

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

Commission District(s): 4 and 6

Application of Christina Lewis for a Special Land Use Permit (SLUP) to allow an attached wireless communication facility as a principal use in the C-1 (Local Commercial) zoning district, at 4717 East Anderson Road.

PETITION NO: N6-2026-1103 SLUP-26-1248182

PROPOSED USE: Attached, wireless communication facility.

LOCATION: 4717 East Anderson Road, Stone Mountain, GA 30083

PARCEL NO. : 18 071 02 032

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Christina Lewis for a Special Land Use Permit (SLUP) to allow an attached wireless communication facility as a principal use in the C-1 (Local Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (August 2026) Denial.

PLANNING COMMISSION: (September 1, 2026) Denial.

PLANNING STAFF: (09.24.2026 BOC) Withdrawal without Prejudice.

STAFF ANALYSIS: The applicant proposes to construct 3 fiber optic huts on a vacant property at 4717 East Anderson Road. While there are currently no “Fiber optic huts” land use categories in the Zoning Ordinance, Staff has determined that the most similar use is an “*attached wireless telecommunications facility*”, and that use is only allowed as an accessory use. Since the proposed fiber optic facility is the only proposed land use on the subject property, it is considered to be a “principal” land use, and the Planning & Sustainability Department has determined a Special Land Use Permit (SLUP) is required. The property is currently zoned C-1 (Local Commercial) which allows a variety of commercial including office, child day care, and restaurant uses. The property abuts the Stonewood Village shopping center to the east (zoned C-1) and single-family residential properties to the west and north. The fiber optic huts will be approximately 864 square feet in size (each) and only 13 feet tall. Attached to the huts are six HVAC units that continuously run. Fiber optic huts are protective structures which house telecommunications and fiber optic interface equipment; they are used to regenerate fiber optics lines every 50 to 60 miles to maintain critical components of a long-haul fiber network. Based on the applicant’s submitted information, the facility will be unmanned and will only be serviced monthly, resulting in minimal traffic. No water or sewer is required. Additionally, an eight-foot-tall noise barrier is proposed around the structures to not only comply with the county noise ordinance (max 70 decibels) but will significantly lower noise impacts to 45 decibels. The property’s only access is off East Anderson Road, a narrow two-lane road that connects to Memorial Drive to the east. The county transportation department indicated the following: “*East Anderson is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by the American Association of State Highway and Transportation Officials (aka AASHTO)*”. Based on Section 7.4.6.H (Consistency with the

Comprehensive Plan), the proposed 13-foot building heights are consistent with the Commercial Redevelopment Corridor (CRC) Character Area which calls for development that complements the height and density of adjacent and nearby single-family uses (2050 Comprehensive Plan, CRC Character Area, Land Use Compatibility, page 37). The subject property is located within the Memorial Drive Revitalization Corridor planning area. The Memorial Drive Revitalization Corridor Plan establishes a broader policy framework focused on encouraging reinvestment, supporting healthy redevelopment, improving infrastructure, and attracting public and private investment along the corridor. The Plan's recommendations are also intended to inform future land-use and zoning decisions within the Memorial Drive area. While the Plan does not specifically address fiber-optic amplification facilities, the proposed use represents an utility infrastructure investment that can be considered consistent with the Plan's broader objectives of supporting reinvestment and infrastructure necessary for the continued evolution of the Memorial Drive corridor. With Zoning Ordinance requirements addressing appropriate buffering, screening, noise, access, and environmental considerations, staff finds that the proposed use can be accommodated in a manner that supports the Plan's revitalization objectives while minimizing potential impacts on surrounding residential properties. Accordingly, the proposal is generally consistent with the broader goals and implementation framework of the Memorial Drive Revitalization Corridor Plan. While the property can be adequately accessed via East Anderson Road, Staff suggests the applicant explore coordinating with the adjacent Stonewood Village Shopping Center property owner on a shared access or easement agreement to provide an additional connection to Memorial Drive, which could improve traffic circulation to the site over time. It appears that the proposed attached wireless communication facility may have less adverse traffic impacts on surrounding and nearby properties than other commercial uses allowed as a permitted use by right in the current C-1 zoning district such as offices, child day care centers, and restaurants. Based on the submitted information, there will be compliance with the noise ordinance, minimal traffic, compliance with the 50- foot buffer requirements along the western property line, and compliance with maximum lot coverage and building setback requirements. Therefore, it appears that the zoning proposal will permit a use that is suitable in view of use and development of adjacent and nearby properties. consistent with the Commercial Redevelopment Corridor (CRC) Character Area which calls for development that complements the height and density of adjacent and nearby single-family uses (2050 Comprehensive Plan, CRC Character Area, Land Use Compatibility, page 37). The subject property is also located within the Memorial Drive Revitalization Corridor planning area. The Memorial Drive Revitalization Corridor Plan establishes a broader policy framework focused on encouraging reinvestment, supporting healthy redevelopment, improving infrastructure, and attracting public and private investment along the corridor. While the Plan does not specifically address fiber-optic amplification facilities, the proposed use represents an infrastructure investment that can be considered consistent with the Plan's broader objectives of supporting reinvestment and infrastructure necessary for the continued evolution of the Memorial Drive corridor. Based on Section 7.4.6,B (Compatibility with adjacent properties), it appears that the proposed use will be suitable with adjacent and surrounding properties given compliance with noise, access, building height, building setbacks, and required buffer requirements. It appears that the proposed attached wireless communication facility may have less adverse impacts on surrounding and nearby properties than other commercial uses allowed as a permitted use by right in the current C-1 zoning district includes offices, child day care centers, and restaurants. However, the Applicant has requested to withdraw this application. Staff supports this request and recommends ***“Withdrawal without Prejudice”***.

PLANNING COMMISSION VOTE: (September 1, 2026) Denial 4-3-1. Commissioner Murphy moved, Commissioner Costello seconded for Denial. Commissioners Moore, Osler and Patton opposed; Commissioner Williams abstained. (1st Motion for approval, per Staff recommendation failed 3-4-1.)

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (August 2026) Denial (5-3-0) based upon the belief that “this is an environmentally sensitive area that could be adversely affected; the benefits do not outweigh the risks”.

From: Lewis, Christina <christina.lewis@aecom.com>
Sent: Wednesday, September 9, 2026 3:58 PM
To: Reid, John
Cc: Hill, LaSondra
Subject: RE: Assigned Planner SLUP-26-1248182 Sept. Zoning Agenda (4717 E Anderson) orman Road

Good afternoon John,

I'd like to formally request that the SLUP application SLUP-26-1248182 be withdrawn from the upcoming Board of Commissioners agenda. Please let me know if you need any further information to complete this request.

Thanks,

Christina Lewis

Senior Transportation Planner, SC Transportation
D 803-240-3517
christina.lewis@aecom.com

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From: Reid, John <jreid@dekalbcountyga.gov>
Sent: Friday, July 10, 2026 3:48 PM
To: Lewis, Christina <christina.lewis@aecom.com>
Subject: Re: Assigned Planner SLUP-26-1248182 Sept. Zoning Agenda (4717 E Anderson) orman Road

Correction--John Reid not Whitney Fuller

John Reid

Senior Planner, Lead Public Hearing

DeKalb County Government | Department of Planning & Sustainability

Planning Commission Hearing Date: September 1, 2026
Board of Commissioners Hearing Date: September 24, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1248182	File ID #: 2026-1103
Address:	4717 East Anderson Road, Stone Mountain, GA 30083	Commission Districts: 4 & 6
Parcel ID(s):	18 071 02 032	
Request:	Application of Christina Lewis for a Special Land Use Permit (SLUP) to allow an attached wireless communication facility as a principal use in the C-1 (Local Commercial) zoning district.	
Property Owner(s):	Ali Katoot	
Applicant/Agent:	Christina Lewis	
Acreage:	1.24	
Existing Land Use:	Vacant	
Surrounding Properties:	North: Single-family detached and vacant; South: vacant East: Stonewood Village Shopping Center West: Single-family detached	
Adjacent Zoning:	North: R-85 South: C-1 East: C-1 West: R-85	
Comprehensive Plan:	Consistent X Inconsistent	

STAFF RECOMMENDATION: APPROVAL

BACKGROUND

The applicant proposes to construct 3 fiber optic huts on a vacant property at 4717 East Anderson Road. While there are currently no “Fiber optic huts” land use categories in the Zoning Ordinance, Staff has determined that the most similar use is an “*attached wireless telecommunications facility*”, and that use is only allowed as an accessory use. Since the proposed fiber optic facility is the only proposed land use on the subject property, it is considered to be a “principal” land use and the Planning & Sustainability Department has determined a Special Land Use Permit (SLUP) is required.

The property is currently zoned C-1 (Local Commercial) which allows a variety of commercial including office, child day care, and restaurant uses. The property abuts the Stonewood Village shopping center to the east (zoned C-1) and single-family residential properties to the west and north.

The fiber optic huts will be approximately 864 square feet in size (each) and only 13 feet tall. Attached to the huts are six HVAC units that continuously run. Fiber optic huts are protective structures which house telecommunications and fiber optic interface equipment; they are used to regenerate fiber optics lines every 50 to 60 miles to maintain critical components of a long-haul fiber network.

Based on the applicant's submitted information, the facility will be unmanned and will only be serviced monthly, resulting in minimal traffic. No water or sewer is required. Additionally, an eight-foot-tall noise barrier is proposed around the structures to not only comply with the county noise ordinance (max 70 decibels) but will significantly lower noise impacts to 45 decibels. The property's only access is off East Anderson Road, a narrow two-lane road that connects to Memorial Drive to the east. The county transportation department indicated the following: *"East Anderson is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by the American Association of State Highway and Transportation Officials (aka AASHTO)"*.

STAFF ANALYSIS

Based on Section 7.4.6.H (Consistency with the Comprehensive Plan), the proposed 13-foot building heights are consistent with the Commercial Redevelopment Corridor (CRC) Character Area which calls for development that complements the height and density of adjacent and nearby single-family uses (2050 Comprehensive Plan, CRC Character Area, Land Use Compatibility, page 37). The subject property is located within the Memorial Drive Revitalization Corridor planning area. The Memorial Drive Revitalization Corridor Plan establishes a broader policy framework focused on encouraging reinvestment, supporting healthy redevelopment, improving infrastructure, and attracting public and private investment along the corridor. The Plan's recommendations are also intended to inform future land-use and zoning decisions within the Memorial Drive area. While the Plan does not specifically address fiber-optic amplification facilities, the proposed use represents an utility infrastructure investment that can be considered consistent with the Plan's broader objectives of supporting reinvestment and infrastructure necessary for the continued evolution of the Memorial Drive corridor. With Zoning Ordinance requirements addressing appropriate buffering, screening, noise, access, and environmental considerations, staff finds that the proposed use can be accommodated in a manner that supports the Plan's revitalization objectives while minimizing potential impacts on surrounding residential properties. Accordingly, the proposal is generally consistent with the broader goals and implementation framework of the Memorial Drive Revitalization Corridor Plan. While the property can be adequately accessed via East Anderson Road, Staff suggests the applicant explore coordinating with the adjacent Stonewood Village Shopping Center property owner on a shared access or easement agreement to provide an additional connection to Memorial Drive, which could improve traffic circulation to the site over time.

It appears that the proposed attached wireless communication facility may have less adverse traffic impacts on surrounding and nearby properties than other commercial uses allowed as a permitted use by right in the current C-1 zoning district such as offices, child day care centers, and restaurants. Based on the submitted information, there will be compliance with the noise ordinance, minimal traffic, compliance with the 50- foot buffer requirements along the western property line, and compliance with maximum lot coverage and building setback requirements. Therefore, it appears that the zoning proposal will permit a use that is suitable in view of use and development of adjacent and nearby properties.

FINDINGS OF FACT

The following findings address each of the applicable standards and factors under Section 27-7.4.6 of the DeKalb County Zoning Ordinance governing review of proposed SLUP applications.

- A. Adequacy 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, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

It appears the site is adequate for the proposed use. No parking spaces are required since the proposed use is an unmanned facility. All buffer zones are provided, with the exception of the driveway off of East Anderson Road. The submitted site plan shows compliance with maximum building heights and maximum lot coverage.

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 by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

Since there will be compliance with the noise ordinance, minimal traffic, a maximum height of 13 feet, compliance with the 50- foot buffer requirement along the western property line, and compliance with maximum lot coverage and building setback requirements, it appears that the zoning proposal will permit a use that is suitable in view of use and development of adjacent and nearby properties. Based on the submitted information, it appears that the facility is unmanned and will only be visited for maintenance once a month. Therefore, the proposed use is not anticipated to generate adverse impacts on traffic and appears to be compatible with adjacent and surrounding properties.

C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use. Public services and utilities appear to be adequate as there is no water or sewer needed.

Based on the submitted information, it appears that the facility is unmanned and will only be visited for maintenance once a month. Therefore, the proposed use is not anticipated to generate adverse impacts on traffic and is adequate regarding public services and utilities.

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 public street upon which the use is proposed to be located appears adequate. The property's only access is off East Anderson Road, a narrow two-lane road that connects to Memorial Drive to the east. The county transportation department indicated the following: "*East Anderson is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO*". While the property can be sufficiently accessed by East Anderson Road, Staff would prefer that the applicant consider consolidating their lot with the adjacent Stonewood Village shopping center property so that access could be provided through that shopping center via Memorial Drive and would no longer require access onto East Anderson Road nor require a Special Land Use Permit (SLUP) since the facility would be an accessory use to the shopping center.

E. 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 appear to be adequate to all proposed buildings and structures.

F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

Based on submitted site information any monthly maintenance visits to the site will be during day time hours only. Therefore, it appears that the SLUP proposal will not create adverse impacts on any adjoining land use due to manner and hours of operation.

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

It appears that the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located. The site plan shows compliance with the noise ordinance, minimal traffic, maximum building heights of 13 feet, compliance with the 50-foot buffer requirement along the western property line, and compliance with maximum lot coverage and building setback requirements. Variances to the existing shed encroachment from the residential property to the west onto the subject property will require a variance, and a variance for the driveway access encroachment into the 50-foot buffer will be required. However, it appears that the plan substantially complies with all C-1 zoning requirements.

H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.

The proposed 13-foot building heights are consistent with the Commercial Redevelopment Corridor (CRC) Character Area which calls for development that complements the height and density of adjacent and nearby single-family uses (2050 Comprehensive Plan, CRC Character Area, Land Use Compatibility, page 37). The Memorial Drive Revitalization Corridor Plan establishes a broader policy framework focused on encouraging reinvestment, supporting healthy redevelopment, improving infrastructure, and attracting public and private investment along the corridor. The Plan's recommendations are also intended to inform future land-use and zoning decisions within the Memorial Drive area. While the Plan does not specifically address fiber-optic amplification facilities, the proposed use represents an infrastructure investment that can be considered consistent with the Plan's broader objectives of supporting reinvestment and infrastructure necessary for the continued evolution of the Memorial Drive corridor.

I. Whether there is adequate provision of refuse and service areas.

Not applicable. The site will be unmanned and there will be no sanitation pick-up required.

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

Given the new construction and major investment of the property, the proposed use is a permanent use of the property and should not be limited in duration.

K. 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; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

It appears that the size, scale, and massing of proposed buildings are appropriate. The proposed structures will be no taller than 13 feet, compatible and consistent with the building and massing of adjacent and nearby residential structures. The massing of structures will comply with the maximum lot coverage of impervious surfaces as required by the C-1 zoning district.

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

Based on the submitted information, there are no adverse impacts to historic buildings, districts, or archaeological resources. Based on DeKalb County GIS information, the closest historical district to the site is Druid Hills Historic District, located approximately 6.5 miles southwest of the subject site. No historic buildings or archeologically sensitive resources are located on or in the immediate vicinity of the subject property that would be negatively impacted from development of the site.

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

It appears that the proposed use satisfies all supplemental regulations.

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

Based on the submitted information, it appears that the facility is unmanned and will only be visited for maintenance once a month. Therefore, the proposed use is not anticipated to generate adverse impacts on traffic. Since there will be compliance with the noise ordinance, a maximum building height of 13 feet, compliance with the 50- foot buffer requirement along the western property line, and compliance with maximum lot coverage and building setback requirements, it appears that the SLUP proposal would be consistent with the needs of the neighborhood or the community as a whole.

RECOMMENDATION: APPROVAL

Based on Section 7.4.6.H (Consistency with the Comprehensive Plan), the proposed 13-foot building heights are consistent with the Commercial Redevelopment Corridor (CRC) Character Area which calls for development that complements the height and density of adjacent and nearby single-family uses (2050 Comprehensive Plan, CRC Character Area, Land Use Compatibility, page 37). The subject property is also located within the Memorial Drive Revitalization Corridor planning area. The Memorial Drive Revitalization Corridor Plan establishes a broader policy framework focused on encouraging reinvestment, supporting healthy redevelopment, improving infrastructure, and attracting public and private investment along the corridor. While the Plan does not specifically address fiber-optic amplification facilities, the proposed use represents an infrastructure investment that can be considered consistent with the Plan's broader objectives of supporting reinvestment and infrastructure necessary for the continued evolution of the Memorial Drive corridor.

Based on Section 7.4.6.B (Compatibility with adjacent properties), it appears that the proposed use will be suitable with adjacent and surrounding properties given compliance with noise, access, building height, building setbacks, and required buffer requirements. It appears that the proposed attached wireless communication facility may have less adverse impacts on surrounding and nearby properties than other commercial uses allowed as a permitted use by right in the current C-1 zoning district includes offices, child day care centers, and restaurants. Therefore, based on review of the applicable criteria under Section 27-7.4.6 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that application (SLUP-26-1248182) be **APPROVED**.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

DATE: August 24, 2026

SUBJECT: SLUP-26-1248182 (4717 E. Anderson Road) Emails/Petitions

ATTENTION:

Due to the volume of community response for SLUP-26-1248182 (4717 E. Anderson Road), please find emails regarding this case via the links below.

Be mindful that, due to the mass of emails/petitions, there was no way to capture every single email and signature.

