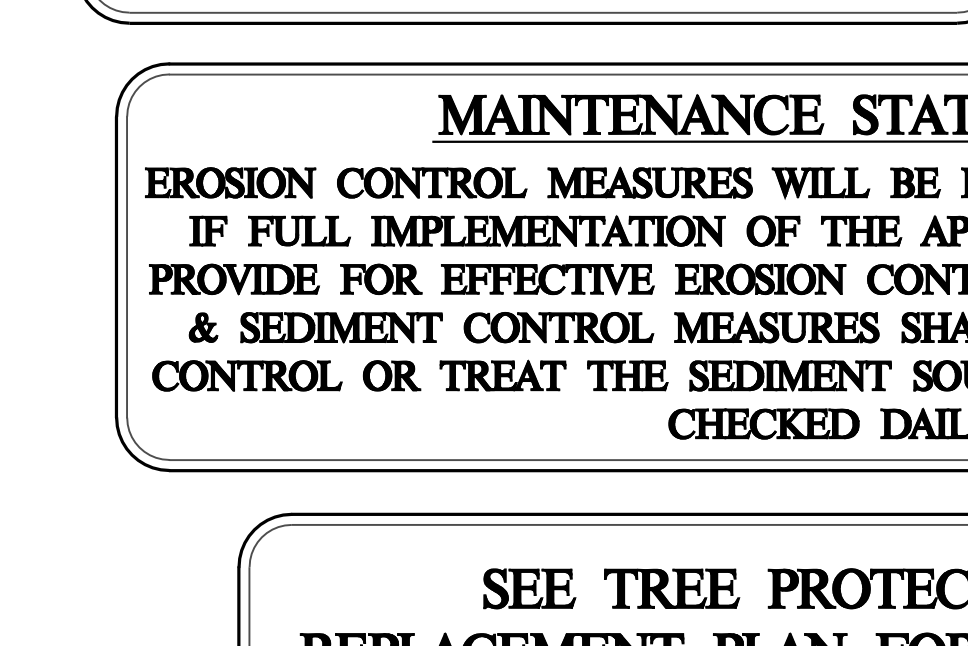
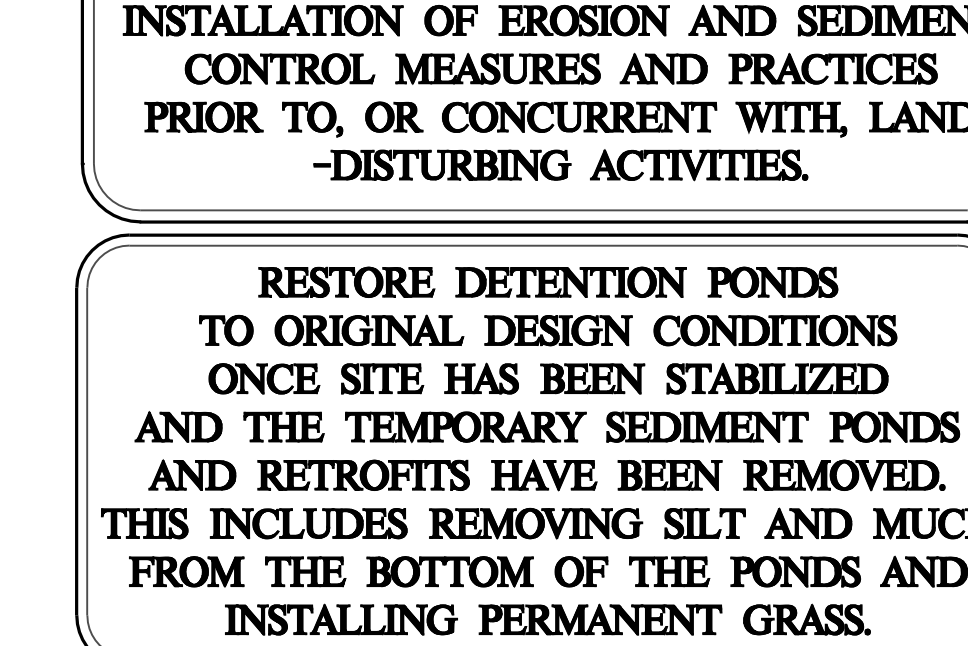
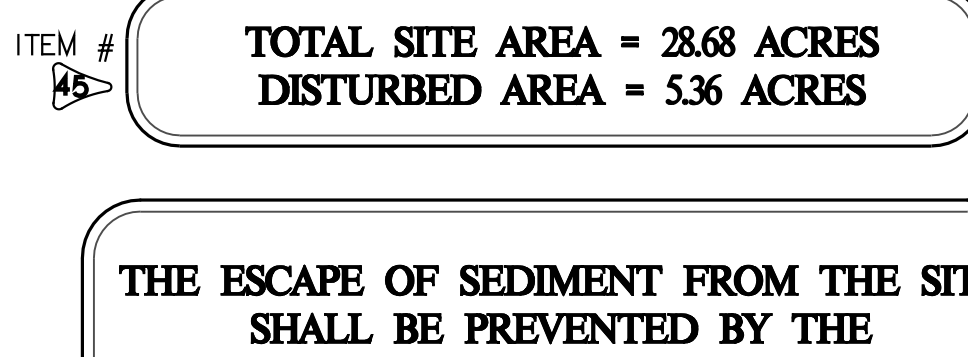
