

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No.: _____

APPLICANT NAME: GA-Graystone, LLC

Daytime Phone #: 404-373-9590 Fax #: 404-378-6049

Mailing Address: 1242 Fleetwood Drive, Atlanta, Georgia 30316

E-mail: ccollier@williamsteusink.com

OWNER NAME: GA-Graystone, LLC (If
more than one owner, attach contact information for each owner)

Daytime Phone #: 404-373-9590 Fax #: 404-378-6049

Mailing Address: 1242 Fleetwood Drive, Atlanta, Georgia 30316

E-mail: ccollier@williamsteusink.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 1242 Fleetwood Drive

Atlanta, DeKalb County, GA, _____

District(s): 15 Land Lot(s): 79 Block(s): _____ Parcel(s): _____

Acreage or Square Feet: 7.7 Acre Commission District(s): 3/6 Existing Zoning: M

Proposed Special Land Use (SLUP): Recycling plant and recovered material center as more specifically set forth in the attached letter.

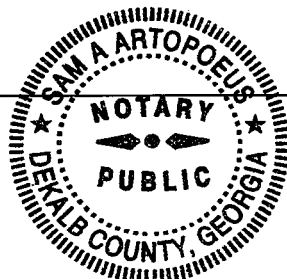
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: _____ Agent: ☒ Signature of Applicant: [Signature]
(Check One)

Printed Name of Applicant: Christopher L. Collier as Agent of GA-Graystone, LLC

Notary Signature and Seal:

[Signature]
1/21/19



PUBLIC NOTICE

Request for a Special Land Use Permit

Filed by: GA-Graystone, LLC

**For the property located at: 1242 Fleetwood Drive SE,
Atlanta, Georgia 30316**

Current Use: Recycling processor of concrete, stone, dirt, and tree debris

Proposed Use: Continuation of existing use under recycling plant and recovered material center Special Land Use Permit

Hours of Operation: No change, generally 7:30 am to 5 pm.

Capacity: no change

**PRE-APPLICATION COMMUNITY MEETING TO TAKE PLACE
AT: Econo Lodge Hotel**

**Location: Econo Lodge Hotel, 3140 Moreland AVE, Conely,
Georgia 30288**

Date & Time: Monday, April 30, 2018 at 7:00 pm

PRE-APPLICATION COMMUNITY MEETING
SPECIAL LAND USE PERMIT APPLICATION

MEETING SIGN-IN SHEET

Meeting Date: March 30, 2018

Meeting location: Econo Lodge Hotel, 3140 Moreland AVE, Conley, Georgia 30288

[illegible]



Christopher L. Collier
Attorney at Law

404.373.9590 Direct Dial
ccollier@williamsteusink.com

May 3, 2018

Via Hand Delivery

DeKalb County Department of Planning & Sustainability
330 W. Ponce de Leon Avenue, Suite 500
Decatur, Georgia 30030

**Re: 1242 Fleetwood Drive, Atlanta, Georgia 30316
Special Land Use Permit Application**

LETTER OF APPLICATION

Dear Sir or Madam:

This firm represents GA-Graystone, LLC (“**Graystone**”). Graystone is the owner of that certain real property located at 1242 Fleetwood Drive, Atlanta, Georgia 30316 (the “**Property**”). The Property is located in Commission District 3 and Super District 6. This correspondence is offered in support of Graystone’s application for a Special Land Use Permit in order to operate as a recycling plant and recovered material center at the Property (the “**Application**”).

Graystone was formed to provide mobile crushing and screening of various earth and earth like materials such as stone, rock, concrete, aggregate, tree debris, soil, and dirt. Through this process, Graystone receives recyclable materials that would otherwise be discarded or left on site and turns the material in to environmentally friendly products that are generally for erosion control, landscaping, driveways, paving, and construction pads. This process is performed by collecting and separating the materials into their various categories, whether it be concrete, soil, or tree debris. The sorted material is then processed by feeding the material through a crushing machine that simultaneously reduces the material into smaller pieces and extracts any metal from the material for recycling. The crushed material is then fed through a screener that ensures the proper sized material is sorted into its various types: large landscaping stone, 57 stone, crusher run, rip rap, fill dirt, mulch, and top soil. Graystone provides this service both at demolition and construction sites, as well as at the Property.