Thank you,

Planning & Sustainability

Support Emails/Petitions: [Support](#)

Opposition Emails/Petitions: [Opposition](#)

Ecology Waters Survey Report:

Middle Mile Infrastructure, In-Line Amplifying Hut

Dekalb County

July 2026

Report Author:

Mark D'Ercole

Mark D'Ercole, Ecologist

Prepared by: AECOM

1360 Peachtree Street NE, Suite 500, Atlanta GA, 30309

Prepared for: Middle Mile Infrastructure, LLC



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I. PROJECT OVERVIEW

A. Project Location and Description

AECOM was contracted by Middle Mile Infrastructure, LLC to assess a parcel (18-071-02-032) for ecological resources located at 4717 Anderson Road, in Stone Mountain, GA. Using the methodology outlined below, the AECOM field team performed a survey for federal and state waters and their buffers. This report is intended to assist in project decisions associated with the proposed project.

Middle Mile Infrastructure (MMI) is a private utility company dedicated to developing an unmanned In-Line Amplifying (ILA) hut to energize underground fiber optic lines. The buried fiber optic cable will be transferred from underground to connect with transceiver devices to boost and enhance data signals. This fiber will be utilized by both private and public network providers at local and regional scales. This facility is a critical component of a larger regional fiber optic network designed to enhance broadband infrastructure and connectivity across the region. The proposed huts will be a small, unmanned, prefabricated structure designed to house telecommunications equipment necessary for signal amplification and network reliability. It will operate with minimal noise, require minimal maintenance, and will not generate traffic or emissions.

MMI's fiber hut is part of an extensive network of fiber optic infrastructure. Specifically, the equipment enclosure will include two 24-by-36-foot prefabricated concrete buildings, approximately 15 feet tall, each equipped with HVAC systems and a generator.

The proposed facility will generate minimal traffic, as it is an unmanned facility serviced weekly to monthly for maintenance. Water and sewer services are not required for these huts, and landscaping can be provided to meet buffer requirements.

Table 1. Project Location

Nearest City or Other Defining Feature:	Stone Mountain
County(ies)	Dekalb
Project Midpoint	33.803066° -84.196033°
Level IV Ecoregion	Southern Outer Piedmont (45b)
HUC 10 Watershed Name	Upper South River (HUC 0307010301)

B. Survey Methodology

Background research of relevant published and online information sources was conducted prior to field surveys to identify potential ecological resources within the study area. Sources included US Geological Survey (USGS) topographic maps, National Wetland Inventory (NWI) maps, and US Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS) soil survey maps of the county.

Field surveys to assess and document the presence of ecological resources such as habitat/land use within the project boundaries, and presence and location of federal aquatic resources and state waters, protected species and their habitats, and other ecological resources were conducted using approved methodologies. Wetland delineations were performed using the three-parameter approach (hydrophytic

vegetation, hydric soils, and hydrology) as described in the 1987 USACE *Wetland Delineation Manual* and utilized the 2012 *Eastern Mountains and Piedmont Regional Supplement* as guidance. Stream classifications were performed using the NCDWQ *Methodology for Identification of Intermittent and Perennial Streams and Their Origins*, Version 4.11. State waters were delineated using the Georgia EPD 2017 *Field Guide for Determining the Presence of State Waters that Require a Buffer*.

C. Survey Summary

Table 2. Survey History

Survey Type	Date of Survey	Recommended Survey Season	Surveyor Name, Affiliation	Survey Duration	Surveyed Area
Resource Survey – full project area pedestrian survey, for the assessment of aquatic resources	06/16/2026	Year round	Carolyn Bryan– AECOM Mark D’Ercole – AECOM	1 day, 4 hours	1.24 acres

Table 3. Weather Conditions

Weather conditions during aquatic resource surveys are presented below. Weather data was compiled from the following sources: UGA Weather Network, Station: Atlanta (<http://www.georgiaweather.net>), and 1991-2020 NOAA Climate Normals

Date of Survey:	06/16/2026
Average Temperature:	75°F
Weather Conditions:	Overcast
Date of Most Recent Precipitation Event:	06/16/2026
Amount of Most Recent Precipitation Event:	0.3 inch
Cumulative Precipitation for Previous 30 Days:	4.61 inches
Climate Normal Precipitation for Previous Calendar Month:	3.56 inches (Atlanta, GA)

Table 4. Habitat and Land Use Types Summary

Habitat and land use types within the survey area along with their absolute and relative coverages within the survey area are presented below.

Habitat and Land Use Type	Acreage within survey area	Approx. % of survey area	Brief description (include dominant species present and approximate age of trees if forested)
Mixed pine/hardwood forest	1.09	88	Mid-successional forest with trees approximately 40–50 years old, dominated by loblolly pine (<i>Pinus taeda</i>), tulip poplar (<i>Liriodendron tulipifera</i>), red maple (<i>Acer rubrum</i>), boxelder (<i>Acer negundo</i>), and southern magnolia (<i>Magnolia grandiflora</i>). Understory dominated by English ivy (<i>Hedera helix</i>), leatherleaf mahonia (<i>Mahonia bealei</i>), Chinese privet (<i>Ligustrum sinense</i>), and kudzu (<i>Pueraria montana</i>).
Ruderal	0.15	12	Previously disturbed area adjacent to parking lot dominated primarily by kudzu, poison ivy (<i>Toxicodendron radicans</i>), blackberry (<i>Rubus spp.</i>), English ivy, and Chinese privet.

II. FEDERALLY PROTECTED RESOURCES

A. Overview of Federal Resources

In compliance with various federal regulations and laws, project ecologists considered impacts to federal aquatic resources that could occur as a result of this project.

No waters of the United States (WOTUS) were identified during the June 16, 2026 survey.

WOTUS are defined as traditional navigable waters, the territorial seas, and interstate waters; relatively permanent, standing, or continuously flowing tributaries and impoundments of such waters; and wetlands with a continuous surface connection to those waters, as defined under the Clean Water Act and interpreted by *Sackett v. EPA* (2023). Ephemeral features, isolated waters, and wetlands lacking a continuous surface connection are not jurisdictional.

III. STATE PROTECTED RESOURCES

A. Overview of State Protected Resources

In compliance with various Georgia State laws, project ecologists considered impacts to state protected resources that could occur as a result of this project. These resources include state waters and their associated buffers.

State waters are defined as any body of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the State, that is not entirely confined and retained completely upon the property of a single individual, partnership, or corporation. A feature located wholly within a single parcel remains a state water where it conveys or connects flow beyond that property.

Non-buffered state waters (NBSWs) are defined as state waters with no baseflow that do not exhibit a consistent line of wreted vegetation along the banks and therefore have no established state buffer under the Georgia Erosion and Sedimentation Control Act.

Table 5. State Waters Summary

State Waters are defined by the Official Code of Georgia 12-7-1 and protected by the Georgia Erosion and Sedimentation Control Act of 1975. All federal aquatic resources are also state waters.

Resource Name:	Location:	Description:
NBSW A	33.802883° - 84.196063°	Topographic drainage feature draining South
NBSW B	33.802789° - 84.195866°	Topographic drainage feature draining South

IV. Permit Considerations for Project Development

Section 404

Two drainage features were identified within the survey area. These drainage features are influenced by the topography within the parcel and are not jurisdictional WOTUS under current USACE policy. A Section 404 permit and compensatory mitigation are not required for this project.

Buffer Variance

No buffered state waters were identified in the survey area. A buffer variance from the GAEPD is not required.

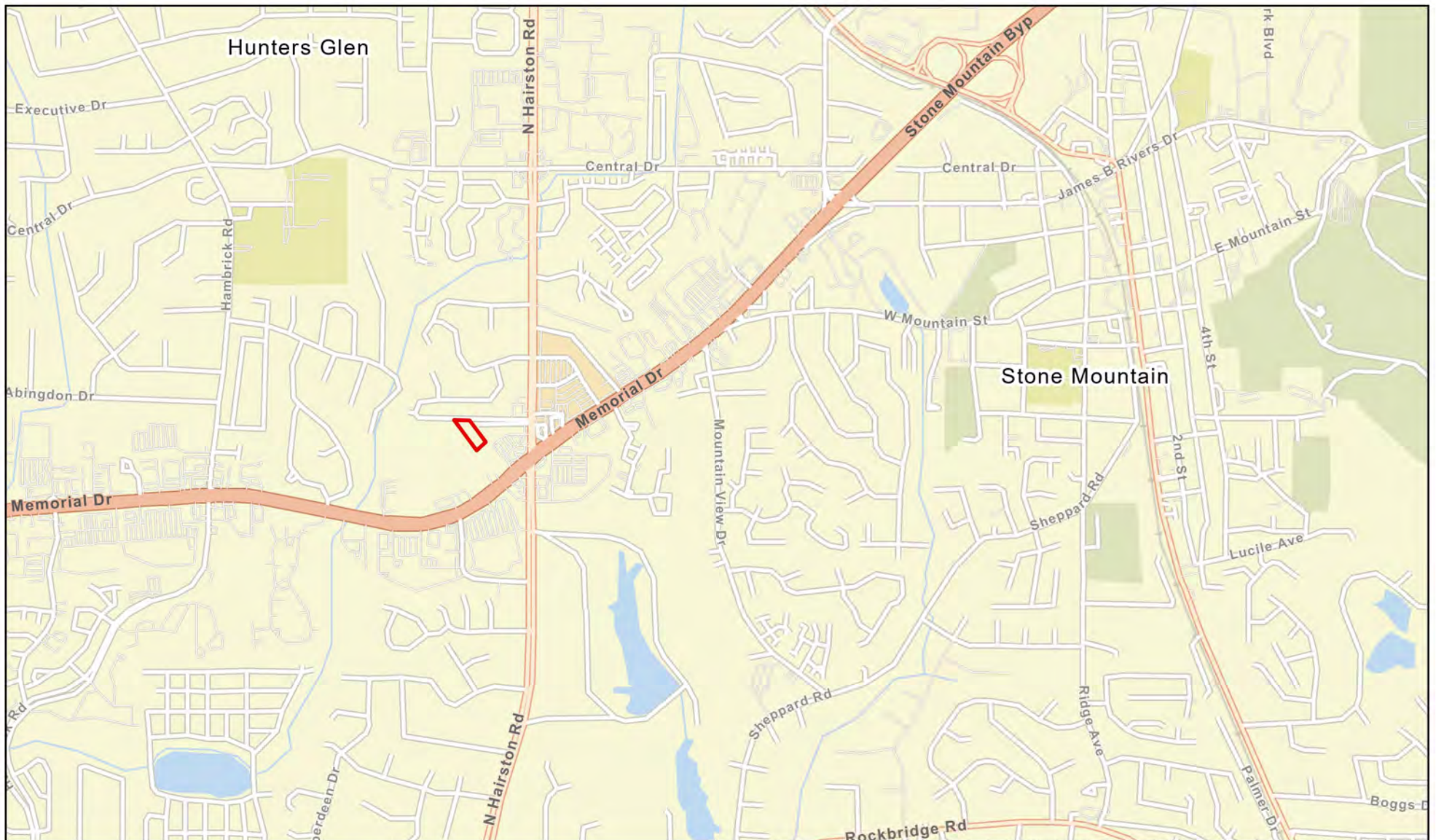
Off-Site Resources

During the field survey, a forested wetland area was observed approximately 25 feet south of the survey boundary, and a perennial stream was observed approximately 60 feet south of the survey boundary. These resources are located outside the project survey area and were not formally delineated as part of this assessment. No direct surface water connections between the survey area and these off-site resources were identified during the field survey. However, the two drainage features (NBSW A and NBSW B) identified within the survey area drain to the south in the direction of these resources. Any land-disturbing activities within the survey area should incorporate appropriate erosion and sedimentation controls to minimize potential indirect impacts to these downstream resources.

V.

vi. **Figures**

4717 Anderson Rd
DeKalb County



Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

 Parcel/Survey Area

Figure 1: Project Vicinity Map

Middle Mile Infrastructure, LLC

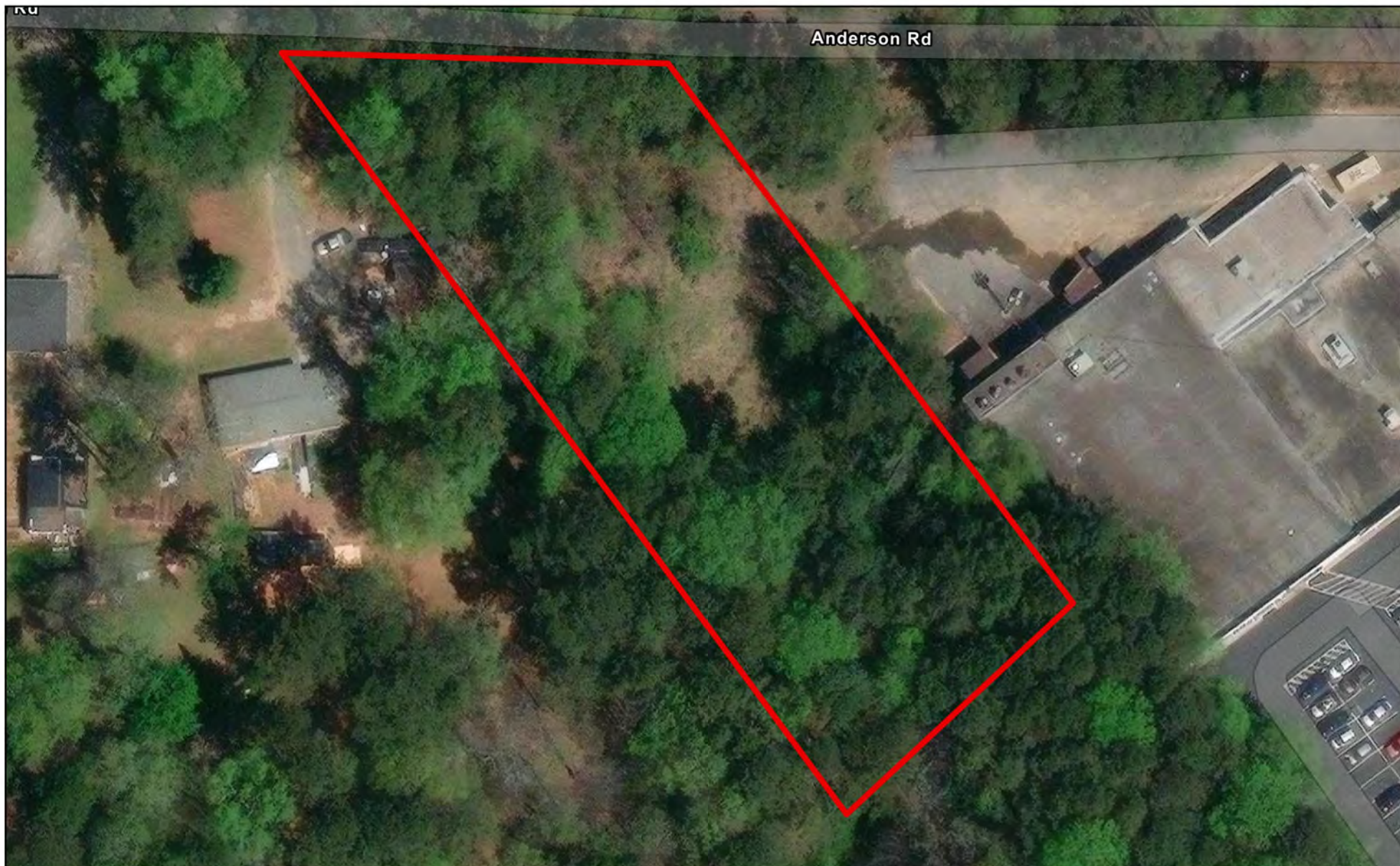
Parcel 18-071-02-032

Stone Mountain, Dekalb County, GA

June 29, 2026



0 0.5 1 Miles



Microsoft, Vantor, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

 Parcel/Survey Area



0 50 100 200 Feet

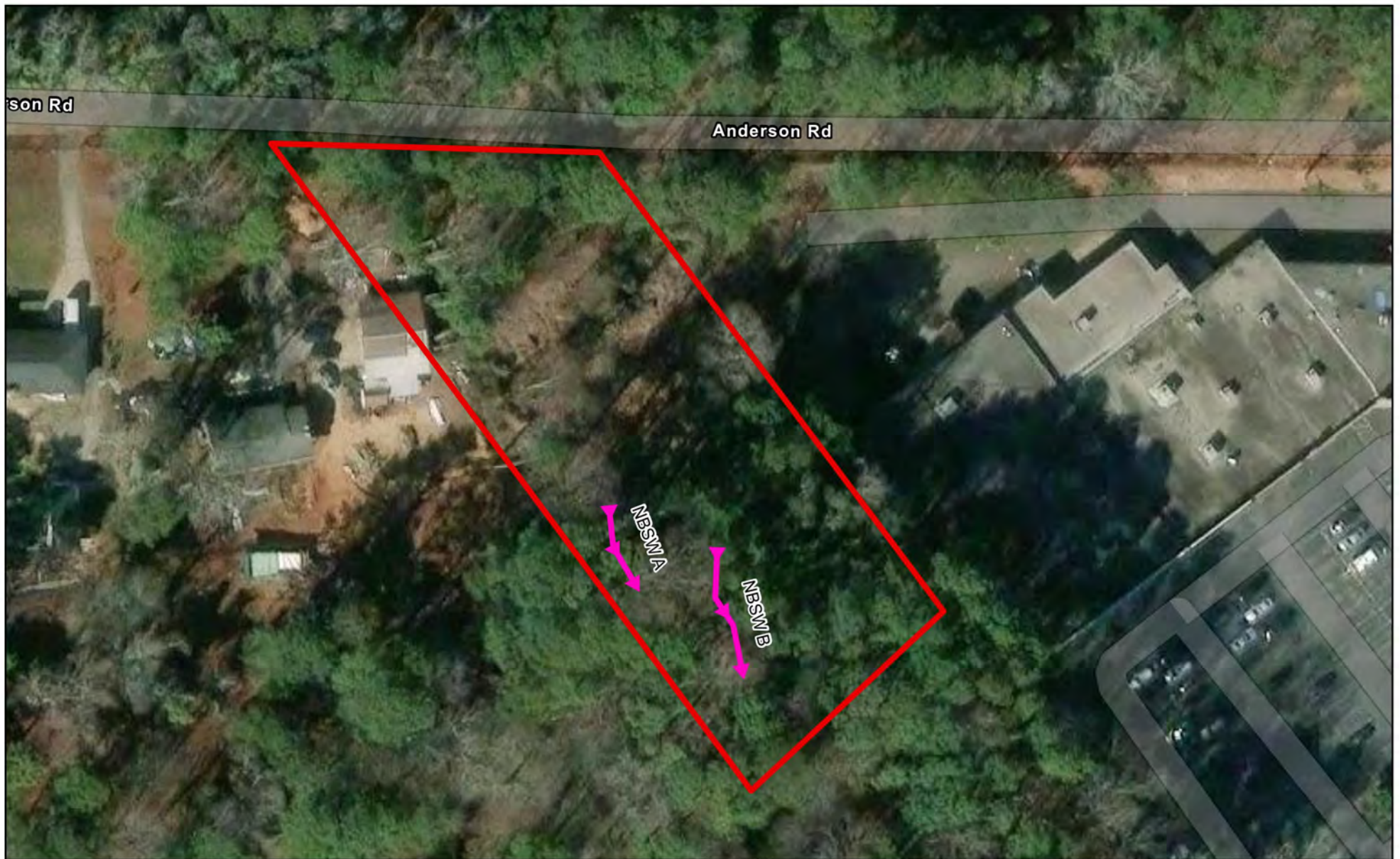
Figure 2: Survey Area Map

Middle Mile Infrastructure, LLC

Parcel 18-071-02-032

Stone Mountain, Dekalb County, GA

June 29, 2026



Microsoft, Vantor, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

-  Parcel/Survey Area
-  Non-buffered State Water



0 62.5 125 250 Feet

Figure 3: Waters Map (Aerial)