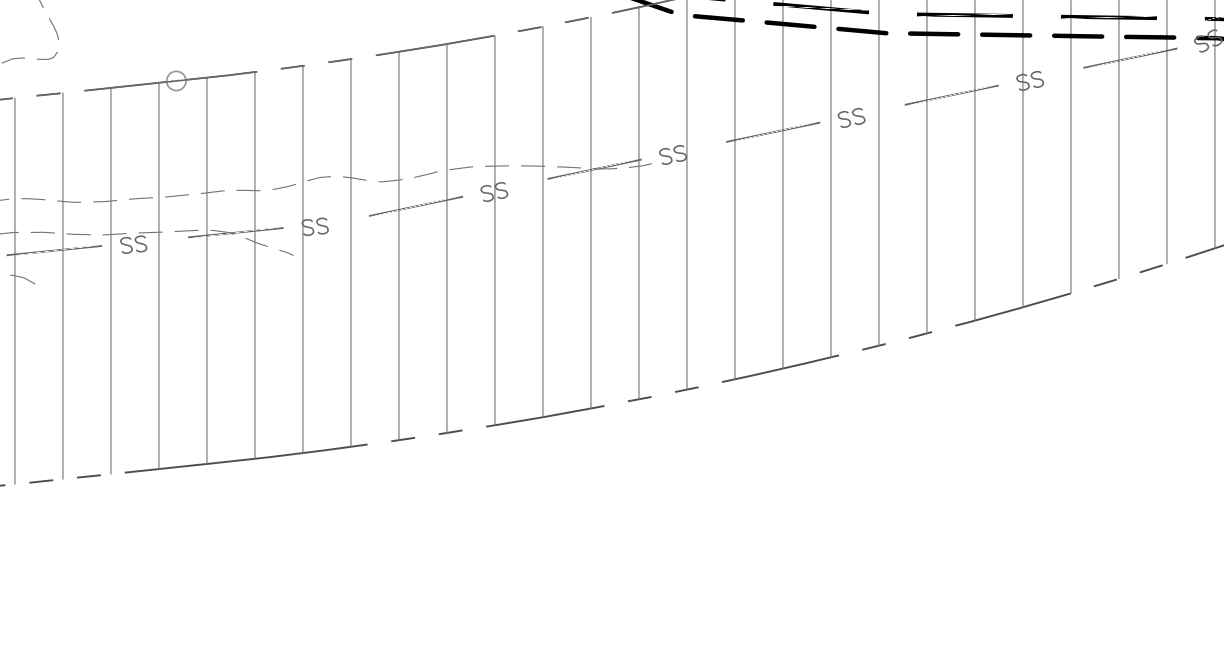
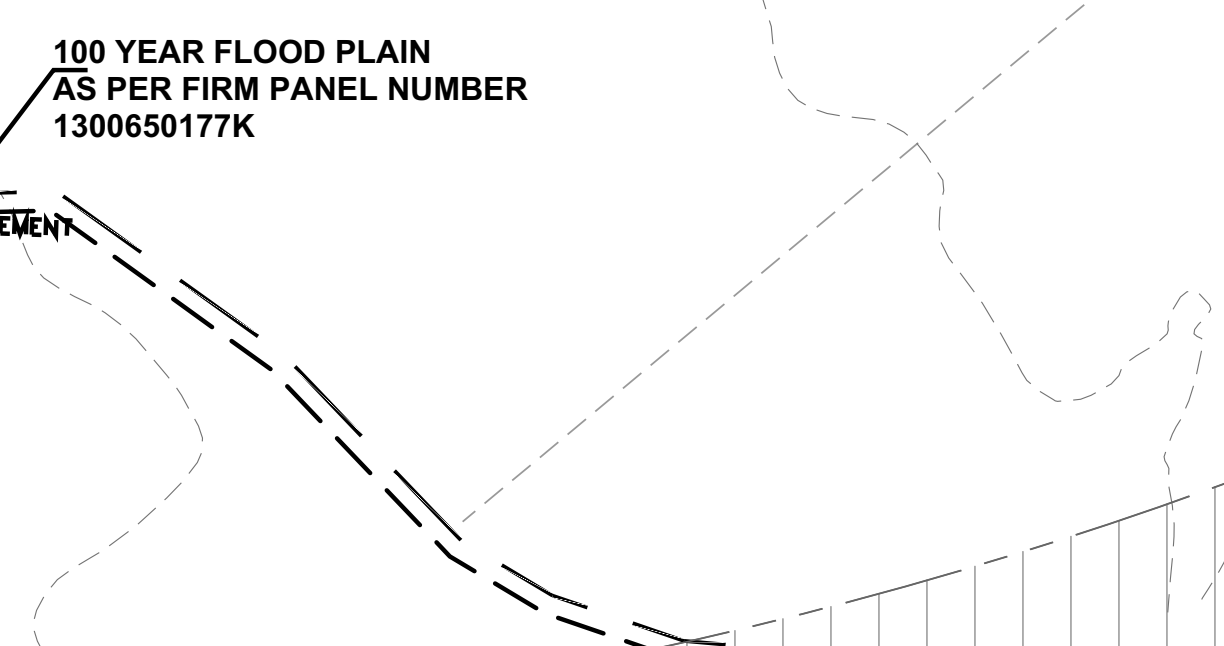
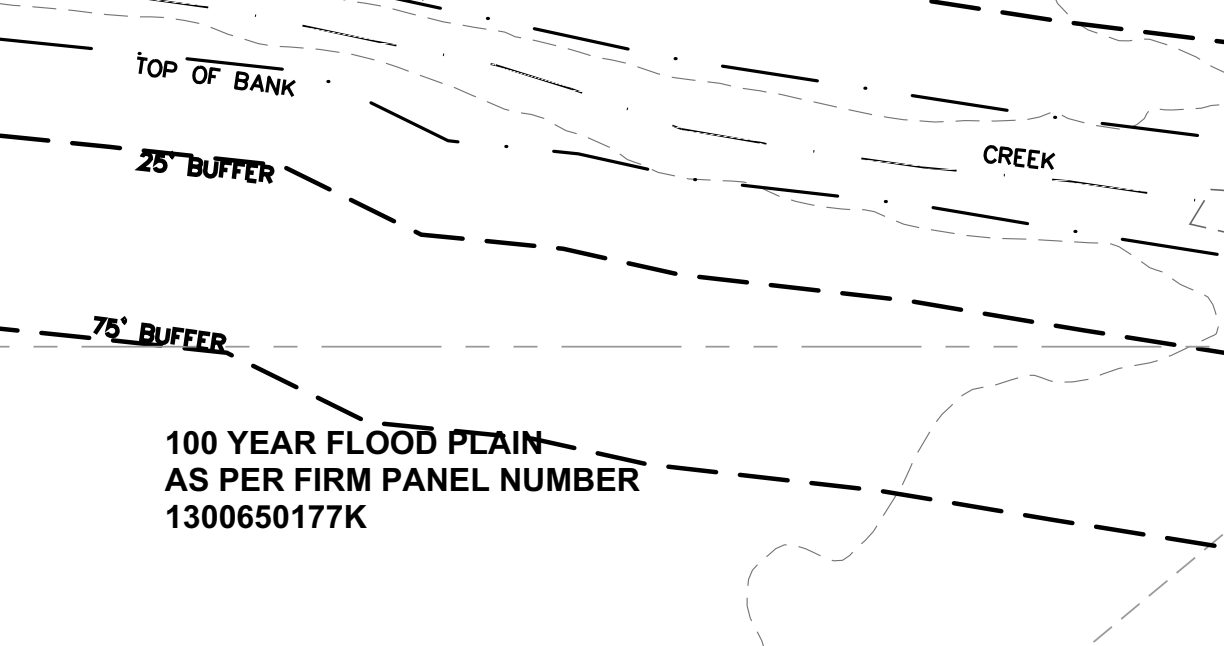