For years, Graystone and its predecessor-in-title have used the Property as a base for these operations. Material is delivered to the Property for processing and is then either delivered back to the construction site or sold from the Property to end users. It is important to note that even DeKalb County has utilized Graystone for such service, by delivering material to the Property for processing.

The Property is zoned M (Light Industrial) under the DeKalb County Code of Ordinances (the “**Code**”). The M zoning district allows recycling plants and recovered material centers, but

requires a special land use permit for such use. Section 27-2.31.1 provides that the intent and purpose of the M zoning District is to provide “an area within DeKalb County for recycling and green businesses to locate . . . and [t]o generate employment opportunities and economic development” Graystone, and its use of the Property squarely fits within the intended purpose and use set forth in the Code.

In order to lawfully continue its operation at the Property, and to foster the environmentally friendly practice of reclaiming and reusing recoverable materials, Graystone submits this Application seeking the issuance of a special land use permit in order to conduct and operate a recycling plant and recover material center at the Property. Graystone also requests that given the current crisis regarding tire dumping, that this Application include, and any special land use permit granted hereunder, expressly include the recycling of tires.

IMPACT ANALYSIS

In accordance with Section 27-873 of the Code of Ordinances of DeKalb County, the following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The Property is 8.0524 acres in size. This size parcel is adequate and appropriate for the proposed use, as it more than allows for compliance with all applicable yards, open space, off-street parking, and all other applicable requirements of the Property’s zoning district.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

All adjacent properties are zoned M (Light Industrial) and are utilized as various commercial operations. These operations include trucking and mechanic shops, an asphalt plant, and multiple prisons and correctional institutions. This area of DeKalb County is characterized by industrial operations, large scale commercial properties, and logistic operations due to its proximity to important transportation routes. Accordingly, the intended use of the Property is compatible with the use of the immediately adjacent properties and the surrounding district.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.

Public services, facilities, and utilities which would serve the proposed use are more than adequate. The proposed use is designed and intended to exert a minimum impact on public services, facilities, and utilities. No new buildings or structures are planned or required for the Property, so the utility impact is minimal. The proposed use will not have a measurable impact on public schools, emergency services and public safety, or other public services and facilities.

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

The Property is accessed by Fleetwood Drive near its termination, affording excellent road access at a point where there is very low traffic volume and no major intersections. By virtue of the types of businesses located on and off Fleetwood Drive, traffic in this area is minimal. As such, no expected increase in traffic or congestion will result from Graystone's operation of the Property.

- E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

Existing land uses located along access routes to the site will not be adversely affected by the character of the vehicles or the volume of traffic generated by the use proposed in the Application. Fleetwood Drive is situated off of Moreland Avenue with close to Interstate 285. Moreover, the Property is situated in an area with very little residential or commuter traffic. Existing land uses along access routes to the Property consist of industrial and commercial operations that are nearly all logistics, paving, mechanical, and trucking operations which will not be adversely impacted by the character of vehicles and volume of traffic generated by the proposed use.

- F. Adequacy of ingress and egress 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.

Ingress and egress to the Property 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 is very adequate. The Property opens up directly onto Fleetwood Drive near the road's termination point, affording excellent road access at a point where there is very low traffic, no major intersections, and no pedestrian

crossing zones. Additionally a fire hydrant is located immediately in front of the Property, providing excellent access in the event of a fire or other emergency.

- G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use will not create any adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use. All adjoining properties are zoned for industrial land uses, all are either trucking and mechanical operations, asphalt and paving plants, or correctional institutions such as prisons and re-entry facilities, and all are in relatively close proximity to Interstate 285. Moreover, Graystone and its predecessors in title have operated the property in the same fashion, operating the requisite crushing and screening machinery. These operations have never created any adverse impact upon adjoining landowners, and the proposed use encompasses these operations.

- H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The proposed use will not create any adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use, which will be during regular business hours from 7:30 am to 6 pm and on Saturday from 8 am to 3 pm. All adjoining properties are zoned for industrial land use and generally consist of trucking and mechanical operations, asphalt and paving plants, or correctional institutions such as prisons and re-entry facilities.