Middle Mile Infrastructure, LLC
Parcel 18-071-02-032
Stone Mountain, Dekalb County GA
June 29, 2026



Legend

-  Parcel/Survey Area
-  Non-buffered State Water

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed October 27, 2025-v2.1, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



0 62.5 125 250 Feet

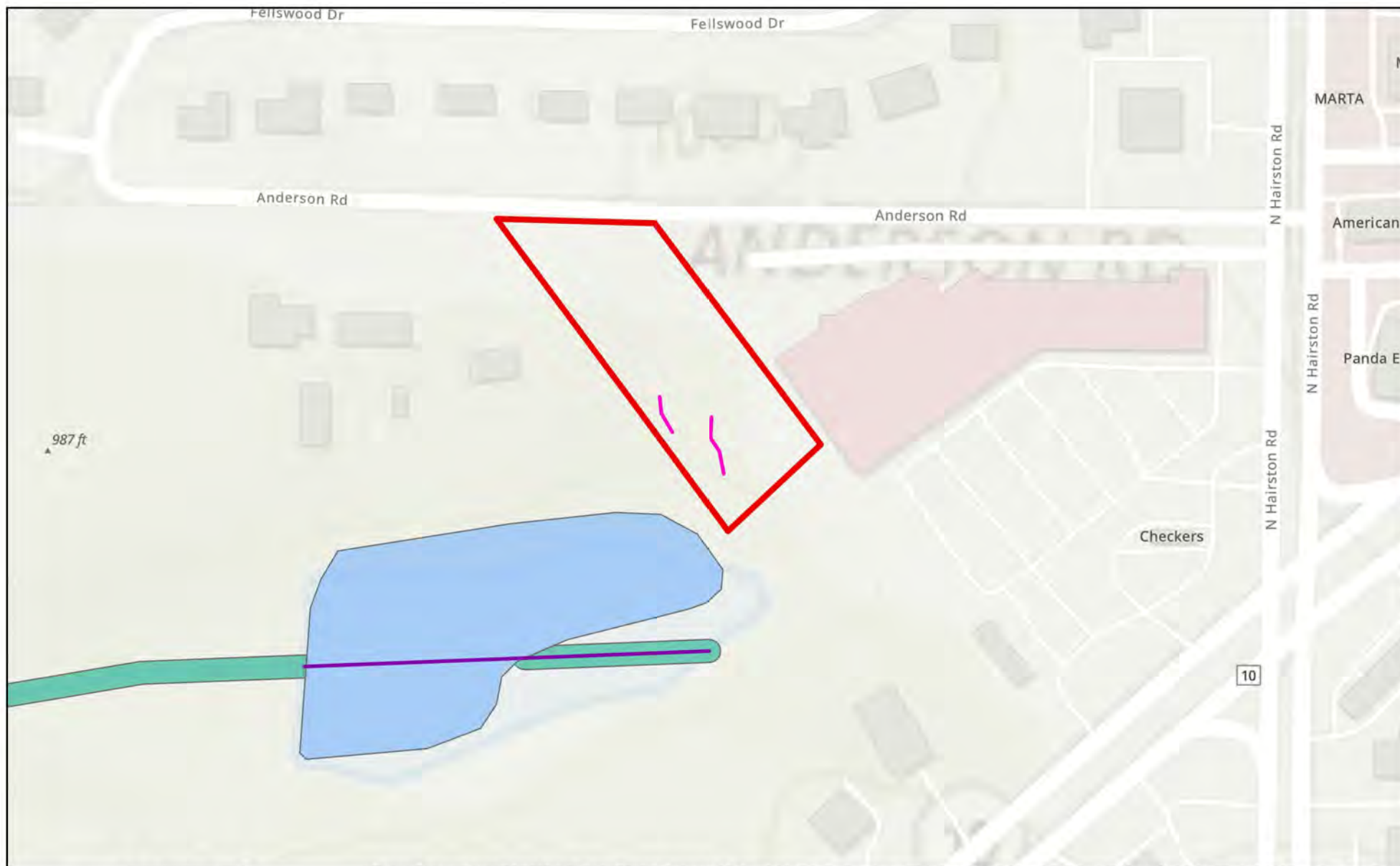
Figure 4: Waters Map (Topographic)

Middle Mile Infrastructure, LLC

Parcel 18-071-02-032

Stone Mountain, Dekalb County GA

June 29, 2026



Legend

- ▭ Parcel/Survey Area
- National Hydrography Dataset
- ▭ Freshwater Pond
- ▭ Riverine
- Non-buffered State Water

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed October 27, 2025-v2.1, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



0 125 250 500 Feet

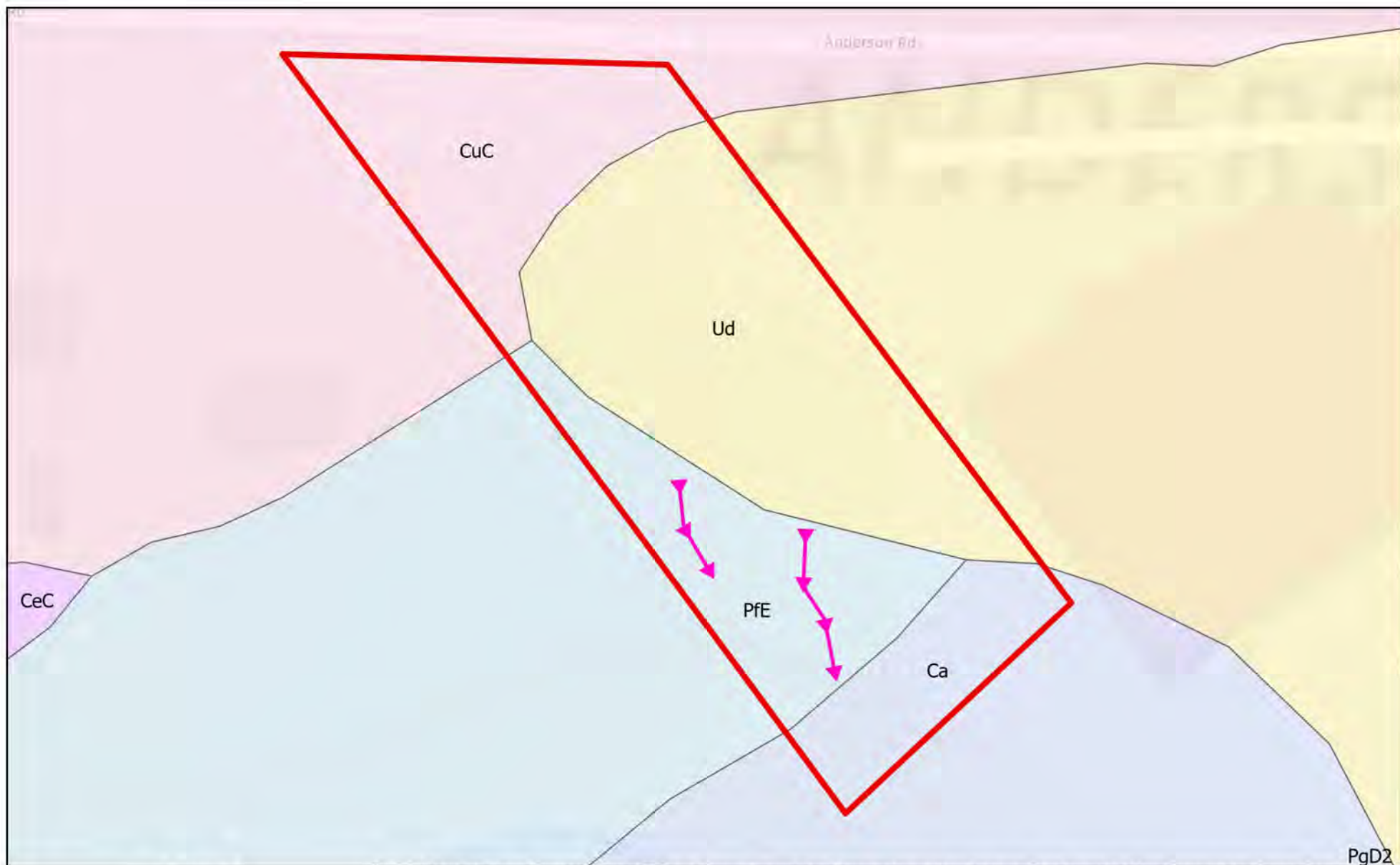
Figure 5: NWI/NHD Map

Middle Mile Infrastructure, LLC

Parcel 18-071-02-032

Stone Mountain, Dekalb County GA

June 29, 2026



Legend

- ▬ Parcel/Survey Area
- ↔ Non-buffered State Water
- * CaCartecay silt loam, frequently flooded
- Cecil sandy loam, 6 to 10 percent slopes
- * Hydric
- Cecil-Urban land complex, 2 to 10 percent slopes
- Pacolet sandy loam, 15 to 30 percent slopes
- Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded
- Urban Land

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed October 27, 2025-v2.1, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



0 50 100 200 Feet

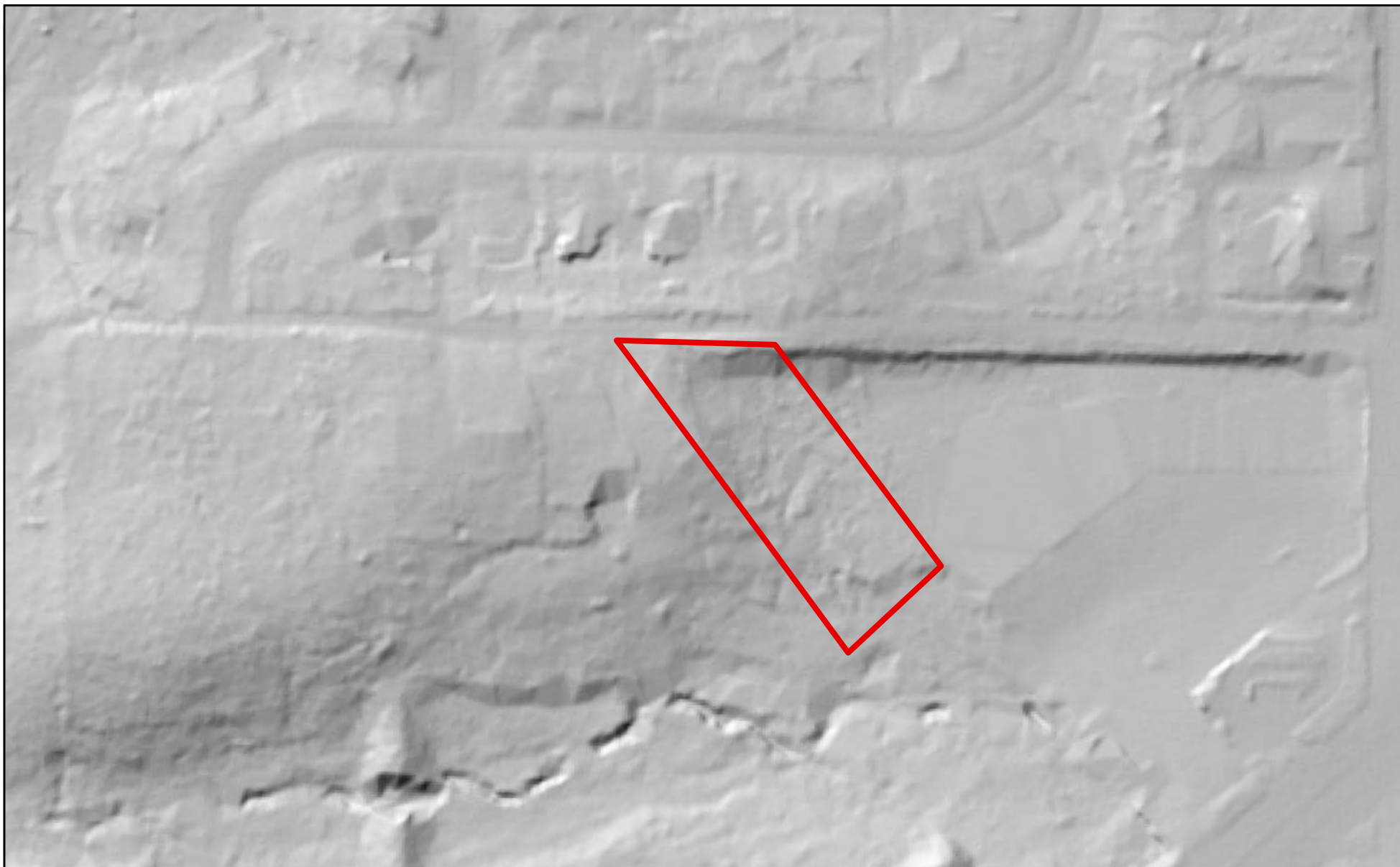
Figure 6: Soils Map

Middle Mile Infrastructure

Parcel 18-071-02-032

Stone Mountain, Dekalb County GA

June 29, 2026



USGS National Map 3D Elevation Program (3DEP), May 19, 2026.

Legend

 Parcel/Survey Area



0 125 250 500 Feet

Figure 7: USGS LIDAR Map

Middle Mile Infrastructure, LLC

Parcel 18-071-02-032

Stone Mountain, Dekalb County GA

June 29, 2026

vii. Photographs

4717 Anderson Rd
DeKalb County



Photo 1. NBSW A downstream view, facing south. Photo taken on 6/16/2026.



Photo 2. NBSW A upstream view, facing north. Photo taken on 6/16/2026.



Photo 3. NBSW B downstream view, facing south. Photo taken on 6/16/2026.



Photo 4. NBSW B upstream view, facing north. Photo taken on 6/16/2026.



Photo 5. View just above NBSW A, facing Northwest. Photo taken on 6/16/2026



Photo 6. View of early successional habitat dominated by kudzu, facing south. Photo taken on 6/16/2026.

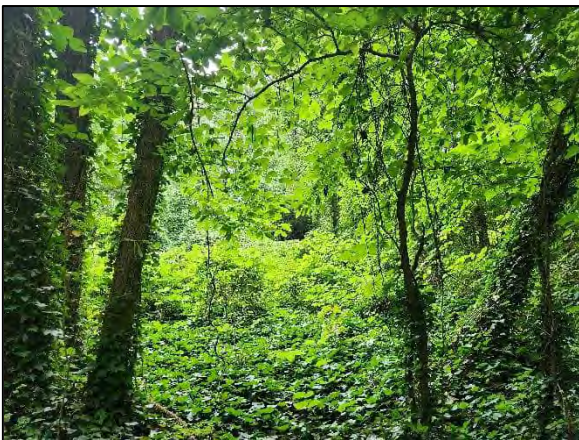


Photo 7. View of pine/hardwood forest habitat, facing north. Photo taken on 6/16/2026.



Photo 8. View of pine/hardwood forest habitat, facing northwest. Photo taken on 6/16/2026.

Appendix A: Datasheets

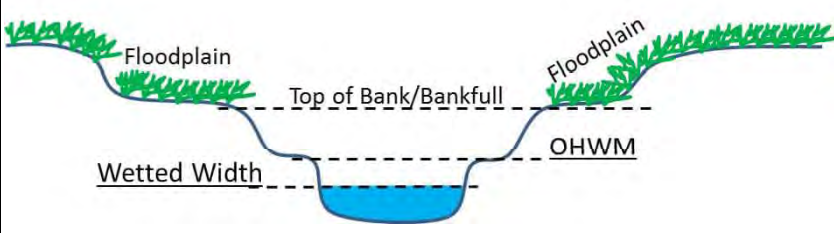
4717 Anderson Rd Dekalb County

WATERBODY

Resource ID: NBSW A

Waterbody Type	☐ Open Water	☐ Stream	☐ Detention pond	☐ Borrow Pit	☐ Ditch	Other:
----------------	-------------------------------------	---------------------------------	---	-------------------------------------	--------------------------------	--------

For all open waters, include approximate size (in acres), apparent use, existing condition, and jurisdictional determination.