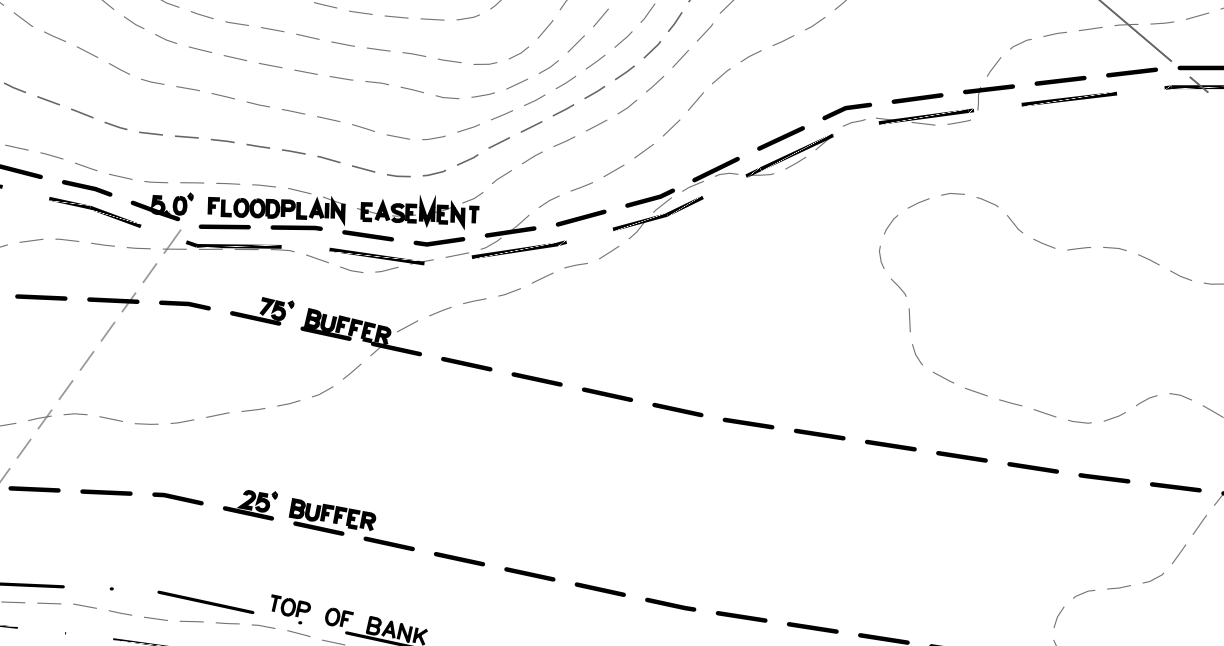
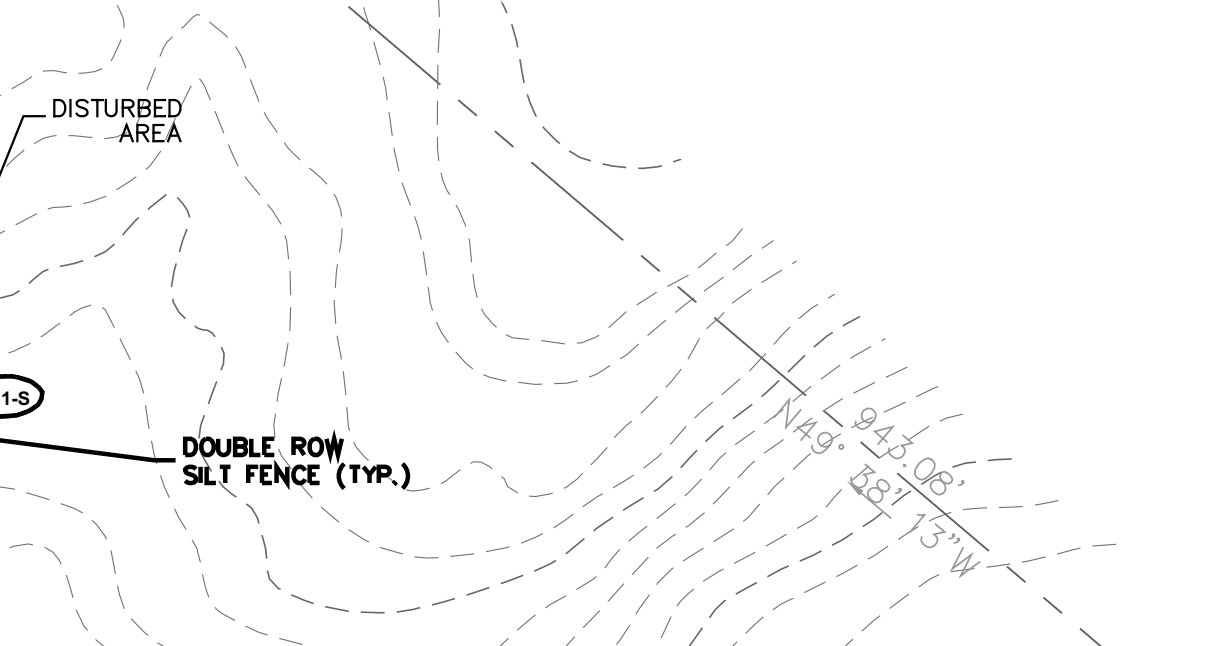
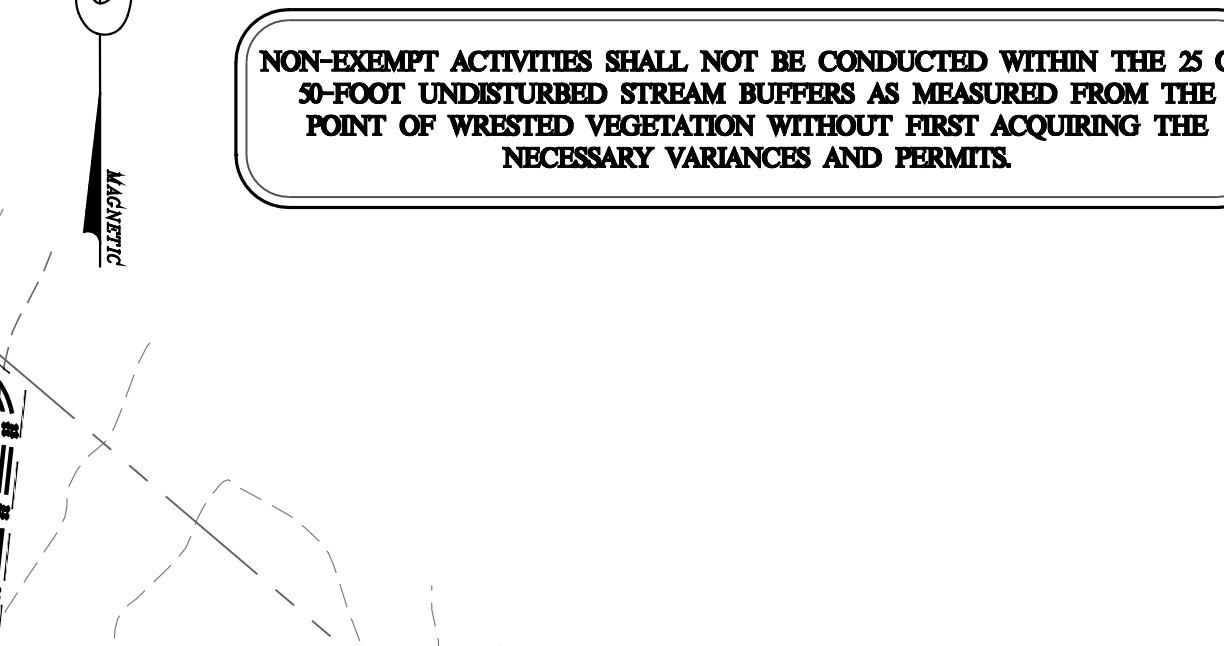