- I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The proposed use will not create any adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. All adjoining properties are zoned for industrial land use.

- J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The Property is zoned M (Light Industrial) which is intended to provide areas for manufacturing and processing uses. The district is also intended "[t]o provide an area within DeKalb County for recycling and green businesses to locate . . . and [t]o generate employment opportunities and economic development" Graystone, and its use of the Property squarely fits within the intended purpose and use set forth in the Code.

- K. Whether the proposed use is consistent with the policies of the comprehensive plan.

The proposed use is consistent with the policies of the comprehensive plan in encouraging the growth of new and sustainable industries in the area and specifically in the area around the Property.

- L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The proposed use provides for all required buffer zones and transitional buffer zones in the M zoning district.

- M. Whether there is adequate provision of refuse and service areas.

There is currently adequate provision of refuse and service areas at the Property. The Property is already served by DeKalb Sanitation, and the proposed use will not alter sanitary waste or other service needs.

- N. Whether the length of time for which the special land use permit is granted should be limited in duration.

The length of time for which the special land use permit is granted should not be limited in duration. The investment in the Property required for the use sought through the Application requires a long-term time horizon in order to be viable.

- O. Whether the size, scale and massing of proposed buildings are 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.

The Application does not propose any buildings, but the proposed use is appropriate to the size of the Property, which is in excess of 8 acres. Moreover the proposed use is appropriate in relation to the size, scale, and massing of adjacent properties and lots.

- P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

The use proposed by the Application will not adversely affect historic buildings, sites, districts, or archaeological resources.

- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The use proposed by the Application satisfies all requirements contained in the supplemental regulations for such special land use permit. Moreover, while the Heavy Industrial Use requirements codified at Section, 4.2.29 are inapplicable to the Property and the intended use, Graystone has provided additional responses to such guidelines at the request of DeKalb County Department of Planning and Sustainability staff. Such responses are attached below.

- R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The use proposed by the Application would not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height, as no new buildings are included as part of the Application, planned for the Property, or necessary for the proposed use.

- S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed use is consistent with the needs of the neighborhood and the community as a whole in that it would allow for a viable business to operate in the area and help foster growth of the sustainability/renewable materials industry in the area. The proposed use will provided needed economic development, revenue, and employment opportunities in the area. This use is consistent with the comprehensive plan in that it provides for productive use of the area in a way which helps foster economic growth for the community and South DeKalb County.

SUPPLEMENTAL REGULATION RESPONSES – SECTION 4.2.29 HEAVY INDUSTRIAL USES

In addition to the submission requirements of article 7, any application for a special land use permit (SLUP) or a rezoning related to a heavy industrial use shall provide the following information as applicable:

- A. Submit within the letter of application the following details:

1. Specific operations to be performed.

Operation of a recycling plant and recovered materials center where Graystone will process recyclable materials and process such materials for renewable and green uses.

2. Hours of operation.

The Hours of operation will generally 7:30 am – 6 pm., Monday through Friday and 8 am – 3:30 pm, Saturday.

3. Whether operations will be indoors or outdoors.

The operations will be conducted outdoors.

4. How long materials will be stored on the property.

Pursuant to Rule 391-3-4-.04 of the Georgia Department of Natural Resources, Environmental Protection Division, at least seventy-five (75%) of the recovered materials on the Property must be process and recycled within a given calendar year. Graystone's operations are subject to such regulations.

5. Whether any hazardous wastes will be involved in the operation, including an explanation of how safety measures will ensure that there is no air or water contamination and how the operators will safely dispose of such hazardous materials.

No hazardous waste or hazardous materials will be received at the Property.

6. A description of any solid wastes handled, produced, or disposed of, including whether the operations will require a solid waste handling permit.

The operations do not require a solid waste handling permit and will produce only an extremely limited amount of solid waste that will be disposed through the commercial sanitation service already performed by DeKalb County. Recovered and recyclable materials brought to the Property are not considered solid was as long as it meets the requirements set forth Rule 391-3-4-.04 of the Georgia Department of Natural Resources, Environmental Protection Division.