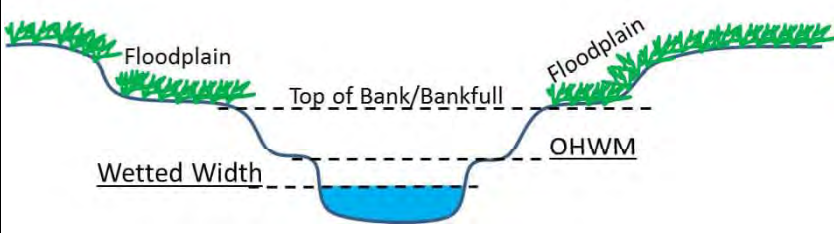
Stream Flow	☐ Fast	☐ Moderate	☐ Slow	☐ Very Slow	☒ None				
Flow Direction	South								
Flow Conditions (based on wetted channel depth)	☐ High flow	☐ Normal flow	☐ Low flow	☒ None					
Hydric Soils (munsell notes below)	Soils NOT HYDRIC ☒	GLEYS 60% Gley ☐	DEPLETED MATRIX 60% Chroma ≤ 2 w/ or w/o conc. ☐	PIEDMONT FLOODPLAIN 60%Chroma ≤ 4 + 10% redox conc. ☐	GRAY MOTTLES 60% chroma ≤ 2 + 10% redox deplns. ☐	70/30 Sandy soils w/ ≥70% masked grains ☐	STRIPPED MATRIX Sandy Soil w/ stripped matrix ☐	MUCKY MINERAL ☐	
Stream Measurements	Width	Height							
Top of Bank/Bankfull	3 ft	1.5 ft	@ Fldpln? No						
OHWM	0 ft	0 ft							
Wetted Width	0ft	0ft							
Sinuosity	☐ Straight	☒ Meandering							
OHWM Indicators	☒ Wrested vegetation	☒ Bed and bank	☐ Clear natural line on bank	☐ Shelving	☐ Soil change				
	☒ Litter and debris	☐ Wracking	☒ Bent, matted, or missing vegetation	☒ Sediment sorting	☐ Leaf litter removal				
	☐ Scour	☐ Deposition	☐ Water staining	☐ Plant community change					
Stream Substrate (Estimate percentage)	Bedrock:		Cobble:		Rip/Rap:		Gravel: 20%		
	Sand: 40%		Silt/ Clay: 40%		Organic :		Other:		
Large Woody Debris (LWD)	☐ Present	☒ Absent		NOTE: LWD = fallen woody stems 7.6 cm (3 inches) or greater in diameter					
Water Quality	☐ Clear	☒ Slightly turbid	☐ Turbid	☐ Very turbid	☐ Color:				
	☐ Floating algal mats	☐ Obvious surface scum	☐ Sheen on surface	☐ Greenish color	☐ Smell:				
Riparian Zone	Width and location of riparian vegetation zone (ft):								
	Trees: Tulip poplar, loblolly pine Avg age: 50		Shrubs:Leatherleaf mahonia, chinese privet						
	Dominant species present:								
Aquatic Organisms Observed (Identify)	Waterfowl:		Fish:		Amphibians:		Turtles:		Snakes:
	Other:		Invertebrates:		Intolerant		Facultative		Tolerant
Protected Species/ Suitable Habitat									
Tributary is	☐ Natural	☐ Artificial (Man-Made)		☐ Manipulated (Explain below)		☒ Unstable			
Culverts	Type: CMP		Number of Pipes: Single		Size: 5 feet diameter		Condition: Collapsed, Damaged, Embedded		
Aquatic Passage Barriers									
Comments: (Field ID: NBSW A ditch)									

WATERBODY

Resource ID: NBSW B

Waterbody Type	☐ Open Water	☐ Stream	☐ Detention pond	☐ Borrow Pit	☐ Ditch	Other:
----------------	-------------------------------------	---------------------------------	---	-------------------------------------	--------------------------------	--------

For all open waters, include approximate size (in acres), apparent use, existing condition, and jurisdictional determination.

Stream Flow	☐ Fast	☐ Moderate	☐ Slow	☐ Very Slow	☒ None				
Flow Direction	South								
Flow Conditions (based on wetted channel depth)	☐ High flow	☐ Normal flow	☐ Low flow	☒ None					
Hydric Soils (munsell notes below)	Soils NOT HYDRIC ☒	GLEYS 60% Gley ☐	DEPLETED MATRIX 60% Chroma ≤ 2 w/ or w/o conc. ☐	PIEDMONT FLOODPLAIN 60%Chroma ≤ 4 + 10% redox conc. ☐	GRAY MOTTLES 60% chroma ≤ 2 + 10% redox deplns. ☐	70/30 Sandy soils w/ ≥70% masked grains ☐	STRIPPED MATRIX Sandy Soil w/ stripped matrix ☐	MUCKY MINERAL ☐	
Stream Measurements	Width	Height							
Top of Bank/Bankfull	4 ft	2 ft	@ Fldpln? No						
OHWM	0 ft	0 ft							
Wetted Width	0ft	0ft							
Sinuosity	☐ Straight	☒ Meandering							
OHWM Indicators	☒ Wrested vegetation	☒ Bed and bank	☐ Clear natural line on bank	☐ Shelving	☐ Soil change				
	☒ Litter and debris	☐ Wracking	☒ Bent, matted, or missing vegetation	☒ Sediment sorting	☐ Leaf litter removal				
	☐ Scour	☐ Deposition	☐ Water staining	☐ Plant community change					
Stream Substrate (Estimate percentage)	Bedrock:		Cobble:		Rip/Rap:		Gravel: 20%		
	Sand: 40%		Silt/ Clay: 40%		Organic :		Other:		
Large Woody Debris (LWD)	☐ Present	☒ Absent		NOTE: LWD = fallen woody stems 7.6 cm (3 inches) or greater in diameter					
Water Quality	☐ Clear	☒ Slightly turbid	☐ Turbid	☐ Very turbid	☐ Color:				
	☐ Floating algal mats	☐ Obvious surface scum	☐ Sheen on surface	☐ Greenish color	☐ Smell:				
Riparian Zone	Width and location of riparian vegetation zone (ft):								
	Trees: Tulip poplar, loblolly pine Avg age: 50		Shrubs:Leatherleaf mahonia						
	Dominant species present:								
Aquatic Organisms Observed (Identify)	Waterfowl:		Fish:		Amphibians:		Turtles:		Snakes:
	Other:		Invertebrates:		Intolerant		Facultative		Tolerant
Protected Species/ Suitable Habitat									
Tributary is	☐ Natural		☐ Artificial (Man-Made)		☐ Manipulated (Explain below)		☒ Unstable		
Culverts	Type:		Number of Pipes:		Size:		Condition: Collapsed, Damaged, Embedded		
Aquatic Passage Barriers									
Comments: (Field ID: NBSW B ditch)									

NC DWQ Stream Identification Form Version 4.11

Date: 6/16/2026	Project/Site: StoneM/Anderson Rd	Latitude: 33.802883
Evaluator: Mark D'Ercole, Carolyn Bryan	County: Dekalb	Longitude: -84.196063
Total Points: <i>Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*</i>	Stream Determination (circle one) ☒ Ephemeral ☐ Intermittent ☐ Perennial	Other <i>e.g. Quad Name:</i>

A. Geomorphology (Subtotal = <u>7</u>)	Absent	Weak	Moderate	Strong
1 ^a Continuity of channel bed and bank	0	☒ 1	2	3
2. Sinuosity of channel along thalweg	0	☒ 1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	☒ 1	2	3
4. Particle size of stream substrate	0	1	☒ 2	3
5. Active/relict floodplain	☒ 0	1	2	3
6. Depositional bars or benches	☒ 0	1	2	3
7. Recent alluvial deposits	0	☒ 1	2	3
8. Headcuts	0	☒ 1	2	3
9. Grade control	☒ 0	0.5	1	1.5
10. Natural valley	☒ 0	0.5	1	1.5
11. Second or greater order channel	☒ No = 0		Yes = 3	

^a artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = <u>1.5</u>)				
12. Presence of Baseflow	☒ 0	1	2	3
13. Iron oxidizing bacteria	☒ 0	1	2	3
14. Leaf litter	1.5	1	☒ 0.5	0
15. Sediment on plants or debris	0	☒ 0.5	1	1.5
16. Organic debris lines or piles	0	☒ 0.5	1	1.5
17. Soil-based evidence of high water table?	☒ No = 0		Yes = 3	

C. Biology (Subtotal = <u>4</u>)				
18. Fibrous roots in streambed	3	☒ 2	1	0
19. Rooted upland plants in streambed	3	☒ 2	1	0
20. Macrobenthos (note diversity and abundance)	☒ 0	1	2	3
21. Aquatic Mollusks	☒ 0	1	2	3
22. Fish	☒ 0	0.5	1	1.5
23. Crayfish	☒ 0	0.5	1	1.5
24. Amphibians	☒ 0	0.5	1	1.5
25. Algae	☒ 0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = ☒ 0			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch:

NC DWQ Stream Identification Form Version 4.11

Date: 6/16/2026	Project/Site: StoneM/Anderson Rd	Latitude: 33.802789°
Evaluator: Mark D'Ercole, Carolyn Bryan	County: Dekalb	Longitude: -84.195866°
Total Points: <i>Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*</i>	Stream Determination (circle one) ☒ Ephemeral ☐ Intermittent ☐ Perennial	Other <i>e.g. Quad Name:</i>

A. Geomorphology (Subtotal = <u>7.5</u>)				
	Absent	Weak	Moderate	Strong
1 ^a Continuity of channel bed and bank	0	☒ 1	2	3
2. Sinuosity of channel along thalweg	0	☒ 1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	☒ 1	2	3
4. Particle size of stream substrate	0	1	☒ 2	3
5. Active/relict floodplain	☒ 0	1	2	3
6. Depositional bars or benches	☒ 0	1	2	3
7. Recent alluvial deposits	0	☒ 1	2	3
8. Headcuts	0	☒ 1	2	3
9. Grade control	☒ 0	0.5	1	1.5
10. Natural valley	0	☒ 0.5	1	1.5
11. Second or greater order channel	☒ No = 0		Yes = 3	

^a artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = <u>1.5</u>)				
12. Presence of Baseflow	☒ 0	1	2	3
13. Iron oxidizing bacteria	☒ 0	1	2	3
14. Leaf litter	1.5	1	☒ 0.5	0
15. Sediment on plants or debris	0	☒ 0.5	1	1.5
16. Organic debris lines or piles	0	☒ 0.5	1	1.5
17. Soil-based evidence of high water table?	☒ No = 0		Yes = 3	

C. Biology (Subtotal = <u>3</u>)				
18. Fibrous roots in streambed	3	2	☒ 1	0
19. Rooted upland plants in streambed	3	☒ 2	1	0
20. Macrobenthos (note diversity and abundance)	☒ 0	1	2	3
21. Aquatic Mollusks	☒ 0	1	2	3
22. Fish	☒ 0	0.5	1	1.5
23. Crayfish	☒ 0	0.5	1	1.5
24. Amphibians	☒ 0	0.5	1	1.5
25. Algae	☒ 0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = ☒ 0			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch:

Appendix B: Weather Data

4717 Anderson Rd Dekalb County

USW00023273SANTA MARIA	,CA	2.74	2.85	2.56	0.93	0.36	0.06	0.03	0.01	0.07	0.54	1.12	2.05	13.32
USW00023237STOCKTON	,CA	2.67	2.50	1.91	1.11	0.57	0.10	0.00	0.01	0.08	0.69	1.40	2.41	13.45
USW00023061ALAMOSA	,CO	0.32	0.28	0.51	0.57	0.60	0.43	1.04	1.29	0.98	0.65	0.37	0.35	7.39
USW00093037COLORADO SPRINGS	,CO	0.29	0.32	0.79	1.45	1.99	2.27	3.12	2.96	1.35	0.77	0.37	0.23	15.91
USW00023062DENVER	,CO	0.46	0.53	1.12	1.67	2.29	1.68	2.12	1.83	1.51	0.98	0.70	0.47	15.36
USW00023066GRAND JUNCTION	,CO	0.61	0.53	0.80	0.98	0.83	0.41	0.59	0.92	1.19	0.99	0.61	0.60	9.06
USW00093058PUEBLO	,CO	0.29	0.32	0.82	1.57	1.57	1.28	1.89	2.11	0.65	0.76	0.47	0.29	12.02
USW00094702BRIDGEPORT	,CT	3.18	3.12	4.09	4.16	3.58	3.77	3.32	3.98	3.96	3.84	3.11	3.98	44.09
USW00014740HARTFORD	,CT	3.28	3.13	3.81	3.88	3.79	4.28	4.17	4.21	4.39	4.52	3.51	4.08	47.05
USW00013781WILMINGTON	,DE	3.23	2.83	4.16	3.51	3.57	4.67	4.41	3.98	4.38	3.68	3.06	3.85	45.33
USW00093738WASHINGTON DULLES	,DC	2.94	2.61	3.50	3.47	4.72	4.30	4.15	3.53	3.94	3.65	3.13	3.30	43.24
USW00013743WASHINGTON NAT'L	,DC	2.86	2.62	3.50	3.21	3.94	4.20	4.33	3.25	3.93	3.66	2.91	3.41	41.82
USW00012834DAYTONA BEACH	,FL	2.73	2.34	3.63	2.23	3.69	6.94	6.01	6.58	7.15	4.85	2.76	2.34	51.25
USW00012835FORT MYERS	,FL	2.43	1.78	2.07	2.44	3.46	9.66	9.38	10.43	9.00	3.08	1.78	1.90	57.41
USW00012816GAINESVILLE	,FL	3.29	2.67	3.49	2.74	3.08	7.56	6.68	6.40	5.05	2.68	1.79	2.88	48.31
USW00013889JACKSONVILLE	,FL	3.28	2.86	3.29	2.93	3.42	7.60	6.77	6.88	7.56	4.03	2.00	2.78	53.40
USW00012836KEY WEST	,FL	1.83	1.54	1.53	2.07	3.12	4.23	3.63	5.37	7.24	5.67	2.05	2.16	40.44
USW00012839MIAMI	,FL	1.83	2.15	2.46	3.36	6.32	10.51	7.36	9.58	10.22	7.65	3.53	2.44	67.41
USW00012815ORLANDO	,FL	2.48	2.04	3.03	2.58	4.02	8.05	7.46	7.69	6.37	3.46	1.79	2.48	51.45
USW00013899PENSACOLA	,FL	5.03	4.77	5.25	5.52	3.90	7.32	7.89	7.50	6.61	4.70	4.42	5.40	68.31
USW00093805TALLAHASSEE	,FL	4.41	4.28	5.24	3.53	3.36	7.76	7.14	7.60	4.91	3.24	3.10	4.24	58.81
USW00012842TAMPA	,FL	2.65	2.62	2.52	2.55	2.60	7.37	7.75	9.03	6.09	2.34	1.40	2.56	49.48
USW00012843VERO BEACH	,FL	2.74	2.20	3.44	3.06	4.20	6.76	5.68	7.35	7.04	5.33	2.91	2.54	53.25
USW00012844WEST PALM BEACH	,FL	3.47	2.63	3.31	3.68	4.91	8.48	5.63	8.68	7.96	5.90	3.62	3.48	61.75
USW00013873ATHENS	,GA	4.36	4.36	4.37	3.52	3.28	4.88	4.20	4.55	3.89	3.34	3.77	4.43	48.95
USW00013874ATLANTA	,GA	4.59	4.55	4.68	3.81	3.56	4.54	4.75	4.30	3.82	3.28	3.98	4.57	50.43
USW00003820AUGUSTA	,GA	3.84	3.67	4.08	2.92	3.05	4.75	4.48	4.61	3.60	2.56	2.66	3.87	44.09
USW00093842COLUMBUS	,GA	4.24	4.46	4.92	4.03	3.24	4.03	4.35	4.68	3.34	2.78	3.96	4.79	48.82
USW00003813MACON	,GA	4.32	4.17	4.31	3.62	2.65	4.44	4.79	4.38	3.66	2.63	3.37	4.57	46.91
USW00003822SAVANNAH	,GA	3.28	2.80	3.50	3.39	3.62	6.65	5.75	5.46	4.35	3.72	2.39	3.21	48.12
USW00021504HILO	,HI	7.86	10.22	12.68	9.40	6.99	7.30	9.24	11.30	8.70	10.24	14.39	12.07	120.39
USW00022521HONOLULU	,HI	1.84	1.94	2.36	0.77	0.82	0.50	0.52	0.84	0.88	1.51	2.25	2.18	16.41
USW00022516KAHULUI	,HI	2.42	2.00	2.64	1.32	0.71	0.17	0.53	0.53	0.45	0.83	1.81	2.80	16.21
USW00022536LIHUE	,HI	2.78	3.63	5.61	2.03	2.18	1.79	1.75	2.33	2.18	3.27	4.03	4.64	36.22
USW00024131BOISE	,ID	1.41	1.00	1.33	1.23	1.45	0.75	0.21	0.17	0.43	0.81	1.18	1.54	11.51
USW00024149LEWISTON	,ID	1.13	1.04	1.30	1.44	1.69	1.25	0.47	0.51	0.60	1.08	1.23	1.13	12.87
USW00024156POCATELLO	,ID	1.11	0.97	1.21	1.20	1.40	0.93	0.51	0.53	0.89	0.99	0.95	1.13	11.82
USW00094846CHICAGO	,IL	1.99	1.97	2.45	3.75	4.49	4.10	3.71	4.25	3.19	3.43	2.42	2.11	37.86
USW00014923MOLINE	,IL	1.66	1.83	2.62	3.81	4.67	5.01	4.23	3.97	3.32	2.81	2.30	2.04	38.27
USW00014842PEORIA	,IL	2.06	1.99	2.69	3.99	4.69	3.73	3.53	3.31	3.48	3.17	2.70	2.21	37.55
USW00094822ROCKFORD	,IL	1.60	1.63	2.40	3.75	4.18	5.23	3.81	4.19	3.62	2.63	2.27	1.93	37.24
USW00093822SPRINGFIELD	,IL	2.03	1.93	2.76	3.97	4.52	4.61	3.85	3.37	2.88	3.26	2.71	2.15	38.04
USW00093817EVANSVILLE	,IN	3.35	3.22	4.60	5.14	5.12	4.44	4.38	3.07	3.31	3.39	4.11	3.78	47.91
USW00014827FORT WAYNE	,IN	2.54	2.06	2.81	3.74	4.58	4.48	4.05	3.80	3.04	2.95	2.96	2.47	39.48
USW00093819INDIANAPOLIS	,IN	3.12	2.43	3.69	4.34	4.75	4.95	4.42	3.20	3.14	3.22	3.45	2.92	43.63
USW00014848SOUTH BEND	,IN	2.66	2.31	2.35	3.49	4.20	4.04	3.78	4.01	3.49	3.72	2.78	2.40	39.23
USW00014933DES MOINES	,IA	1.08	1.34	2.17	4.02	5.24	5.26	3.82	4.17	3.18	2.78	1.91	1.58	36.55
USW00094908DUBUQUE	,IA	1.32	1.57	2.25	4.06	4.30	5.19	4.80	3.95	3.82	2.93	2.21	1.80	38.20
USW00014943SIOUX CITY	,IA	0.69	0.86	1.76	3.15	3.87	4.35	3.35	3.94	2.84	2.20	1.27	0.99	29.27
USW00094910WATERLOO	,IA	1.10	1.14	1.98	4.04	4.61	5.72	4.34	4.17	3.14	2.76	1.85	1.44	36.29
USW00013984CONCORDIA	,KS	0.67	0.86	1.53	2.53	4.34	3.83	4.15	3.49	2.80	1.98	1.16	1.04	28.38
USW00013985DODGE CITY	,KS	0.60	0.62	1.35	1.99	2.99	3.29	3.08	2.99	1.31	2.02	0.80	0.96	22.00