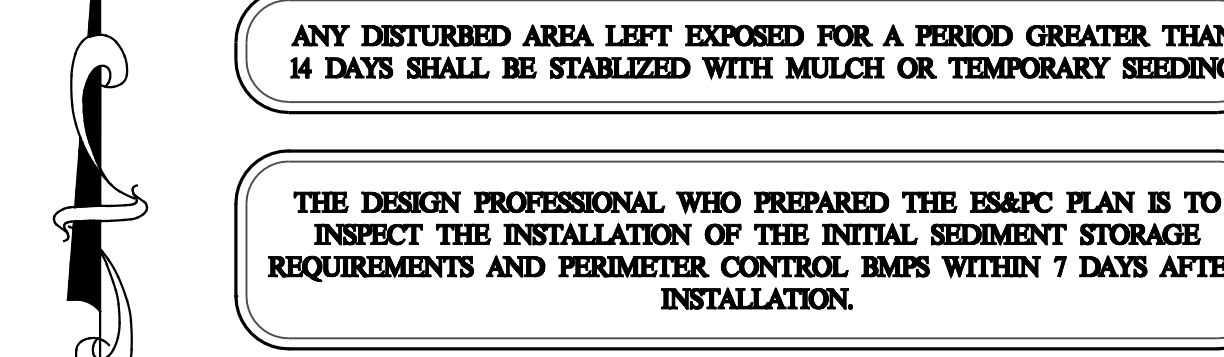
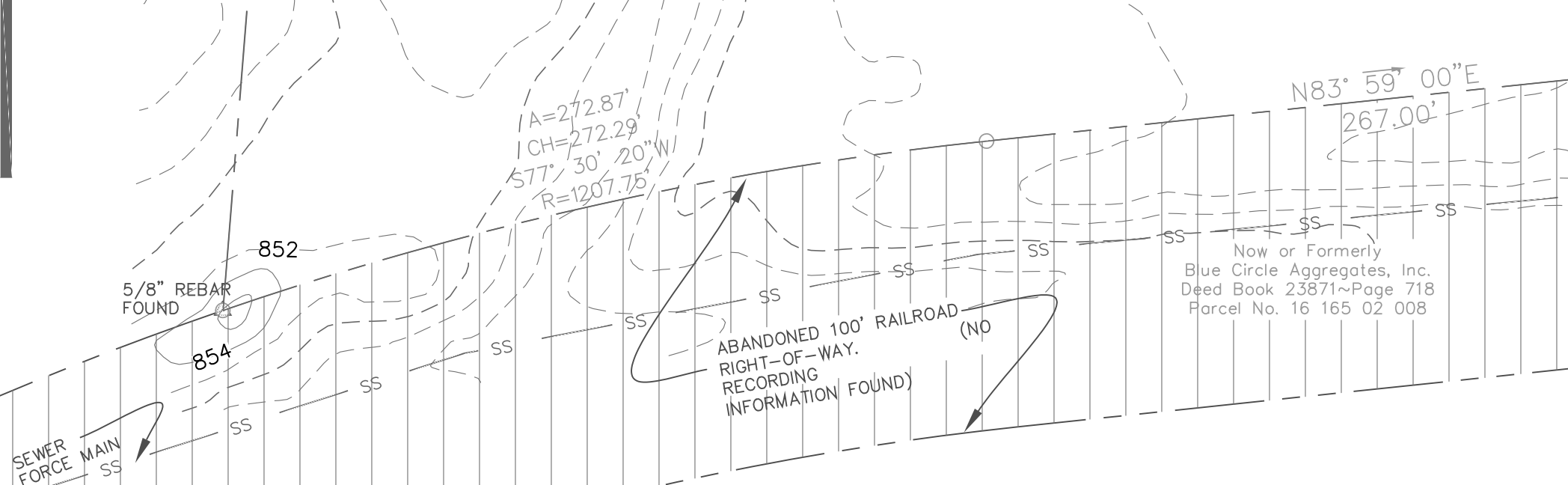
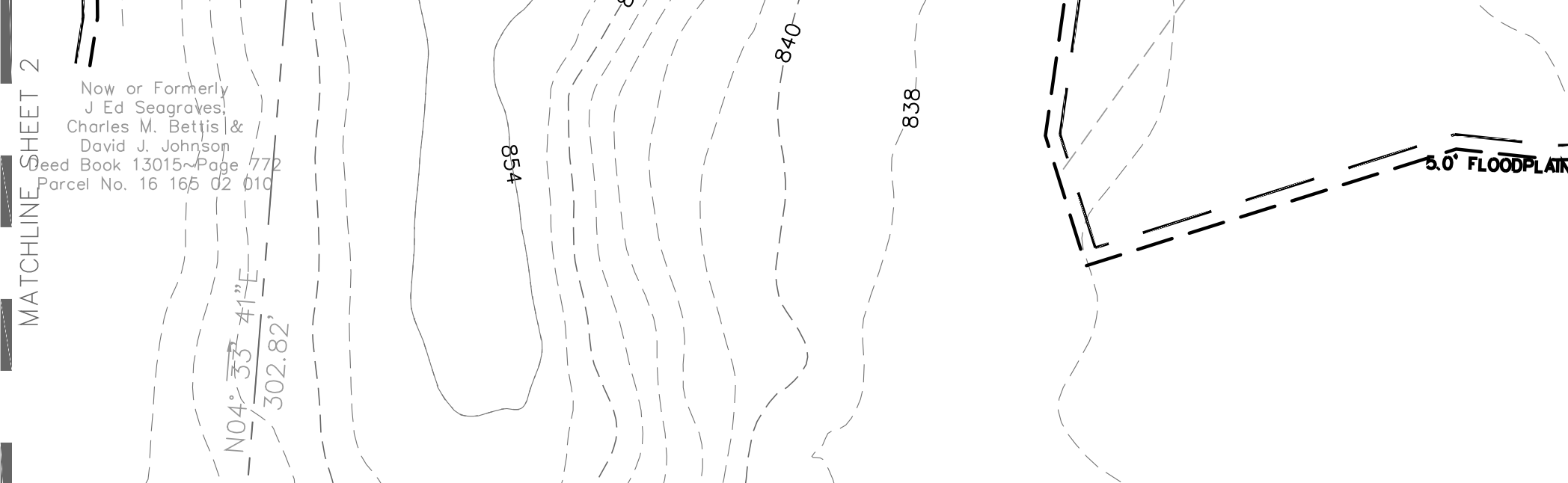
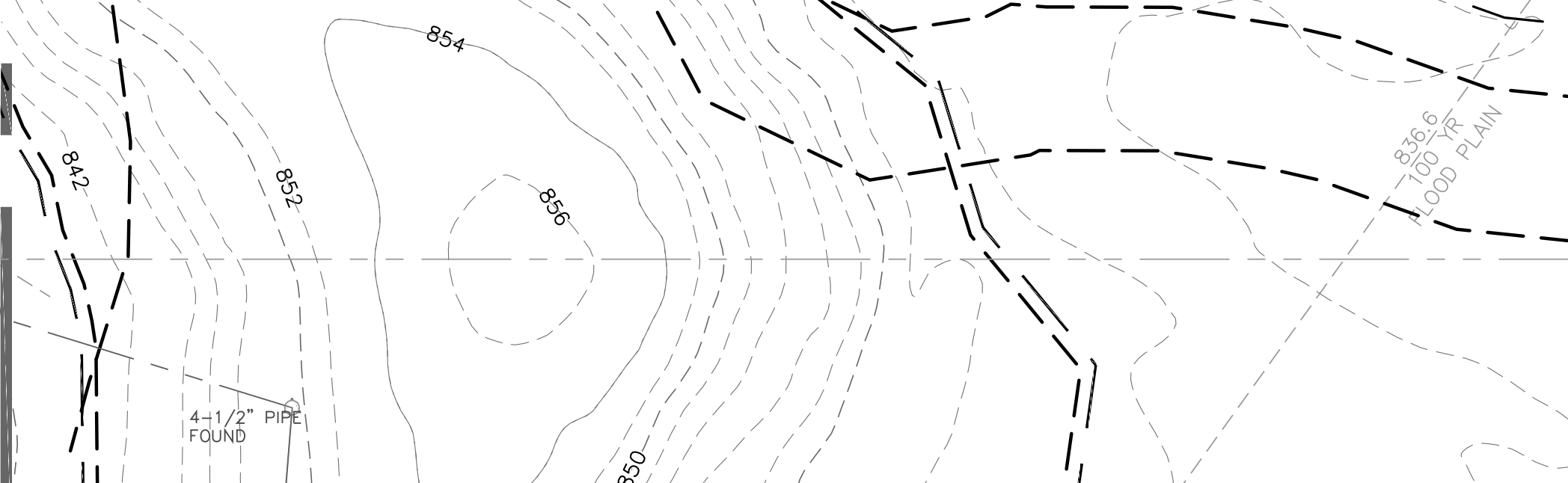