7. How many employees there will be.

Graystone typically employs between 2 – 6 employees on site at any given time.

8. Whether the operation will be open to the public.

Graystone accepts and sells recovered and recyclable materials at the property, but does not otherwise allow the public to enter, walk around, or otherwise be at the Property.

9. What types of vehicles will be delivering materials to the property; and, how many and how often, what thoroughfares or major route plan the trucks will take to get to and from the site to minimize any impact on residential area, and whether trucks will be covered to minimize dust/odor impacts on adjacent roadways used to get to the site.

Trucks entering the Property are typically single axel, tandem axel, trailers, and 10 to 40 yard roll off delivery vehicles. These trucks access the Property from Fleetwood

Drive and travel along Moreland Avenue, Fayetteville Road, or Constitution Road. Trucks entering the Property are covered in accordance with state traffic laws.

10. Whether the proposed use requires the submittal of a development of regional impact (DRI).

The proposed use does not require the submittal of a regional impact.

- B. Copies of any required state and/or federal agency applications, requirements, environmental assessment reports, or related data; or, if none have been submitted, an indication as to whether such documentation is required.

No state and/or federal agency applications, requirements, environmental assessment reports, or related data are required for the proposed use.

- C. Data from reputable industry sources on current industry standards regarding the proposed land use and how the proposed operation will comply with industry standards to ensure that surrounding properties are not adversely impacted.

The recycling and recovered materials industry, as well as the construction and concrete industries and regulatory authorities are increasingly recognizing the value of producing and using recycled products, including concrete. The United States Environmental Protection Agency ("EPA") states on its website that "Construction and Demolition (C&D) materials consist of the debris generated during the construction, renovation and demolition of buildings, roads, and bridges. EPA promotes a Sustainable Materials Management (SMM) approach that identifies certain C&D materials [including concrete] as commodities that can be used in new building projects, thus avoiding the need to mine and process virgin materials." (www.epa.gov)

Graystone's operations on the Property will adhere to all applicable statutes and regulations from the EPA, the Georgia Department of Natural Resources, Environmental Protection Division, and the DeKalb County Code of Ordinances. Moreover, to reduce any impact on surrounding properties, Graystone will implement best management practices and industry standards common to this industry and promulgated by industry groups. Such practices and standards include:

- Reducing the risk of dust migration by properly maintaining driving surfaces on the Property, providing wind screens and water spraying if necessary during periods of high wind velocity, reducing on-site vehicle speeds, and requiring shrouds or tarps on haul trucks as necessary.*
- Reducing noise impact by not operating during evenings, minimizing the drop height of materials, using chutes and conveyors where possible (instead of heavy equipment), and encouraging two-way trips for haul trucks where possible.*

- D. For any of the following uses, certification by an environmental professional that the proposed operation will not have any adverse air or water quality impacts on surrounding properties:

1. Any use requiring a solid waste handling permit.
2. Any use which utilizes burning, melting, or degasification.
3. Any use which involves the emissions of particulate matter.
4. Any use which processes or stores hazardous materials.
5. Any landfill.

The proposed use does not require a solid waste handling permit pursuant to Rule 391-3-4-.04 of the Georgia Department of Natural Resources, Environmental Protection Division. The proposed use does not utilize burning, melting, or degasification, nor does it involve emissions of particulate matter, nor does it involve the processing or storage of hazardous materials. The proposed use is not a landfill.

- E. Detailed information on proposed methods to minimize any adverse air/water quality impacts based on current industry standards.

Graystone's operations on the Property will be conducted to minimize any noise, dust, odor, and vibration on any surrounding property. The machines utilized in Graystone's operation are remarkably quiet and produce minimal amounts of dust or vibrations. Graystone will reduce any impact from noise and vibration by not operating during evenings, minimizing the drop height of materials, using chutes and conveyors where possible (instead of heavy equipment), and encouraging two-way trips for haul trucks where possible. Graystone will reduce the risk of dust migration by properly maintaining driving surfaces on the Property, providing wind screens and water spraying if necessary during periods of high wind velocity, reducing on-site vehicle speeds, and requiring shrouds or tarps on haul trucks, as necessary.