Atlanta Athletic Club Golf Course

Johns Creek, Fulton County, Georgia

Historical Data

From: May 15 2026

To: June 16 2026

Submit

(Tmin,Tmax and Precipitation amount)

Date	Max Temperature [°F]	Min Temperature [°F]	Rain (in)
May 15	78.1	42.5	0
May 16	86.1	49	0
May 17	90.1	59.8	0.08
May 18	88.6	60.6	0
May 19	89	60.8	0
May 20	89.9	61.1	0
May 21	85.6	67.2	0.18
May 22	86.7	67.7	0.27
May 23	77.2	65.9	0.22
May 24	76.9	67.6	0.26
May 25	82	68.3	0.37
May 26	81.7	68.1	0.48
May 27	86	69.3	0.08
May 28	88	68.1	0
May 29	84.8	69	0.46
May 30	86.7	68.2	0.01
May 31	70.6	64.4	0
Jun 01	82.9	64.2	0
Jun 02	81.3	60.8	0
Jun 03	78.3	54.1	0
Jun 04	83.4	51.6	0
Jun 05	85.4	54	0
Jun 06	86.9	58.2	0
Jun 07	83.4	62	0.04
Jun 08	83	68.4	0.32
Jun 09	81.9	70.5	0.91
Jun 10	90.5	68.1	0

Jun 11	93	69.6	0
Jun 12	91.6	70.7	0
Jun 13	91.9	70.1	0
Jun 14	88.5	70	0.63
Jun 15	80.6	67.6	0
Jun 16	70.8	66.5	0.3

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\(index.php?content=policy&title=Privacy%20Policy\)](index.php?content=policy&title=Privacy%20Policy)****

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(Page updated on 10/29/2024)

Appendix C: Qualifications Statements

4717 Anderson Rd Dekalb County

Author/Surveyor:

Mark D'Ercole is an Ecologist for AECOM with 12 years of experience in environmental science, specializing in aquatic systems and natural resource management. At the New York State Department of Environmental Conservation, Mr. D'Ercole contributed to the management and conservation of fish populations while working on stock assessment projects along the Hudson River. At the South Carolina Department of Natural Resources (SCDNR), Mr. D'Ercole served as the lead biologist on several river systems, with a focus on federally endangered species. While with SCDNR, he oversaw habitat studies and ensured compliance with Section 7 guidelines during the relicensing of hydroelectric dams across the state. As a research assistant at the University of Georgia, he collaborated with the USFWS on work focused on improving the recovery of threatened fish populations through habitat improvements. He has 1 year of experience conducting ecological surveys and preparing ecology reports, buffer variance applications, and U.S. Army Corps of Engineers Section 404 permits. Mark holds a B.A. in Biology earned at the State University of New York at Oswego and a M.S. in Forestry and Natural Resources obtained from the University of Georgia.

Surveyor/Reviewer:

Carolyn Bryan serves as a Senior Ecologist at AECOM and has over 16 years of experience working in the environmental consulting industry. She has a Bachelor of Science (BS) in Environmental Science from Berry College and a Master of Science (MS) in Environmental Science and Policy from Johns Hopkins University. Ms. Bryan's areas of expertise include National Environmental Policy Act (NEPA) and Endangered Species Act (ESA) compliance, agency consultation, completion of protected species surveys/habitat evaluations, and completion of wetland delineations/Section 404 permitting. She has prepared a variety of environmental reports including NEPA reviews, environmental assessments (EAs), migratory bird and protected species survey reports, and ecology resource survey reports. She has successfully completed professional trainings in U.S. Army Corps of Engineers (USACE) Wetland Delineation, North Carolina Department of Water Quality (NC DWQ) Stream Identification, Piedmont Wetland Plant Identification, Advanced Hydric Soils and Wetland Hydrology, and Georgia Department of Natural Resources (GADNR) Bats in Bridges inspections. She has provided project support for telecommunications, broadband, linear pipeline, windfarm siting, and transportation projects.

DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments September 2026****N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:**

Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2&N3. LP-26-1248188 (2026-1099) & Z-26-1248190 (2026-1100) 5561 – 5567 Memorial Drive:

Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights.

N4. SLUP-26-1248176 (2026-1101) 4850 Redan Road:

Redan Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N5. Z-26-1248179 (2026-1102) 3970 Norman Road:

Norman Road is classified as a collector road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane or a 10-foot multi-use path. It requires pedestrian scale streetlights.

N6. SLUP-26-1248182 (2026-1103) 4717 East Anderson Road:

East Anderson is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N7. Z-26-1248177 (2026-1106) 729 Old Briarcliff Road:

Old Briarcliff Road is classified as local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N8. SLUP-26-1248186 (2026-1107) 3887 Kirksford Road:

Kingsford Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N9. SLUP-26-1248172 (2026-1108) 4110 Glenwood Road, Ste. A:

Glenwood Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



7/30/2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

7/30/2026

N1-2026-1098

TA-26-1248180

Amendment

- Text amendment. See general comments

N2-2026-1099

LP-26-1248188

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments

N3-2026-1100

Z-26-1248190

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments.

N4-2026-1101

SLUP-26-1248176

4850 Redan Road, Stone Mountain, GA 30088

- SLUP. See general comments.

N5-2026-1102

Z-26-1248179

3970 Norman Road, Stone Mountain, GA 30083

- Child daycare center. DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.

N6-2026-1103

SLUP-26-1248182

4717 East Anderson Road, Stone Mountain, GA 30083

- SLUP. See general comments.

7/30/2026

N7-2026-1104

SLUP-26-1248184

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N8-2026-1105

SLUP-26-1248185

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N9-2026-1106

Z-26-1248177

729 Old Briarcliff Road, Atlanta, GA 30306

- See general comments.

N10-2026-1107

SLUP-26-1248186

3887 Kirksford Drive, Decatur, Ga 30035

- SLUP. Child daycare facility. See general comments.

N11-2026-1108

SLUP-26-1248172

4110 Glenwood Road, Suite A, Decatur, GA 30032

- SLUP. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

CASE #: _____

ADDRESS/PARCEL ID: _____

• Transportation/Access/Row: _____

• Stormwater Management: _____

• Flood Hazard Area/Wetlands: _____

• Landscaping/Tree Preservation: _____

• Tributary Buffer: _____

• Fire Safety: _____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

CASE #: _____

ADDRESS/PARCEL: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS: _____

Akin Akinsola

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT
akfolgheraite@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

CASE #: _____

ADDRESS: _____

WATER

Size of existing water main: _____ adequate: _____ inadequate: _____

Distance of property to nearest main: _____ Size of line required, if inadequate: _____

SEWER

Outfall Servicing Project: _____

Is sewer adjacent to property? Yes No If no, distance to the nearest line: _____

Water Treatment Facility: _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS: _____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgheraite@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

CASE #: SLUP-26-1248182 (2026-1103)

ADDRESS/PARCEL: 4717 East Anderson Road; 18 071 02 032

ADJACENT ROADWAY(S):

CLASSIFICATION:

Capacity (TPD):

Capacity (TPD):

Latest Count (TPD):

Latest Count (TPD):

Hourly Capacity (VPH):

Hourly Capacity (VPH):

Peak Hour Volume (VPH):

Peak Hour Volume (VPH):

Existing number of traffic lanes:

Existing number of traffic lanes:

Proposed number of traffic lanes:

Proposed number of traffic lanes:

Proposed right-of-way width:

Proposed right-of-way width:

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: No traffic Engineering Concerns were observed
at this time

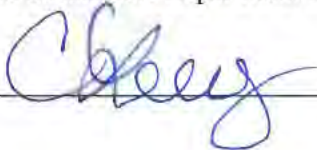
Signature

SPECIAL LAND USE PERMIT (SLUP) APPLICATION**to Amend the Official Zoning Map of DeKalb County, Georgia**APPLICANT/OWNER: Christina LewisSubject Property Address: 4717 East Anderson Rd, Stone Mountain, GA 30083City: Stone Mountain State: GA Zip: 30083Parcel ID Number(s): 18 071 02 032Acreage: 1.24 Commission District(s): 4 & 6 Super District: 6Existing Zoning District(s): C-1 Proposed Zoning District(s): C-1Existing Land Use Designation(s): CRC Proposed Land Use Designation(s): N/A (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



Date

01/15/20**NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS
IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE****SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:****\$400.00****DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**



Lauren Hunt
Urban Planner

May 21, 2026

RE: A Proposed Special Land Use Permit at 4717 East Anderson Rd, Stone Mountain, GA 30083

Dear Property Owner:

We would like for you to join our Teams Video meeting for Monday, June 8, 2026, from 5:30pm – 6:30pm to discuss a proposed special land use permit for the property located at 4717 East Anderson Rd, Stone Mountain, GA 30083. Our client Middle Mile Infrastructure is seeking a special land use permit to make an attached wireless communication facility a principal use in the C-1 zoning district.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our Urban Planner, Lauren Hunt, at lauren.hunt@aecom.com and she will send you a summary of the meeting.

You are invited to a Teams meeting.

When: Jun 8, 2026, 05:30 PM Eastern Time (US and Canada)

Register in advance for the meeting:

<https://teams.microsoft.com/meet/245302276763436?p=VCGoOzvikeKoSGlpRc>

After registering, you will receive a confirmation email containing information about joining the meeting

MEETING ID: 245 302 276 763 436

PASSCODE: 6Kp2rS3W

Please contact our office if you have any questions regarding the meeting.

Sincerely,

Lauren Hunt

10 Patewood Dr Building 500,

Greenville, SC 29615





6.8.26 Public Meeting – Fiber ILA Hut

4717 East Anderson Rd, Stone Mountain, GA 30083

A circular logo in the bottom right corner containing the text "DELIVERING A BETTER WORLD." in green, sans-serif capital letters.

DELIVERING
A BETTER
WORLD.

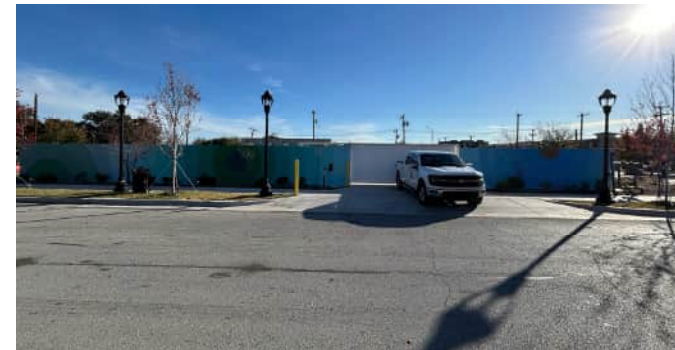
About the project

- The Fiber Amplification Hut (In-Line Amplifying (ILA) Hut) is a protective structure that houses telecommunications and fiber optic interface equipment.
- In-Line Amplifying (ILA) hut to energize the fiber optics lines every 50-60 miles as the fiber will lose bandwidth without being recharge.
- These huts are unmanned structures, serviced only for facility maintenance monthly.
- Minimal traffic generated.
- No water/sewer required.



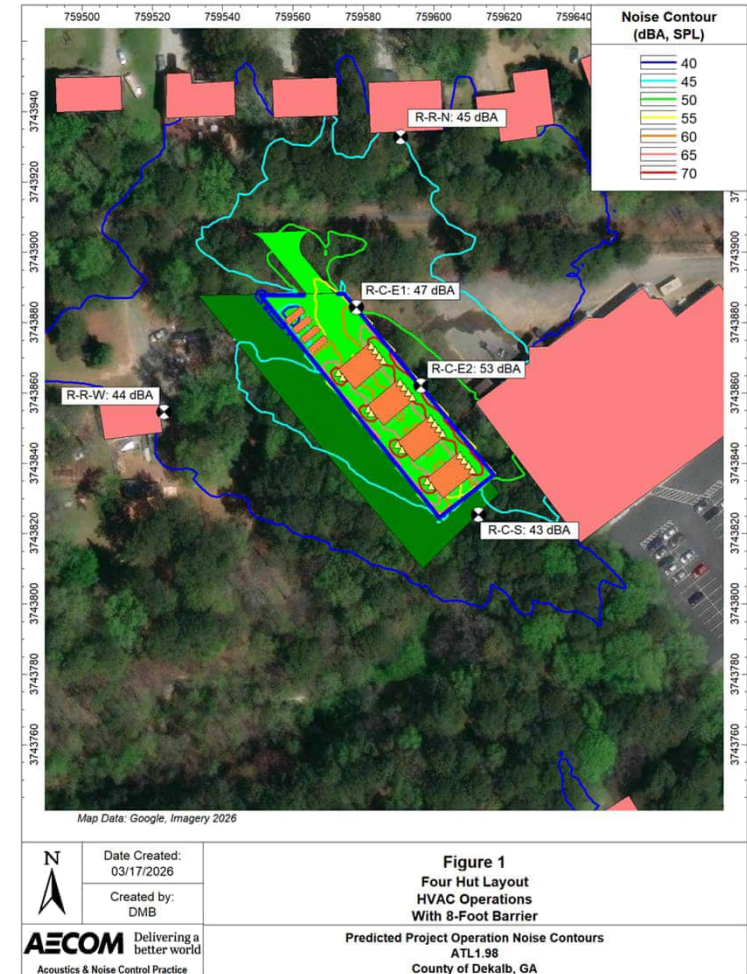
About the project

- The footprint is enclosed with a perimeter security fence and contains the equipment on an ASTM 57 stone lot.
- The ILA huts themselves are 24' x 36' prefabricated concrete buildings, roughly 12.5' tall.
- Attached to the huts are 6 HVAC units that continuously run.
- Minimal full cut-off lighting unless required by the County.



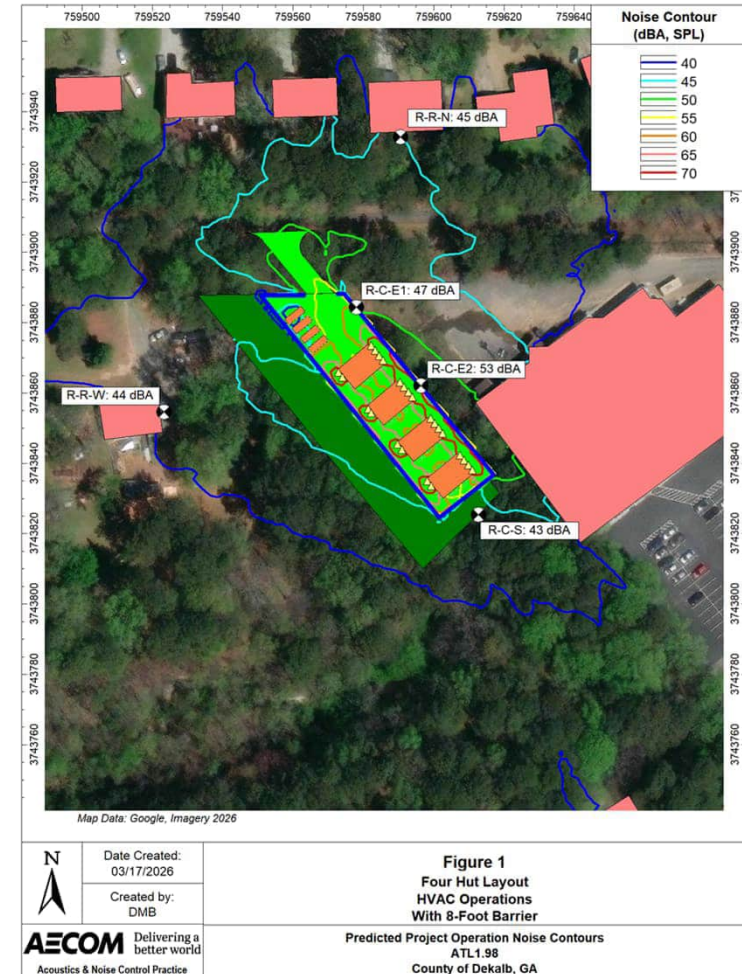
About the project

- Each hut comes with a generator that only runs for 5-15 minutes for monthly maintenance purposes or during the duration of any power outage.
- Generator Maintenance should occur during daytime hours only.