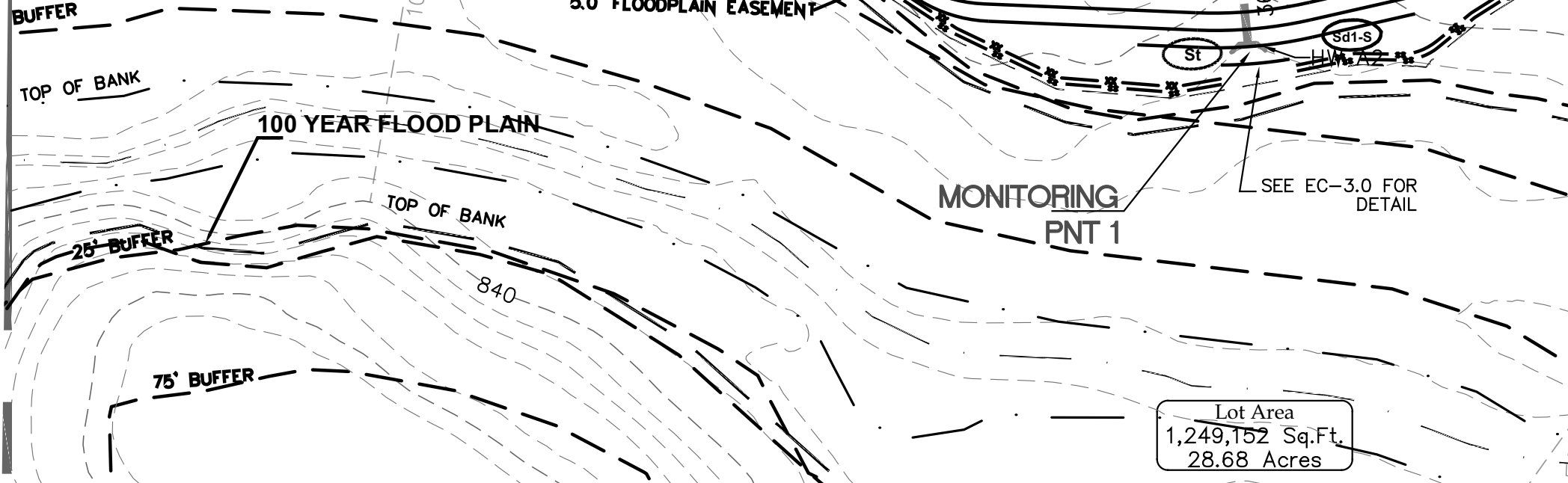
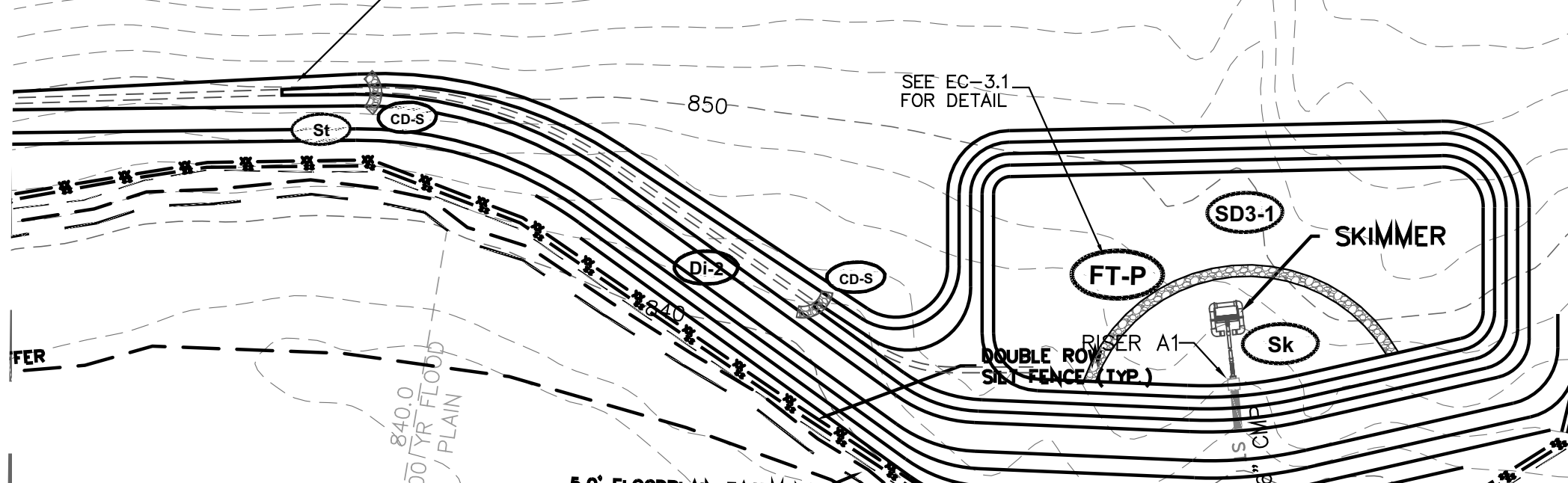
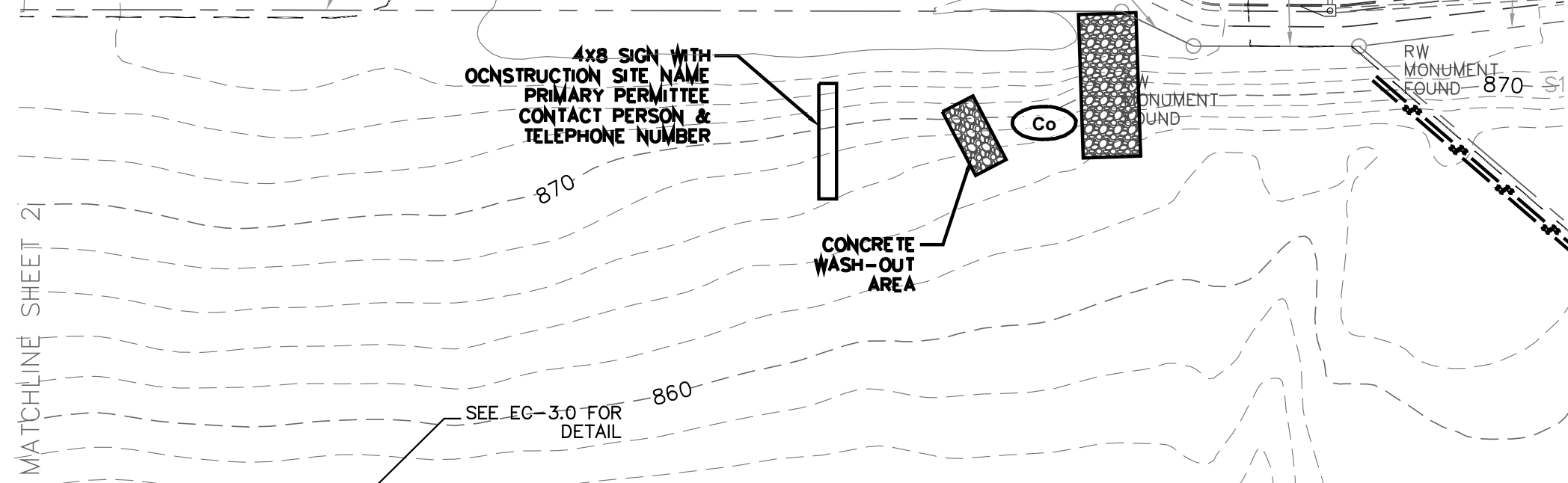