- F. Detailed information on proposed methods to minimize any noise, odor, dust, and vibration on surrounding properties in light of current industry standards.

Graystone's operations on the Property will be conducted to minimize any noise, dust, odor, and vibration on any surrounding property. The machines utilized in Graystone's operation are remarkably quiet and produce minimal amounts of dust or vibrations. Graystone will reduce any impact from noise and vibration by not operating during evenings, minimizing the drop height of materials, using chutes and conveyors where possible (instead of heavy equipment), and encouraging two-way trips for haul trucks where possible. Graystone will reduce the risk of dust migration by properly maintaining driving surfaces on the Property, providing wind screens and water spraying if necessary during periods of high wind velocity, reducing on-site vehicle speeds, and requiring shrouds or tarps on haul trucks, as necessary.

- G. Detailed information regarding how traffic impacts will be accommodated on the surrounding road network.

The traffic associated with the proposed use will not change, as it will be consistent with the existing traffic associated with Graystone's operations on the Property and of a character consistent with existing trucking, paving, mechanical, and logistics traffic in the area.

- H. Any data regarding any monthly, quarterly, or yearly required inspections by any state or federal agency to ensure compliance with any state or federal permits once use has been approved by DeKalb County.

No monthly, quarterly, or yearly inspections are required by any state or federal agency for the proposed use. As part of best management practices, Graystone will monitor the material coming in and out of the material to ensure compliance with Rule 391-3-4-.04 of the Georgia Department of Natural Resources, Environmental Protection Division

ADDITIONAL SUPPORTING DOCUMENTATION

Graystone includes as additional support for the Application the following information:

- a) Application Form;
- b) April 30, 2018 Community Meeting Notice and sign-in sheet;
- c) Notarized Authorization Form;
- d) *Warranty Deed* dated October 1, 2012 and recorded in Deed Book 23376, Page 739 of the DeKalb County, Georgia Records;
- e) Campaign Disclosure Forms;
- f) Boundary Survey/Site Plan for the Property;
- g) Tax Map of the Property;
- h) Legal Description of the Property; and,
- i) A copy of the executed Pre-Application Form.

I appreciate your consideration of this Application for a special land use permit. Should you have any additional questions, please do not hesitate to contact me for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "C-715" with a stylized flourish extending to the right.

Christopher L. Collier

CLC/eb

cc:

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION 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: 4-30-2018

TO WHOM IT MAY CONCERN:

① (I) (WE), Michael Gray

Name of Owner(s)

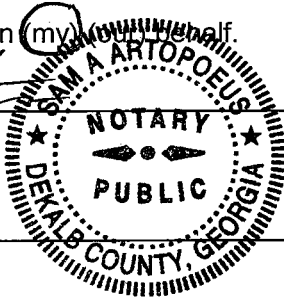
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Christopher L. Corlier & Williams Teasink, LLC

Name of Applicant or Agent

to file an application on (my) (our) (their) behalf.

Sam A. Artopoulos
Notary Public
612619



Michael Gray
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



Filed and Recorded:

11/8/2012 5:00:00 PM

Debra DeBerry

Clerk of Superior Court
DeKalb County, Georgia

Return to:
Morris[Hardwick]Schneider, LLC
1410 Pennsylvania Avenue
McDonough, GA 30253
File #: STK-120801415S

Real Estate Transfer Tax \$45.00

WARRANTY DEED

State of Georgia
County of Henry

THIS INDENTURE made this 1st day of October, 2012, between

John C. Winter

as party or parties of the first part, hereinafter called Grantor, and

GA-Graystone, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 79 of the 15th District of DeKalb County, Georgia more particularly described as follows:

Beginning at an iron pin located on the West line of Land Lot 79 where said Land Lot line is intersected by the North line of the Southern Railroad right of way and proceeding thence in a Southerly direction a distance of 592 feet along the North side of the Southern Railroad right of way to an iron pin; thence South 89 degrees 24 minutes East a distance of 685.4 feet to an iron pin; thence North 1 degrees 34 minutes West 425 feet to an iron pin; thence North 89 degrees 26 minutes West 1000.5 feet to an iron pin on the West line of said Land Lot 79; thence in a Southerly direction along said Land Lot line a distance of 15 feet to the iron pin which is the point of beginning as per plat by M.A. Freer, dated December, 1946.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