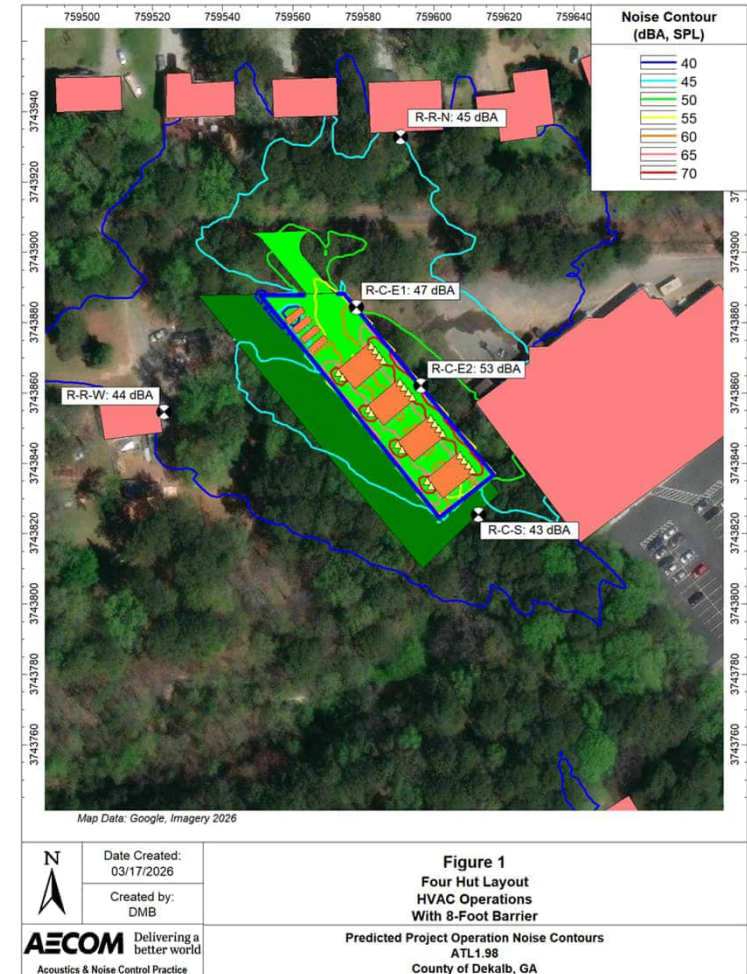
About the project

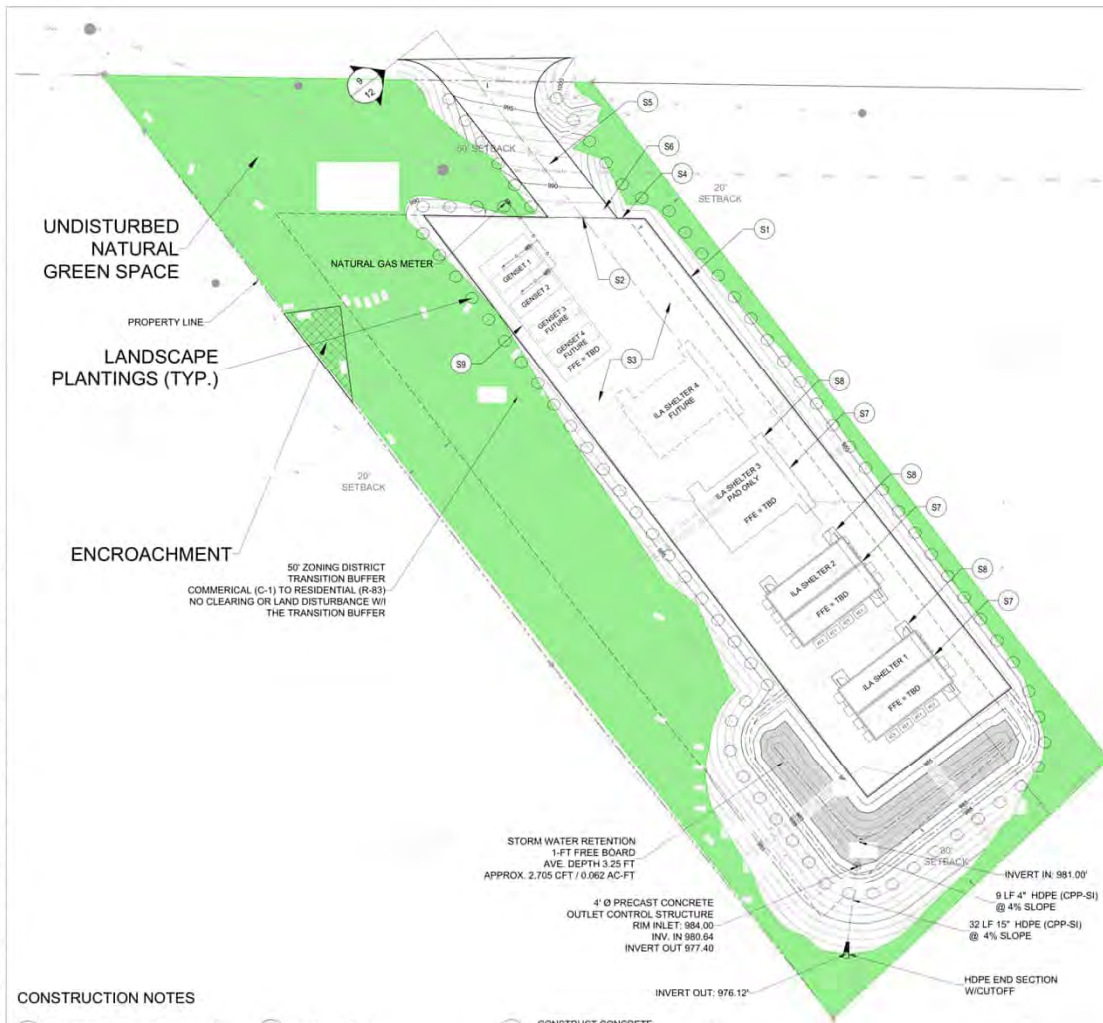
- The Dekalb County Noise Ordinance has an interior audibility requirement for emissions to residential districts and a property line noise limit of 70 dBA for adjacent commercial properties.
- An eight-foot noise barrier was incorporated into the design to meet the noise level targets for residences and commercial property lines.



About the project

- A 45 dB sound is considered a low, moderate, and peaceful noise level. It is slightly louder than a quiet whisper but significantly quieter than a normal conversation.
 - Example: Quiet Library or Average Home Noise.
- Uses that would exceed this dB level but are permitted in the C-1 zone, include:
 - Brewpub (between **75 dB and 85+ dB** during busy periods)
 - Automobile Wash/Wax Service (ranging from **80 to 110 dB+**)
 - Dog Day Care (ranging from **80 to 115 dB**)





CONSTRUCTION NOTES

S1	CONSTRUCT 8' HIGH SOUND WALL. SEE DETAIL.	1 10	S4	INSTALL KNOX BOX		S7	CONSTRUCT CONCRETE SHELTER FOUNDATION. SEE DETAIL.	1 13
S2	CONSTRUCT MANUAL SLIDING GATE. SEE DETAIL.	2 ##	S5	CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL.	6 11	S8	CONSTRUCT CONCRETE APRON (3-6" ILA SHELTER FOUNDATION).	7 11
S3	CONSTRUCT GRAVEL PAVEMENT THROUGHOUT SITE. SEE DETAIL.	10 11	S6	CONSTRUCT BOLLARDS AT GATE. SPACING AS SHOWN. SEE DETAIL.	2 10	S9	CONSTRUCT CONCRETE GENERATOR PAD. SEE DETAIL.	7 14

LEGEND



- WORK LIMIT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 760 PROPOSED MAJOR CONTOUR
- 761 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED FIBER
- FENCE LINE
- GRAVEL
- CONCRETE
- EXISTING WETLANDS

SITE NOTES

1. DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT. CONCRETE & GRAVEL PAD UNLESS SHOWN OTHERWISE.
2. ALL NEW PAVEMENT ABUTTING EXISTING PAVEMENTS SHALL MATCH THE ELEVATION OF THE EXISTING.
3. SEE GENERAL NOTES, SHEET #.
4. SITE DETAILS, SEE SHEET 10 - 11.
5. PROPOSED EASEMENT EXHIBIT, SEE SHEET 8.
6. FIRE DEPARTMENT TO APPROVE LOCATION AND TYPE OF KNOX BOX.

SITE DATA:

SITE ADDRESS:	4747 EAST ANDERSON RD STONE MOUNTAIN, GA 30043
PIN/MAP #:	18-071-02-03.2
LEGAL DESCRIPTION:	LOT 71 OF THE 18TH DISTRICT OF DEKALB COUNTY, GA
ZONING:	COMMERCIAL (C-1)
LAND USE:	VACANT LOT
PROPERTY ACREAGE:	1.233 AC / 53,716 SF
PROPOSED PURCHASE AREA:	1.233 AC / 53,716 SF
PROPOSED DISTURBED AREA:	0.888 AC / 29,949 SF
PROPOSED NEW IMPERVIOUS AREA:	0.409 AC / 17,828 SF
PROPOSED EASEMENT LAND USE:	TELECOMMUNICATIONS SUPPORT STRUCTURE (UTILIT)
FRONT SETBACK:	50'
SIDE SETBACK:	20'
REAR SETBACK:	30'
TRANSITIONAL BUFFER:	50'
STORMWATER MANAGEMENT TRIGGERS	
NEW IMPERVIOUS	5.000 SF
SOIL DISTURBANCE:	1.0 AC/ 43,560 SF



30% DESIGN
DATE OF ISSUE: 06/06/2026

AECOM

PROJECT

MMI - UNMANNED ILA
UTILITY BUILDING
ATL1.98

PARCEL ID: 18 071 02 032
4717 EAST ANDERSON RD
STONE MOUNTAIN, DEKALB COUNTY, GA 30083

CLIENT

Middle Mile Infrastructure

CONSULTANT

AECOM Technical Services, Inc.
10 Patwood Drive, Suite 500
Greenville, SC 29615
License Number: F-0432
1-864-234-3069 tel
www.aecom.com

REGISTRATION

ISSUE/REVISION		
IR	DATE	DESCRIPTION

PROJECT NUMBER

60645418

SHEET TITLE

SITE PLAN

SHEET NUMBER

10



AECOM
10 Patewood Drive
Greenville, SC 29615
aecom.com

June 15, 2026

Our Reference

MMI ATL 1.98 Unmanned ILA Utility
Building, 4717 East Anderson Rd,
Stone Mountain, GA

DeKalb County Planning &
Sustainability Department
Government Services Center
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Special Land Use Permit (SLUP) Application – Letter of Application

Dear Planning & Sustainability Members:

On behalf of Middle Mile Infrastructure, I am submitting this Letter of Application in support of a request for a Special Land Use Permit (SLUP) for the property located at 4717 East Anderson Rd, Stone Mountain, GA 30083/ Parcel ID 18 071 02 032, within the C-1 (Local Commercial) Zoning District.

Middle Mile Infrastructure (MMI), is a private utility company dedicated to developing an unmanned In-Line Amplifying (ILA) hut to energize underground fiber optic lines. The buried fiber optic cable will be transferred from underground to connect with transceiver devices to boost and enhance data signals. This fiber will be utilized by both private and public network providers at local and regional scales.

This facility is a critical component of a larger regional fiber optic network designed to enhance broadband infrastructure and connectivity across the region. The proposed huts will be a small, unmanned, prefabricated structure designed to house telecommunications equipment necessary for signal amplification and network reliability. It will operate with minimal noise, require minimal maintenance, and will not generate traffic or emissions.

A. Reason for the Special Land Use Request

The requested Special Land Use Permit is necessary to allow an attached wireless communication facility to be a principal use in the C-1 zoning district rather than an accessory use within the C-1 zoning district. The proposed fiber optic huts do not appear to fall under any current land use category in the land use table; per section 4.1.3 (Interpretation of uses), the most similar land use category is an attached wireless communication facility. Since that land use is defined as an accessory use only, per 4.1.3 a SLUP is required in order for it to operate as a principal use.

Under the current zoning framework, such infrastructure is typically classified only as an accessory use; however, the proposed configuration functions as a standalone and essential component of a larger telecommunications network, warranting recognition as a principal use. Approval of this SLUP will enable the installation and operation of critical telecommunications

infrastructure needed to support reliable broadband connectivity, improved wireless coverage, and network capacity throughout the surrounding area.

This request aligns with DeKalb County's broader goals of supporting modern infrastructure, economic development, and enhanced communications services for residents, businesses, and emergency response systems.

B. Existing and Proposed Use of the Property

- **Existing Use:**
The subject property is currently vacant.
- **Proposed Use:**
The applicant proposes to install and operate inline amplification huts as part of a wireless communications system, to function as a principal use on the property. The installation will be designed to remain compatible with surrounding commercial uses and will not negatively impact existing site operations.

C. Characteristics of the Proposed Use

- **Site Area:** Total acreage of the proposed site is 1.233 acres, with a total proposed disturbed area of 0.688 acres.
- **Structure Type:** Inline amplification huts (telecommunications equipment enclosures) will be 24' x 36' prefabricated concrete buildings.
- **Number of Structures:** As part of our phasing plan, we will initially install two huts and two generators and a concrete foundation for a third hut to be installed in the future. As demand increases, there is the potential for one additional hut to be installed. The maximum final buildout for the site is 4 huts total.
- **Floor Area:** The square footage per unit is 864 ft². Therefore, the initial building phase will be 1728 ft², and a total final buildout of 3456 ft².
- **Height:** The height of each building is 12.5 feet.
- **Employees:** This is an unmanned facility; periodic maintenance visits only.
- **Parking:** No additional parking is required.
- **Hours of Operation:** 24 hours per day, 7 days per week. The routine maintenance checks and services will only be completed during normal workday-daylight hours Monday through Friday.
- **Operational Characteristics:**
 - o No customer traffic will be generated
 - o Minimal noise from HVAC units will be generated. The emergency generators will run approximately once per month for about 5 minutes for testing and maintenance and will also operate during any power outages. To mitigate noise impacts to adjacent land use AECOM incorporated an 8-ft tall concrete masonry unit (CMU) wall to block/absorb sound waves to meet/exceed the DeKalb County Article VII – Noise Ordinance.
 - o No emissions or hazardous materials

- Intermittent maintenance/service visits
- The proposed facility will generate minimal traffic, as it is an unmanned facility serviced weekly to monthly for maintenance. Water and sewer services are not required for these huts, and landscaping can be provided to meet buffer requirements.

The applicant respectfully requests approval of this Special Land Use Permit to allow inline amplification huts to be recognized as a principal use within the C-1 zoning district, rather than as an accessory use. The proposed use is low-impact, compatible with existing development, and provides essential telecommunications infrastructure. Please see the attached Impact Analysis for further information.

If you have any questions or need any additional information, please do not hesitate to contact me at 803-240-3517.

Yours sincerely,



Christina Lewis
Senior Transportation Planner
SC Transportation
AECOM



June 9, 2026

Our Reference

MMI ATL 1.98 Unmanned ILA Utility Building, 4717 East Anderson Rd, Stone Mountain, GA

DeKalb County Department of
Planning & Sustainability
Government Services Center
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Special Land Use Permit (SLUP) Application - Impact Analysis

Dear Planning & Sustainability Members

In accordance with the Dekalb County Special Land Use Permit (SLUP) Application, AECOM Tenchnical Services, Inc. (AECOM) provides the below responses to the Impact Analysis questions pursuant to Section 27-7.4.6 of the Dekalb County Ordinance. Each question is provided below, with AECOM's response denoted in italics.

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

Response: Yes, the proposed site meets zoning standards and no area variances with respect to dimensional standards, are required. The existing zoning classification for the site is Local Commercial (C-1). The subject property is not located in a Regional Center (RC) or Town Center (TC) designated area. The proposed site plan includes standard front, side, rear, and transition zone setback requirements. No off-street parking is required or proposed. Pursuant to Table 2.24 Non-Residential Zoning Districts Dimensional Requirements in a C-1 district are as follows:

Table 1. C-1 Zoning District Dimensional Requirements

Requirement	Dimension Standard	Proposed Site
Lot Width, Street Frontage	100 Ft	181.25 Ft
Lot Coverage (Max. %)	TC/RC 90% All Others 80%	32.4%
Open Space: Site with 5,000 – 39,999 SF Gross Floor Area	10%	65.6%
Transitional Buffer (Article 5, Division 4)	50 FT	50 FT
Frontage - all other streets	50 FT	50 FT
Side – interior lot	20 FT	20 FT
Rear	30 FT	30 FT
Height (maximum)	2-Story/35 Ft	12.5 FT

Source: DeKalb County Zoning Ordinance Table 2.24

- 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 by reason of traffic, volume/congestion, smoke, odor, dust, or vibration by the proposed use.

Response: The proposed site developments for the subject property will have less impact on adjacent properties and land use with the C-1 Zoning District than existing district land uses with respect to traffic, volume, congestion, smoke, odor, dust, or vibrations as compared to existing and use developments within the district and adjacent residential districts. The subject site developments do not require public water or sewer, there will be no refuse storage/disposal on site, and generally it is anticipated that one typical F-150-style Pickup Truck will enter and leave the site once per month to complete routine checks and maintenance on installed communications and support equipment. The number of anticipated trips to/from the site is less than the U.S. Department of Transportation published in the National Household Travel Survey conducted by the Bureau of Transportation (BTS) and the Federal Highway Administration estimates that the typical household make roughly (on average) four trips per person per day. Below is a review of adjacent and surrounding area land use relative to the subject property.

The subject property is located on the south side East Anderson Road, approximately 478-ft west of the intersection with the southbound lane of North Hariston Road. The paved portion of east Anderson Road varies in width from approximately 14-ft to 17-ft with a variable width right-of-way. At the subject property based on available DeKalb County GIS information, the right-of-way width at the eastern corner of the subject property is approximately 58.5-ft and at the western corner of the subject property is approximated 53-ft, with an average width of approximately 55.75-ft. This generally appears consistent based on Google Earth Street View (fence line to fenceline. See Figure 1 below showing East Anderson Road looking westerly from near the northeast corner of the subject property.



Figure 1 - Anderson Road

Beyond Anderson Road to the north are residential properties. The closest residential houses to the subject site developments (sound wall) are located at 4705 Fellswood Drive (Parcel ID 18-092-05-020) and 4713 Fellswood Drive (Parcel ID 18-092-05-019) at 143-ft and 163.5-ft, respectively. Both these residential properties and the other

residential properties north of the subject site are in Zoning District R-85 (Residential Medium Lot-85).