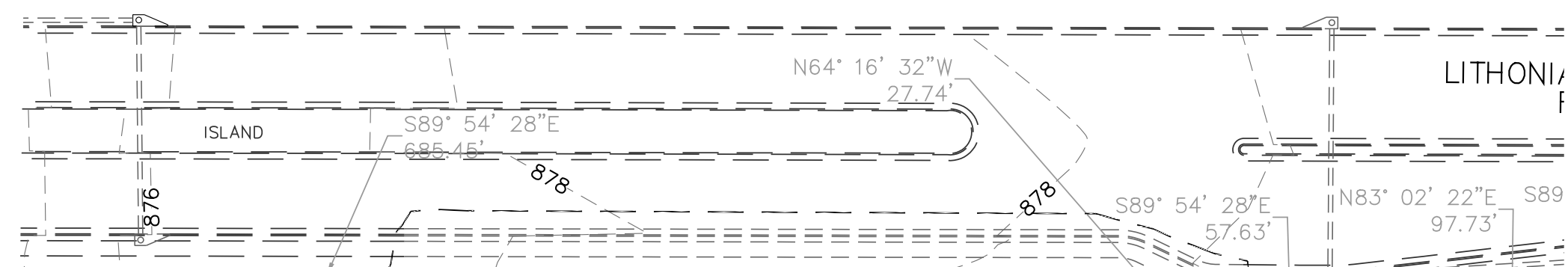
CERTIFICATION NUMBER 0000021594  
ISSUED: 11/04/2006  
EXPIRES: 11/04/2025