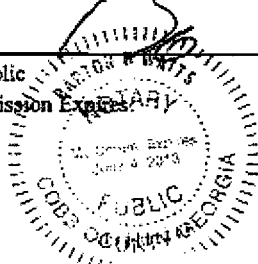
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

My Commission Expires



John C. Winter

(Seal)

(Seal)

CAMPAIGN DISCLOSURE STATEMENT

Ga. Code Ann., § 36-67A-3

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 1. The name and official position of the local government official to whom the campaign contribution was made; and
 2. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
 1. The name and official position of the local government official to whom the campaign contribution was made; and
 2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Applicant: GA-Graystone, LLC

Application: Special Land Use Permit Request

Address: 1242 Fleetwood Drive, Atlanta, Georgia 30316

Signature: Michael Myers Date: 4-30-2018

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the DeKalb County Board of Commissioners? Ocga 36-67A-3.

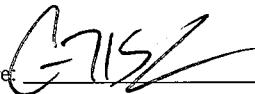
[] Yes / [☒] No.

[illegible]

CAMPAIGN DISCLOSURE

CHRISTOPHER L. COLLIER and the law firm of WILLIAMS TEUSINK, LLC, have been retained to represent Applicant before DEKALB COUNTY, GEORGIA. Pursuant to the provisions of O.C.G.A. § 36-76A-3, please find below a list of the contributions made by the above-named individuals, or the law firm of WILLIAMS TEUSINK, LLC in the past two years, aggregating \$250.00 or more, to local government officials who may review this application.

Date	Government Official	Position	Description	Amount
4/26/17	Michael Thurmond	CEO of DeKalb County	Monetary Contribution	\$500.00
1/1/18	Jeff Rader	Board of Commissioners	Monetary Contribution	\$250.00
9/9/16	Steve Bradshaw	Board of Commissioners	Monetary Contribution	\$100.00
1/30/18	Larry Johnson	Board of Commissioners	Monetary Contribution	\$100.00

Signature:  Date: 5/2/2018

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIN LOCATED ON THE WEST LINE OF LAND LOT 79 WHERE SAID LAND LOT IS INTERSECTED BY THE NORTH LINE OF THE SOUTHERN RAILROAD RIGHT OF WAY AND PROCEEDING THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 581.81 FEET ALONG THE NORTH SIDE OF THE SOUTHERN RAILROAD RIGHT OF WAY TO AN IRON PIN; THENCE SOUTH 89 DEGREES 24 MINUTES EAST A DISTANCE OF 605.4 FEET TO AN IRON PIN; THENCE NORTH 1 DEGREES 34 MINUTES WEST 425 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 26 MINUTES WEST 1000.50 FEET TO A IRON PIN ON THE WEST SIDE OF SAID LAND LOT 79; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LAND LOT LIN A DISTANCE OF 15 FEET TO THE IRON PIN WHICH IS THE POINT OF BEGINNING AS PERT SURVEY BY ALEXANDER & ASSOCIATES DATED APRIL 22, 2018.



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Pre-application conference is required prior to filing application: copy must be submitted at filing)

Chris Collier

Applicant Name: GA-GrayStone Phone: 404-323-9590 Email: ccollier@williamsteusink.com