The eastern boundary of the site abuts a commercial retail center (strip mall – Parcel ID 18-071-02-012). The western edge of the shopping center is located approximately 23.5-ft from the proposed sound wall. The shopping center houses the following commercial, retail shopping, and restaurant establishments: Beauty & Beyond, Dollar General, RAC Rent-A-Center, Fresh Seafood, Tropical Supermarket, Cricket, Favor Hair Studio, Income Tax, Subway, Barber Shop, Beauty Lounge, Nation Nails, Sunshine Jamaican Restaurant, Little Ceasars Pizza. Access to the shopping center is off from North Hairston Drive and Memorial Drive. The shopping center fronts Memorial Drive and delivery access, refuse disposal/pickup is to the rear of the shopping center off North Harston Road, just south of East Anderson Road. See Figure 2 from Google Street View look westerly from the rear access drive to the shopping center approximately 150-ft east of the northeast corner of the subject property. The south portion of the shopping center property is also improved by Waffle House restaurant. Southeast of the shopping center, at the intersection of North Hairston Drive and Memorial Drive is improved with a Checkers Restaurant (Parcel ID 18-071-02-027). The retail shopping center and Checkers parcels are in Zoning District C-1 (Local Commercial).



Figure 2 - Rear of Shopping Center

The western boundary of the subject property is boarded by a residential property (Parcel ID 18-071-02-014). The residential house is located approximately 132-ft southwest of the site developments (sound wall). Further to the west, the properties (Parcel IDs 18-071-02-015 and 18-071-02-016) improved with PHẬT GIÁO HÒA HẢO (a Buddhism worship center) that is located approximately 226-ft southwest of the sound wall.

Generally, south of the subject site is undeveloped land (Parcel ID 18-071-02-005). Beyond the undeveloped land, are commercial developments along Memorial Drive, that include Ambassador Realty (Parcel ID 18-071-02-010) and STS Automotive (Parcel ID 18-081-02-009). The undeveloped land and commercial developments south of the subject property are in Zoning District C-1 (local Commercial).

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

Response: Except for Fire and Emergency Services in the event of a fire or personal injury on site, no public services are required to operate or maintain the proposed operations. Public water supply is located near the intersection of East Anderson Road and North Hairston Drive. An extension of the water main along the south Anderson Road within the County's right-of-way may be required to provide firefighting capability at the subject property. If required, the cost to install the water main extension will be borne by the developer at no cost to the County or residents. Public sanitary sewer connection is not required since the site is an unmanned facility and no sanitary facilities will be on site. Natural-gas service is also located near the intersection of East Anderson Road and North Hairston Drive. The natural gas service provider will install the natural gas main extension to the site within the County's right-of-way for East Anderson Road. Existing 3-phase overhead electrical service is located along the south side of East Anderson Road to the northeast corner of the subject property. It is not anticipated that the existing 3-phase overhead electrical power will require modifications to provide power to the subject property. All costs associated with public and private utility improvements necessary to support the proposed development will be complete at the developer's own expense with no cost to the County or residents.

- 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?

Response: Yes, the existing condition of East Anderson Road is adequate with sufficient capacity to support operation of the facility when constructed. Typical access to the facility will be via an F-150 style pickup truck monthly to complete routine maintenance and system checks. The number of daily trips generated to the site will be less than the typical number of daily trips that a new signal family residence would generate.

- 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?

Response: Yes. The proposed access drive off from East Anderson Road is 20-ft wide with 15-ft and 20-ft radii. The proposed access drive will provide safe ingress and egress of an American Association of State Highway Transportation Official (AASHTO) Standard E-1 Emergency Vehicle (46.5-ft) design vehicle. This is compliant with the National Fire Code requirements for emergency vehicle access. All structures are accessible for fire access in accordance with the National Fire Code and National Fire Protection Association (NFPA) standards. The right-of-way for East Anderson Road is not improved with pedestrian walkways (e.g., sidewalks) and the proposed site development is NOT open for public access, therefore conditions related to pedestrian access are not applicable to the site development.

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

Response: No.

Traffic Impacts: *The proposed site is an unmanned facility. Except for monthly routine maintenance checks, no other vehicle trip traffic to the site is anticipated. Routine maintenance checks and services are performed monthly. Maintenance crews use a typical F150-style pickup truck when traveling to/from the site. The*

anticipated trip traffic to/from the site will not negatively impact traffic levels and/or traffic congestion as compared to existing traffic conditions on East Anderson Road or surrounding roadways.

Noise Impacts: The proposed facility operation does use exterior mounted heating, ventilation & air conditioning (HVAC) units on each ILA building. Each ILA is equipped with six HVAC units, four on one end and two on the opposite end. When ILAs are in operation, these HVAC units run continuously 24-hours per day seven days per week (24/7). The HVAC units do produce noise at levels that can be objectionable and impact on the health and welfare of adjoining land uses. To mitigate these potential impacts, AECOM completed a noise analysis to determine the Db(A) levels at adjacent properties. The analysis revealed that the proposed site, when fully developed with 4 ILA shelters running 24/7 noise propagation exceeded the DeKalb County Article VII - Noise Ordinance. To mitigate noise impacts to adjacent land use AECOM incorporated an 8-ft tall concrete masonry unit (CMU) wall to block/absorb sound waves to meet/exceed the DeKalb County Article VII – Noise Ordinance. The noise ordinance for commercial properties in 70 Db(A). For residential properties, the ordinance does not specify a specific Db(A) level; rather, the ordinance cites "... it is unlawful for any person between the hours of 11:00 p.m. and 7:00 a.m. to make, cause, or allow any sound from a source within his ownership or control that projects, emits, or transmits into any single-family dwelling in a residential area owned or occupied by another, such that sound is plainly audible anywhere within the interior of a sealed dwelling." AECOM uses a targeted noise level at the exterior of residential buildings of 45 Db(A), which is the approximately the Db(A) level of a quiet conversation between two people 3-ft apart or like the levels heard in a quiet library setting. Based on the noise analysis, the Db(A) levels beyond the soundwall are as follows:

East – Commercial Strip Mall (C-1 Zoning District)	53 Db(A)
West – Residential Properties (R-85 Zoning District)	40-44 Db(A)
North – Residential Properties (R-85 Zoning District)	10-45 Db(A)
South – Commercial Properties (C-1 Zoning District)	40 Db(A)

The proposed onsite emergency generators will produce noise when operating. The emergency generators do not provide primary power for routine operation of the site. The emergency generator only operates when there is a power outage of the primary power severing the subject site and for manufacturers' required maintenance checks and services. Manufacture's routine scheduled maintenance checks and services, depending on the manufacture's requirements, are typically required on a monthly or quarterly basis. The manufactures routine maintenance checks and services typically last for approximate 5 to 15 minutes depending on the services being performed. The routine maintenance checks and services will only be completed during normal workday-daylight hours Monday through Friday.

Stormwater Impacts: The proposed site development takes into consideration pre- and post-development stormwater runoff from the site. Stormwater design will comply with the Gorgia Department of Environmental Quality (GDEQ) regulations and DeKalb County Stormwater Ordinance requirements. It is

anticipated that an increase in stormwater runoff will occur from post-development conditions as compared to pre-development conditions. To mitigate the increase in stormwater runoff from impacting downstream properties and sensitive receptors, AECOM does propose to install a stormwater retention basin with an outlet control structure that will allow for settlement of suspended sediments into the retention basis prior to discharge. The outlet control structure will be designed to reduce post-development stormwater runoff (volume and rate) to match or be lower than predevelopment runoff conditions. Therefore, stormwater runoff from the proposed site developments will not cause any increase in stormwater impacts downstream from the proposed site as compared to existing stormwater runoff conditions.

Hazardous Materials: No hazardous materials will be stored onsite. Clearing and grubbing of vegetation will only be completed using mechanical methods. No weed killers, defoliants, or other chemical applications will be used during construction of the site.

HVAC Condensate Discharge: Condensate discharges from ILA Shelter HVAC units will discharge to the ground on site. The condensate discharges to the ASTM#57 aggregate within the enclosed compound area. ASTM#57 aggregate is considered "clean feel-draining" material that allows for the condensate discharges to infiltrate into the ground onsite and not runoff site to adjacent properties or downstream sensitive downstream receptors.

Petroleum Release Impacts: Petroleum products will not be stored or utilized on site for operation of the facility. The proposed emergency generators are natural gas-fired; therefore, no diesel fuel or gasoline will be storage onsite for operating the generators.

Visual Impacts: Visual impacts of the proposed site from adjacent properties or public right-of-way, generally, are subjective to the viewers' personal opinions and beliefs. Therefore, it is hard to qualify/quantify the level of visual impact that is an objectionable visual impact. To mitigate visual impacts from the proposed site developments, AECOM proposed to maintain natural vegetation buffers and augment existing vegetation with landscape plantings around the perimeter of the CMU sound wall and stormwater retention basin to soften/screen potential objectionable visual impacts.

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

Response: Yes, the intended use is consistent with the intended use of the C-1 zoning district classification. The proposed site developments meet or exceed the minimum and maximum dimensions requirements for setbacks, transition setbacks, building height, percent development/percent open space, natural vegetative buffering, landscape plantings, and stormwater management as set forth in the Dekalb County Zoning Ordinance. No area or use variances are required to develop the site as proposed.

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

Response: The proposed site development and use is consistent with, and advances DeKalb County's goals/objectives and policies as outlined in its Comprehensive Land Use Plan (2050 Unified Plan).

Land Use Goals

- *New Development: Focus new development and density in existing activity centers, near transit stations, and high-capacity corridors: The subject property and intended development is consistent with the County Goal for new development near existing high-capacity corridors. The proposal is located approximately 675-ft west of North Hairston Road and north of Memorial Drive. Both North Hairston Rd and Memorial Drive. are high-capacity multi-lane divided roadways.*
- *Commercial Corridors: Encourage reinvestment or redevelopment of commercial corridors and the introduction of residential or other new uses to the areas: The subject property and proposed development is consistent with the County goals for investment and development of properties along commercial corridors. While Anderson Road is not specifically a high-capacity commercial corridor, its relative proximity to and access North Hairston Road and Memorial Drive provides opportunity for commercial development of the property and to diversify development in the C-1 Zoning District for the area. It is important to note that commercial development of the property as contemplated by the County in its zoning designation C-1 can only be achieved through commercial access off from East Anderson Road, since direct access from the property is not available to either North Hairston Road or Memorial Drive.*
- *Single-Family Neighborhoods: This goal is not applicable to the proposed site development as it pertains specifically to residential development.*
- *Density Transitions: Manage height and density transitions between densely developed areas and surrounding lower intensity residential neighborhoods. The proposed site developments are considerably lower than the allowable percentage of development and greater percentage for open "green" space.*
- *Diverse Housing and Development: This goal is not applicable to the proposed site development as it mainly pertains to residential development.*
- *Land Use and Economic Policies: Coordinate with Decide DeKalb to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts: The proposed site development is consistent with the C-1 Zoning District land use planning, standards, and economic development goals. The proposed development will provide an increase in tax-base for DeKalb County. Unlike other major developers, the developer for the site will pay its fair share of property, school, and local taxes (to include sales tax). The developer is not seeking, what is often referred to as a "PILOT" program – payment in lieu of taxes - to reduce tax liabilities for an extended period.*

Natural Resources and Sustainability

- *Preservation: Encourage the preservation of the County's limited remaining open space, farmland, natural and Critical Environmental Area: The proposed site developments to the maximum extent possible while meeting the developers*

minimum objectives for the proposed use maximizes the preservation of existing natural "green" space vegetation, provides for additional landscape planting with area disturbed/developed to supplement/replace vegetation removed for site development. Site development strategies implement low impact development practices to reduce stormwater runoff by limiting site impermeable pavements to site access and utilizing ASTM#57 clean free-draining aggregates to promote stormwater infiltration onsite, and the use of stormwater retention to promote settlement of suspended sediment is stormwater runoff from being discharged off from the site to sensitive downstream receptors, and low-slope grading techniques to slow stormwater runoff to prevent onsite and offsite soil erosion.

- **Environmental Sensitivity:** Protect environmentally sensitive areas including wetlands, floodplains, water supply watersheds, and stream corridors:

Wetlands

Based on review of the U.S. Fish and Wildlife Service, National Wetland Inventory (USFWS-NWI) mapping for the area, federally listed/regulated wetlands are not present on the subject property. The subject site is located hydraulically upgradient from two federally listed wetland areas. These two wetland areas located on the adjacent parcel to the south/southeast of the site and are classified as Freshwater Pond (PUBHh) and Riverian (R5UBH). See the figure below for locations and further defined classifications from the U.S. Fish and Wildlife Service, National Wetland Inventory (USFWS-NWI):



Figure 3 USFWS-NWI - Wetland Mapping

PUBHh

System **Palustrine (P)**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class **Unconsolidated Bottom (UB)**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Water Regime **Permanently Flooded (H)**: Water covers the substrate throughout the year in all years.

Special Modifier **Diked/Impounded (h)**: These wetlands have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water.

R5UBH

System **Riverine (R)**: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem **Unknown Perennial (5)**: This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available.

Class **Unconsolidated Bottom (UB)**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Water Regime **Permanently Flooded (H)**: Water covers the substrate throughout the year in all years.

Water from these wetland areas, to include stormwater runoff from hydraulically upgradient uplands, flows in a westerly direction and discharges into Snapfinger Creek, approximately 1300-ft west/southwest of the subject property. Snapfinger Creek flows south towards Pine Lake, approximately 0.87 miles southwest of the subject property. Based on review of Dekalb County GIS information (Stream Data), the USFWS-NWI Wetland Mapping, and review of regional aerial imagery, Snapfinger Creek does not appear to directly discharge into Pine Lake. Dekalb County, USFWS-National Wetland Mapping, and aerial imagery shows Snapfinger Creek flows around the northside of Pine Lake in a westerly direction.

Based on Dekalb County GIS Information (HOA and Neighborhood data), the subject property is located in the Hearthstone Neighborhood that includes a large residential west of the subject property. North of the subject property is the Fellsridge Neighborhood. South of the subject Property, beyond Memorial Drive, are the Pine Lake and Heathcliff neighborhoods. Based on review of the Dekalb County GIS information (2-ft Contours), the neighborhood developments are predominantly hydraulically upgradient from Sugarsnap Creek. with untreated stormwater from these areas flowing into the Sugarsnap Creek.

Fellsridge neighborhood developments are bifurcated by an unnamed tributary to Sugarsnap Creek. Untreated stormwater runoff from the Fellsridge neighborhood flows into this unnamed creek that discharges into Sugarsnap Creek.

The northern portion of Pine Lake Neighborhood, stormwater predominantly flows in a southerly direction in the Sugarsnap Creek and the southern portion of the Pine Lake neighborhood flows in a northerly direction into Pine Lake.

Generally, Sugarsnap Creek is the main hydraulic feature in the area receiving stormwater runoff from regional site developments north and south of Memorial Drive between North Hairston Road to the east and Rays Road to the west.

Based on review of a survey completed for the subject property and surrounding area (See figure below), and existing stormwater drainage inlet with a 48-inch Corrugated Metal Pipe (CMP) discharges stormwater runoff from commercial strip mall property (Parcel ID 18-071-02-012) to the two wetlands southwest of the subject property. It appears, based on DeKalb County GIS data (2-foot contours), the survey, and aerial imagery, stormwater runoff from the strip mall property discharges untreated stormwater to the wetlands.

The wetlands east of the dam, effectively act as bioretention treatment practice that filters and removes sediments and potential contaminants from stormwater runoffs hydraulically upgradient from these wetland features. The wetland features provide a level of protection/buffer that helps to mitigate the potential for stormwater impacts to Sugarsnap Creek and Pine Lake. Treated stormwater runoff from the subject property will discharge to these wetland features at or below pre-development runoff conditions (volume and rate).

Generally, Sugarsnap Creek is the main hydraulic feature in the area receiving stormwater runoff from regional developments north and south of Memorial Drive between North Hairston Road to the east and Rays Road to the west. From a regional perspective, the proposed site developments, with respect to stormwater impacts to Sugarsnap Creek and downstream Pine Lake are de minimis within the contributing watershed of Sugarsnap Creek.

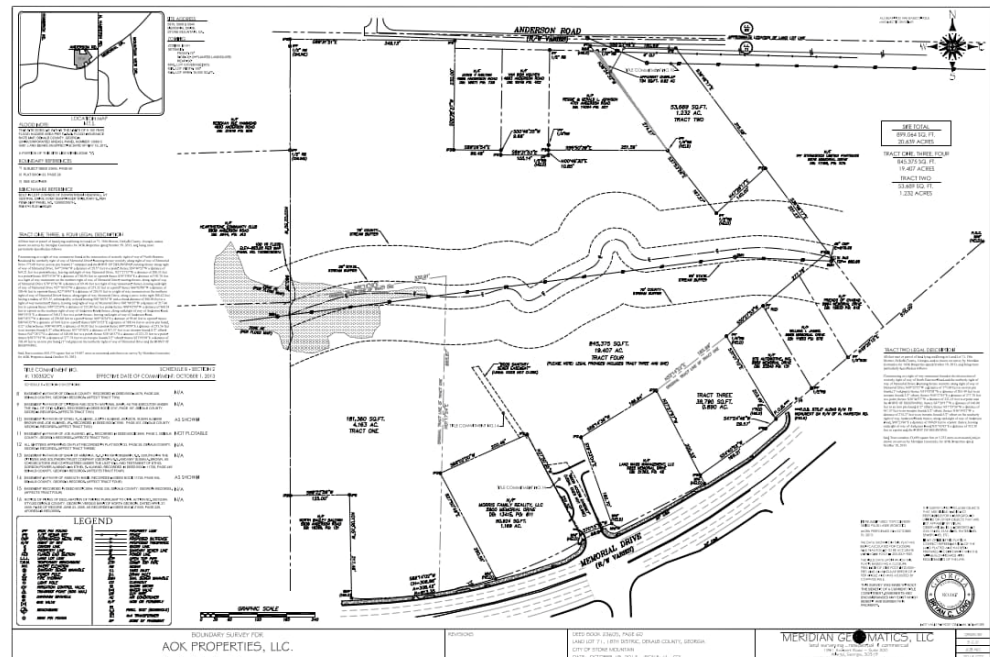


Figure 4 Prior Site and Surrounding Area Survey

In addition to the above referenced information an AECOM Wetland Biologist is schedule to complete and onsite inspection, on Tuesday 16 June 2026, of existing site conditions to identify the presence of absence of wetland-like features on the subject property to alleviate area resident concerns pertaining to seeps/springs that reputedly may be present on the subject property. The presence of seeps/springs on the subject property will be subsequently addressed during the site design. It is not anticipated that, if present, seep/springs on the subject property will be prohibitive to proposed site developments. Adjustment/modifications of the proposed developments may be necessary if seeps/springs are present on the property and may warrant additional subsurface investigation to mitigate impacts to design. At this time in the design, permitting, and SLUP application process, the scope and design requirements to fully address these potential concerns related to seeps/springs is beyond the requirements of the SLUP process for application and approval.