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.







EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
4. USE NORTH AMERICAN GREEN S150 OR EQUIVALENT FOR ALL CUT AND FILL SLOPES TO RECEIVE EROSION CONTROL BLANKET
5. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
6. ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
7. ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
8. AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPREAD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
9. ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOD.
10. ALTERNATIVE TECHNOLOGIES STATEMENT: ALTERNATIVE TECHNOLOGIES AS IDENTIFIED IN THE OPL-36, MAY BE SUBSTITUTED FOR THE TYPE "C" SILT FENCE ON PLANS IF APPROVED BY DESIGN ENGINEER
11. STATE WATERS WERE LOCATED ON THE SITE.
12. THERE ARE WETLANDS AND FLOOD PLAIN LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY KEVIN EDWARDS DATED 08/06/2020.

MAINTENANCE STATEMENT:

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY

SEE TREE PROTECTION AND REPLACEMENT PLAN FOR TREE REMOVAL WITHIN THE LIMITS OF DISTURBANCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING

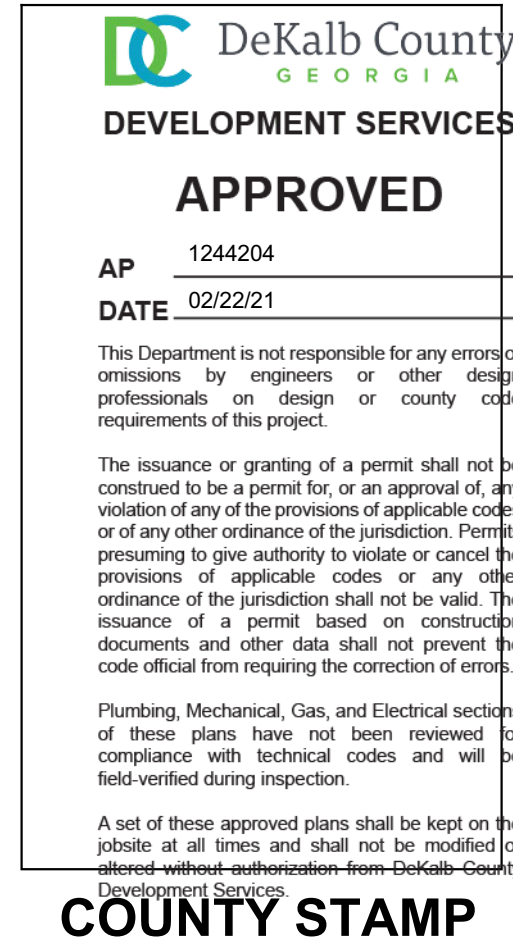
THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 30-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

TOTAL SITE AREA = 28.68 ACRES  
DISTURBED AREA = 5.36 ACRES

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND -DISTURBING ACTIVITIES.

RESTORE DETENTION PONDS TO ORIGINAL DESIGN CONDITIONS ONCE SITE HAS BEEN STABILIZED AND THE TEMPORARY SEDIMENT PONDS AND RETROFITS HAVE BEEN REMOVED. THIS INCLUDES REMOVING SILT AND MUCK FROM THE BOTTOM OF THE PONDS AND INSTALLING PERMANENT GRASS.



**EEC**  
Edwards Engineering Consultants, LLC  
CIVIL ENGINEERING & LAND PLANNING  
5456 PEACHTREE BOULEVARD #108  
ATLANTA, GA 30341  
PHONE: (678) 575-9263

AP#: 1244204

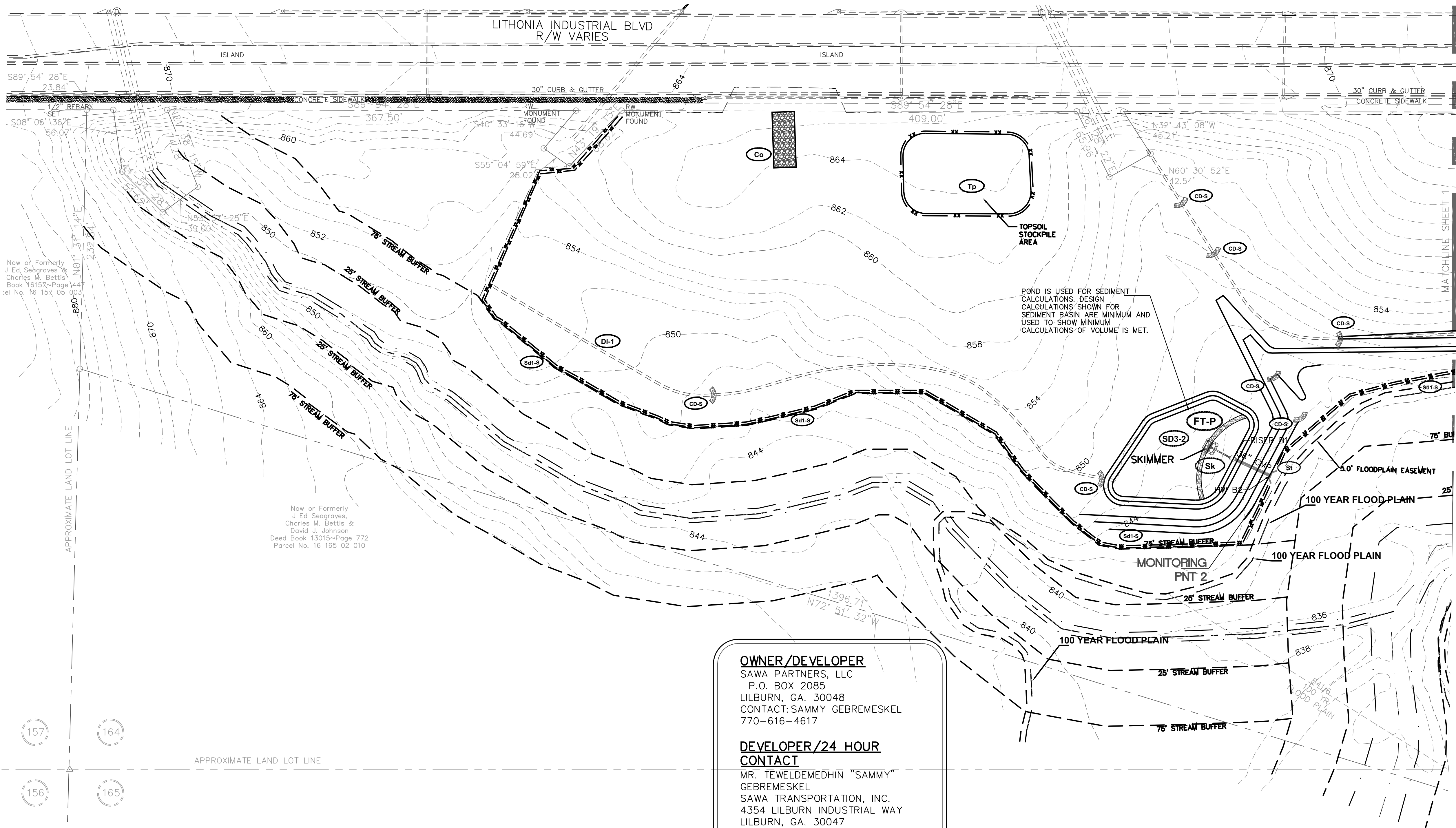
PROJECT:  
1313 LITHONIA INDUSTRIAL BLVD.  
CLEARING & GRADING PLAN  
LAND LOT 164  
16TH DISTRICT  
STONECREST, DEKALB CO.  
1313 LITHONIA INDUSTRIAL BLVD.,  
LITHONIA GA 30058