Property Address: 1242 Fleetwood Dr Atlanta 30316

Tax Parcel ID: 15-07A-01-010 Comm. District: _____ Acreage: 2.7

Existing Use: Recycling/Recovered Materials Facility Proposed Use: same

Rezoning: Yes _____ No ☒

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No ☒

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

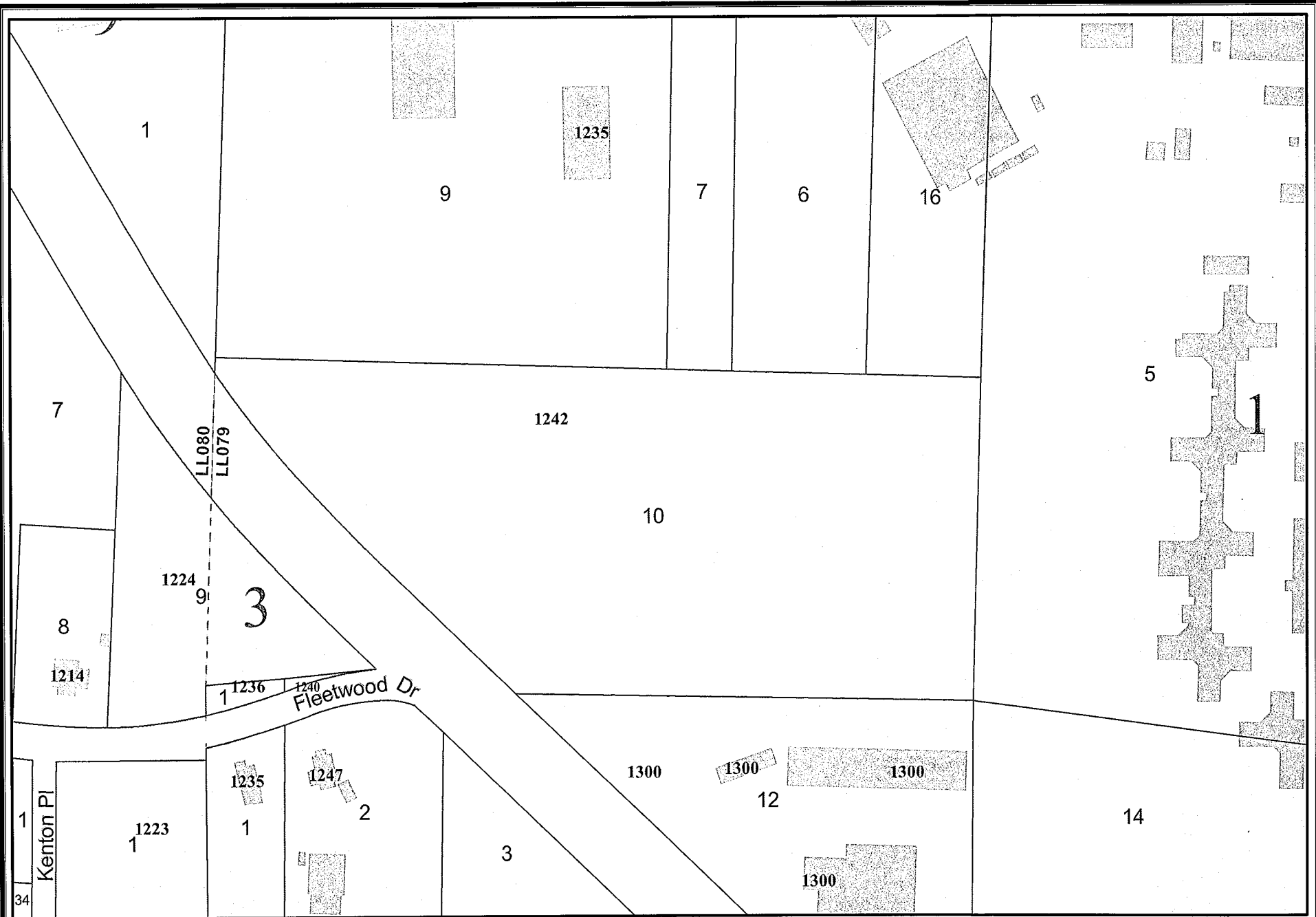
Special Land Use Permit: Yes ☒ No _____ Article Number(s) 27

Special Land Use Request(s) Recycling Plant

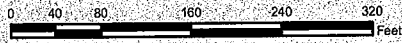
Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified and request:



DeKalb County Parcel Map

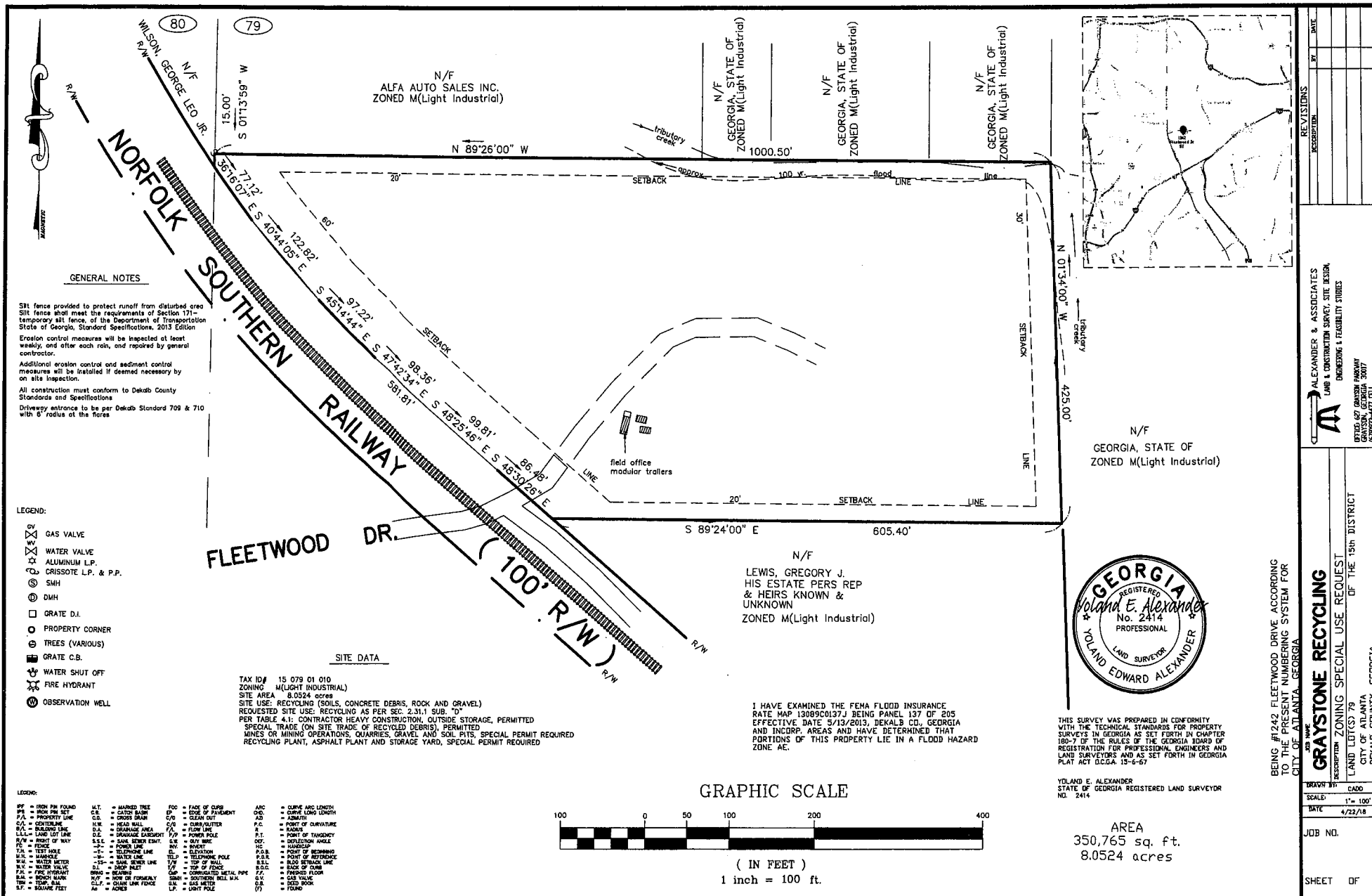



Date Printed: 5/3/2018



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[illegible]

ALEXANDER & ASSOCIATES
LAND & CONSTRUCTION SURVEY, SITE DESIGN,
ENGINEERING & FEASIBILITY STUDIES

OFFICE 627 GRAYSON PARKWAY
ALBUQUERQUE, NEW MEXICO 87102

CITY OF ATLANTA, GEORGIA

JOB NAME

GRAYSTONE RECYCLING

SUBSCRIPTION ZONING SPECIAL USE REQUEST

OF THE 13th DISTRICT

(LAND LOTS) 79

CITY OF ATLANTA

DRAWN BY:	CADD
SCALE:	1" = 100'
DATE	4/22/18

JOB NO.

SHEET OF