REVISIONS:	
12/14/20	COUNTY COMMENTS
02/05/21	COUNTY COMMENTS

INITIAL EROSION SEDIMENTATION & POLLUTION CONTROL PLAN II	
SCALE:	1" = 50'
DATE:	08/04/20
DRAWN BY:	MAW
PROJECT MANAGER:	KSE
QA/QC CHECK:	

PROJECT NO.  
20-217

EC2.0B



ITEM # 45

**OWNER/DEVELOPER**  
SAWA PARTNERS, LLC  
P.O. BOX 2085  
LILBURN, GA. 30048  
CONTACT: SAMMY GEBREMESKEL  
770-616-4617

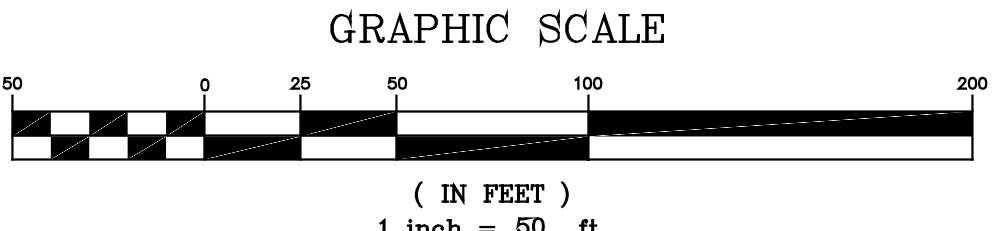
**DEVELOPER/24 HOUR CONTACT**  
MR. TEWELDEMEDHIN "SAMMY" GEBREMESKEL  
SAWA TRANSPORTATION, INC.  
4354 LILBURN INDUSTRIAL WAY  
LILBURN, GA. 30047  
770-616-4617  
**ENGINEER**  
EDWARDS ENGINEERING CONSULTANTS  
5456 PEACHTREE BOULEVARD #108  
ATLANTA, GA. 30341  
CONTACT: KEVIN EDWARDS  
(678) 575-9263

UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

CALL 811  
FREE THROUGHOUT THE U.S.A.  
THREE WORKING DAYS BEFORE YOU DIG.  
**811**  
Know what's below. Call before you dig.

**GEORGIA SOIL AND WATER CONSERVATION COMMISSION**  
KEVIN S. EDWARDS  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000021594  
ISSUED: 11/04/2008  
EXPIRES: 11/04/2025







DeKalb County

(404) 371-2155 (o)  
www.dekalbcountyga.gov

Government Services Center  
178 Sams Street  
Decatur, GA 30030  
www.dekalbcountyga.gov/planning

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

### PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application: signed copy of this form must be submitted at filing.)

Applicant(s) Name: Teweldemedhin Gebremeskel

Phone: [REDACTED] Email: [REDACTED]

Property Address: 1313 Lithonia Industrial Boulevard, Lithonia 30058

Tax Parcel ID: 16 164 02 007 Comm. District(s): 5 & 7 Acreage: 28.84

Existing Use: quarry and asphalt plant Proposed Use: Recycling concrete

Supplemental Regs: 4.2.34 (quarry) Overlay District: No

Rezoning: Yes ☐ No ☒ Existing Zoning: M Proposed Zoning: \_\_\_\_\_

DRI: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Land Use Plan Amendment: Yes ☐ No ☒ Existing Land Use: LIND

Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes ☒ No ☐ Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): Collecting broken concrete which will be crushed & sold as recycled crush and run on 57 stone as well as storing dirt from construction sites and selling to other construction projects. Applicant disagrees that a SLUP is required based on previous SLUP approved.

Major Modification: Yes ☐ No ☐ Existing Zoning Conditions: SLUP-03031

Major Modification Request: \_\_\_\_\_

Condition(s) to be modified: \_\_\_\_\_

## WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Calendar Dates: CC: 02/09/26

PC: 03/03/36

BOC: 03/26/26

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable): \_\_\_\_\_

### Submittal Format:

**ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.**

**Site Plan Checklist, if applicable:**

- |   |   |                        |
|---|---|------------------------|
| * Density                                   | * Frontage  | * Sidewalks            |
| * Density Bonuses                           | * Street Width                                      | * Fencing/Walls        |
| * Mix of Uses                               | * Landscape Strips                                  | * Building Height      |
| * Open Space                                | * Parking - Auto                                    | * Building Separation  |
| * Enhanced Open Space                       | * Parking – Bicycle                                 | * Building Orientation |
| * Pedestrian Plan                           | * Screening   | * Streetscapes         |
| * Lot Size                                  | * Perimeter Landscapes                              | * Garages              |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design |                        |

Possible Variances: \_\_\_\_\_

Comments: Applicant will need to show compliance with the SLUP criteria and how proposed recycling operating is compatible with surrounding area. Proposed building(s) will need to comply with bldg material requirements of Article 5-Sidewalks and street trees along Lithonia Industrial Blvd required. This is not a complete review; a complete review will be done once an application has been submitted and officially accepted by the Planning Department.

Applicant says a SLUP was also approved in 2005 but we show no record of that.

Dates above are tentative until adoption by BOC on 11.20.2025.

Planner: John Reid, Sr. Planner

Date: October 21, 2025