Floodplain

Based on review of the Federal Emergency Management Agency (FEMA), National Floodplain Mapping, the subject property is not located in a FEMA-designated 100-year floodplain (FIRM Dekalb County Georgia, Panel 87 of 201, Map Number 13089C0087J, Revised May 16, 2013).

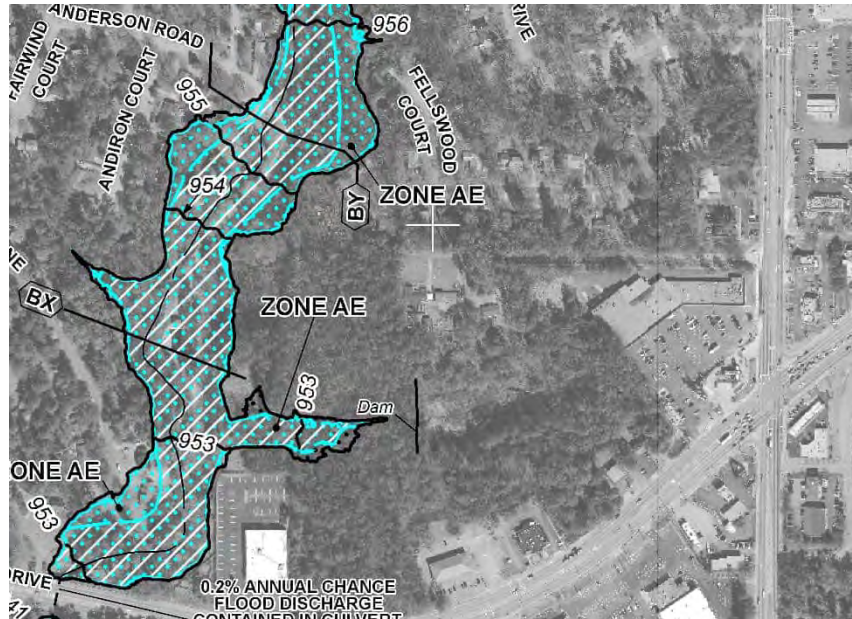


Figure 5 FEMA Flood Zone Mapping

- *Develop More Neighborhood Parks: No applicable to the proposed site developments.*
- *Acquisition of Open Space: Not applicable to the proposed site developments.*
- *Sustainable Zoning: Utilize zoning tools and techniques that preserve open space, natural resources, and the environment, and address resiliency: The proposed site developments maximize the preservation of open natural “green” space on the property, limits post-development stormwater runoff conditions (volume and rate) to pre-development conditions or better, reduces the potential for concentrated shallow flows that cause erosion and transport of sediments downstream to sensitive environmental receptors. Site development strategies utilize common low-impact development strategies the do not rely upon high maintenance methods that promote resiliency for long-term reliable performance.*
- *Private Partnerships: Not applicable to the proposed site developments.*
- *Sustainable and Conservation Development: The proposed site developments utilize best management practices (BMS), stormwater management and control practices to reduce post-development runoff conditions (volume and rate) to conditions at or below prep-development conditions, implements low-impact development methodologies, and promotes retaining natural “green” space vegetative buffers augmented with additional landscape plants to mitigate visual impacts and loss of existing vegetation caused by site developments.*
- *Stormwater Management: The proposed site developments and stormwater management strategies are consistent with established and regulated BMPs, Low-impact development methodologies, and stormwater management controls that reduce post-development runoff conditions (volume and rate) to match or be lower than pre-development runoff conditions.*
- *Educate the development community: Not applicable to the proposed site developments. This goal pertains to water and sewer capacities. The proposed site developments will not have onsite sanitary facilities that will not connect to*

the existing county sewer system. Except for water for firefighting (e.g., Fire Hydrant), the proposed site developments will not be connected to the existing County public water supply; therefore, will not impact sewer or water capacities.

- *Vision: While not specifically related to the proposed site developments, it is AECOM's and the developer's intentions to develop the subject property with sustainable environmentally responsible methods promoting conservation of open space, reliable/sustainable stormwater management practices based on low-impact development methodologies, low visual and noise impacts, and responsible consideration of County and resident concerns.*

I. Is there adequate provisions for refuse and services areas?

Response: Not applicable. No solid waste refuse will be generated at the site and placed in receptacles for pickup and disposal offsite. Any solid waste generated from routine operations will be removed by the maintenance crew when departing the site.

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

Response: No, the SLUP should not be limited in duration. However, in spirit of cooperation with County planning, resident concerns, and goal setting as defined by Dekalb County's Comprehensive Land Use Plan (Dekalb County 2050 Unified Plan) adopted 17 November 2022, that should the proposed developer cease to operate, sell, or otherwise disposed of the property and said property by others will not be used for the intended purpose under which the SLUP was issued, the developer would not object to the SLUP being terminated.

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 impacts on any adjoining lot or building as a result of the proposed building height?

Response: The proposed site developments in size, scale, and massing of the proposed ILA Shelters, generators, ASTM#57 aggregate compound, and retaining wall are of significantly smaller scale, sizing, and massing of the developments associated with the commercial strip mall property immediately adjacent to the eastern boundary of the subject property and the residence and PHẬT GIÁO HÒA HẢO (the Buddhism worship center). The proposed height of the ILA Shelters (12.5-ft) and 8-ft tall sound wall are at lower elevations than the buildings associated with commercial strip mall to the east and residence and PHẬT GIÁO HÒA HẢO to the west; therefore, the proposed developments will not result in negative shadowing impacts to the strip mall property to the east or residence and PHẬT GIÁO HÒA HẢO to the west. Residential properties to the north and west are protected from negative shadowing impacts based on the distance these properties are from the site and the presence of existing natural vegetation and landscape buffering. Commercial properties to the south are not negatively impacted by shadowing from proposed site developments based on the distance these properties are located from the site and natural vegetation.

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

Response: No, there are no adverse impacts to historic buildings, districts, or archaeological resources. Based on DeKalb County GIS information, the closest historical District to the site is Druid Hills Historic District, located approximately 6.5 miles

west/southwest of the subject site. No historic buildings or archeologically sensitive resources are located on or in the immediate vicinity of the subject property that would be negatively impacted from development of the site.

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

Response: The proposed use of the subject property complies with and satisfies all applicable requirements of the supplemental regulations for a SLUP to include Section 4.2.56 – Utility Structures necessary for transmission or distribution of service. No area or use variance are required to develop the subject property as proposed. The proposed use is consistent with uses listed in Section 4.1.3 – Use table for Communication – Utility (Satellite Television Antenna) and Wireless Telecommunication (cell tower) attached wireless telecommunication facility, and stealth design up to 150-ft that are permitted or require a SLUP in the C-1 Zoning District.

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

Response: Yes, the proposed use is consistent with and advances the goals and objectives as outlined in the County Zoning Ordinance, SLUP requirements, and the DeKalb County Comprehensive Plan (2050 Unified Plan).

If you have any questions or require clarification of responses, please do not hesitate to contact me or Mr. Fred Stone, P.E., at Frederick.stone@aecom.com or by calling 518-281-7424.

Yours sincerely,



Michael McIntire, P.E.
Civil Engineer IV, Transportation
AECOM





DeKalb County
GEORGIA

404.371.2155 (o) | Government Services Center
DeKalbCountyGa.gov | 178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Authorization

The property owner(s) 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.

06/11/26
Date

TO WHOM IT MAY CONCERN:

I/We Aok Drobenlies, LLC
Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

Christina Lewis, AECOM Technical Services
Name of Agent or Representative(s)

to file an application on my/our behalf.

Nabil Elsaqa
Notary Public

[Signature]
Owner

06/11/26
Date

NABIL ELSAQA
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires 12/10/2029



DeKalb County
GEORGIA

404.371.2155 (n) | Government Services Center
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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 contributions to a local government official within two years immediately preceding the filing of this application?

☐ Yes ☒ No

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

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:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030

Notary

Signature of Applicant

Date

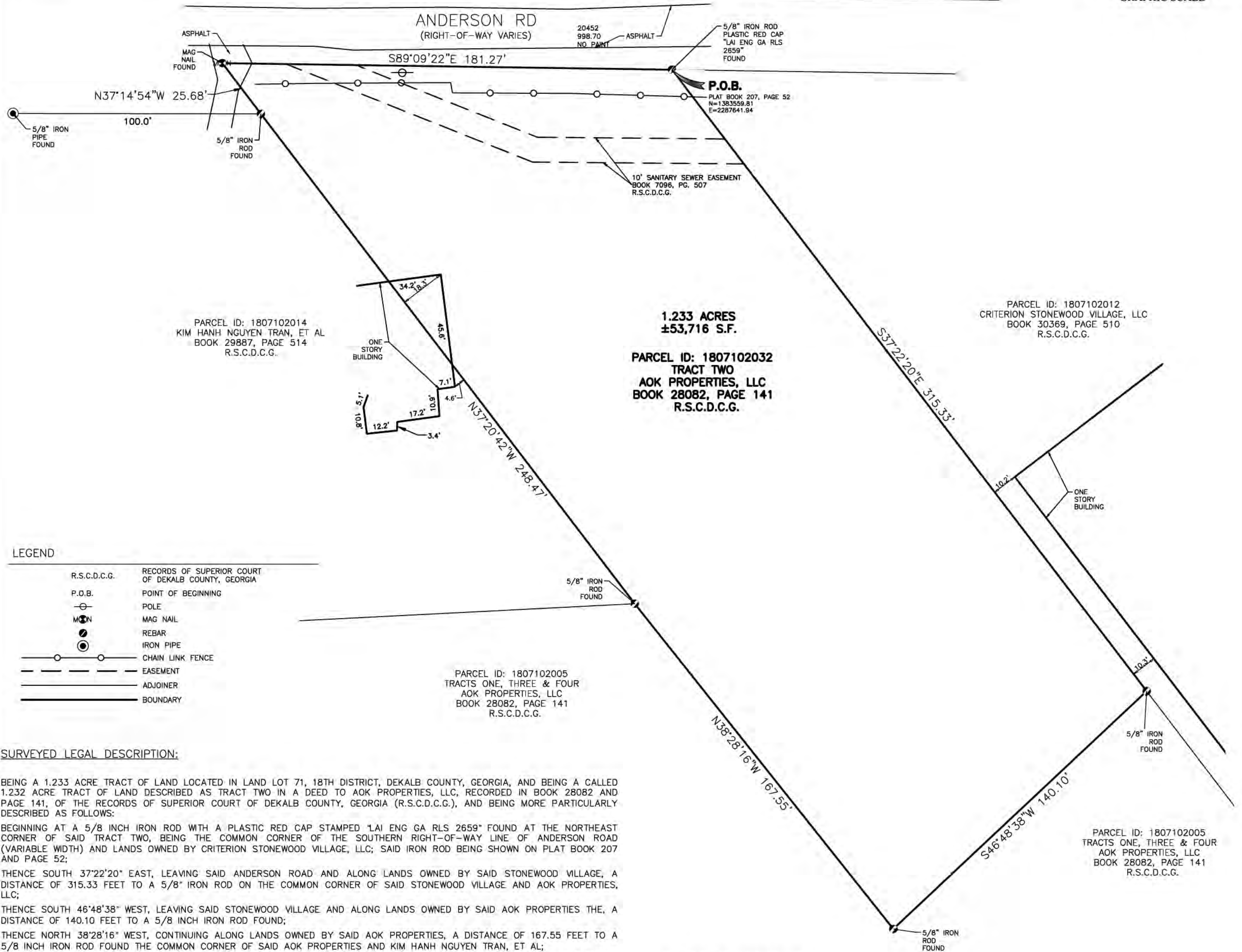
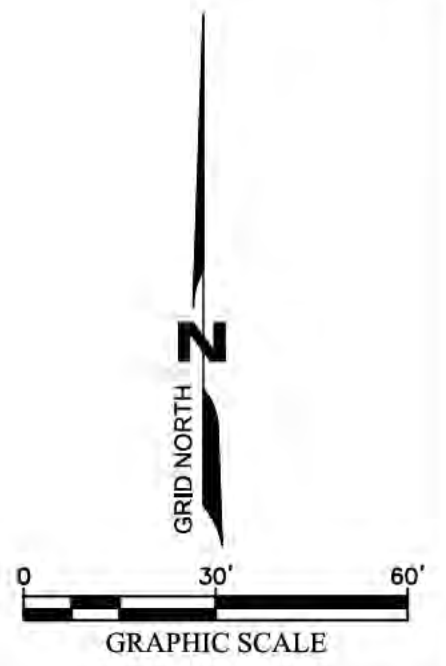
Check one: Owner ☐ Agent ☒

Expiration Date/ Seal

BOUNDARY SURVEY

4717 ANDERSON RD, STONE MOUNTAIN, GA 30083
LOCATED IN LOT 71, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

THIS BLOCK IS RESERVED FOR THE
CLERK OF SUPERIOR COURT



LEGEND

R.S.C.D.C.G.	RECORDS OF SUPERIOR COURT OF DEKALB COUNTY, GEORGIA
P.O.B.	POINT OF BEGINNING
○	POLE
⊙	MAG NAIL
⊙	REBAR
⊙	IRON PIPE
○	CHAIN LINK FENCE
---	EASEMENT
---	ADJOINER
---	BOUNDARY

SURVEYED LEGAL DESCRIPTION:

BEING A 1.233 ACRE TRACT OF LAND LOCATED IN LAND LOT 71, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING A CALLED 1.232 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN A DEED TO AOK PROPERTIES, LLC, RECORDED IN BOOK 28082 AND PAGE 141, OF THE RECORDS OF SUPERIOR COURT OF DEKALB COUNTY, GEORGIA (R.S.C.D.C.G.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH A PLASTIC RED CAP STAMPED "LAI ENG GA RLS 2659" FOUND AT THE NORTHEAST CORNER OF SAID TRACT TWO, BEING THE COMMON CORNER OF THE SOUTHERN RIGHT-OF-WAY LINE OF ANDERSON ROAD (VARIABLE WIDTH) AND LANDS OWNED BY CRITERION STONEWOOD VILLAGE, LLC; SAID IRON ROD BEING SHOWN ON PLAT BOOK 207 AND PAGE 52;

THENCE SOUTH 37°22'20" EAST, LEAVING SAID ANDERSON ROAD AND ALONG LANDS OWNED BY SAID STONEWOOD VILLAGE, A DISTANCE OF 315.33 FEET TO A 5/8" IRON ROD ON THE COMMON CORNER OF SAID STONEWOOD VILLAGE AND AOK PROPERTIES, LLC;

THENCE SOUTH 46°48'38" WEST, LEAVING SAID STONEWOOD VILLAGE AND ALONG LANDS OWNED BY SAID AOK PROPERTIES THE, A DISTANCE OF 140.10 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE NORTH 38°28'16" WEST, CONTINUING ALONG LANDS OWNED BY SAID AOK PROPERTIES, A DISTANCE OF 167.55 FEET TO A 5/8 INCH IRON ROD FOUND THE COMMON CORNER OF SAID AOK PROPERTIES AND KIM HANH NGUYEN TRAN, ET AL;

THENCE NORTH 37°20'42" WEST, LEAVING SAID AOK PROPERTIES AND ALONG LANDS OWNED BY SAID NGUYEN TRAN, A DISTANCE OF 248.47 FEET TO 5/8 INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID NGUYEN TRAN AND THE SOUTHERN RIGHT-OF-WAY LINE OF ANDERSON ROAD (VARIABLE WIDTH);

THENCE NORTH 37°14'54" WEST, LEAVING SAID NGUYEN TRAN AND ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF ANDERSON ROAD, A DISTANCE OF 25.68 FEET TO A MAG NAIL FOUND ON SAID SOUTHERN RIGHT-OF-WAY LINE OF ANDERSON ROAD;

THENCE SOUTH 89°09'22" EAST, CONTINUING ALONG SAID ANDERSON ROAD, A DISTANCE OF 181.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.233 ACRES (53,716 SQ.FT.).

SURVEYORS NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE GEORGIA STATE PLANE COORDINATE SYSTEM, NAD83, GEORGIA WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, DERIVED USING A COMBINED SCALE FACTOR OF 0.99985760877800.
2. THE NAMES OF THE PROPERTY OWNERS SHOWN HEREON ARE CURRENT OR FORMER OWNERS OF THE SUBJECT AND ADJOINING PROPERTIES, AS INDICATED BY AVAILABLE PUBLIC RECORDS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 424,906.0 FEET.
4. A TRIMBLE S7 ROBOTIC TOTAL STATION AND (REAL-TIME KINEMATIC (RTK) GPS) WAS UTILIZED WITH A TRIMBLE R12 DUAL FREQUENCY RECEIVER TO COMPLETE THE SURVEY SHOWN HEREON. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE LESS THAN OR EQUAL TO 0.07' PLUS 50 PARTS PER MILLION AT THE 95% CONFIDENCE LEVEL.
5. THE RELATIVE POSITIONAL PRECISION OF THE BOUNDARY CORNERS SHOWN ON THIS SURVEY, AS DETERMINED BY FIELD MEASUREMENTS, DOES NOT EXCEED 0.07 FEET PLUS 50 PARTS PER MILLION (PPM).

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE SURVEY WAS MADE ON THE GROUND FEBRUARY 12, 2026.

Cheyne L. McLean

CHEYNE L. MCLEAN
GEORGIA REGISTERED LAND SURVEYOR NO. 3275
SURVEYING AND MAPPING, LLC.
GEORGIA C.O.A. NO. LSF001114, EXPIRATION 06/30/2026
DATE: 6/12/2026



PROJECT: AECOM ATL1.98

JOB NUMBER: 1026107445

DATE: 6/12/2026

SCALE: 1"=30'

SURVEYOR: CM

TECHNICIAN: RFD

DRAWING: ATL1.98_BOUNDARY SURVEY.DWG

TRACT ID:

PARTYCHIEF: ES

FIELDBOOKS:



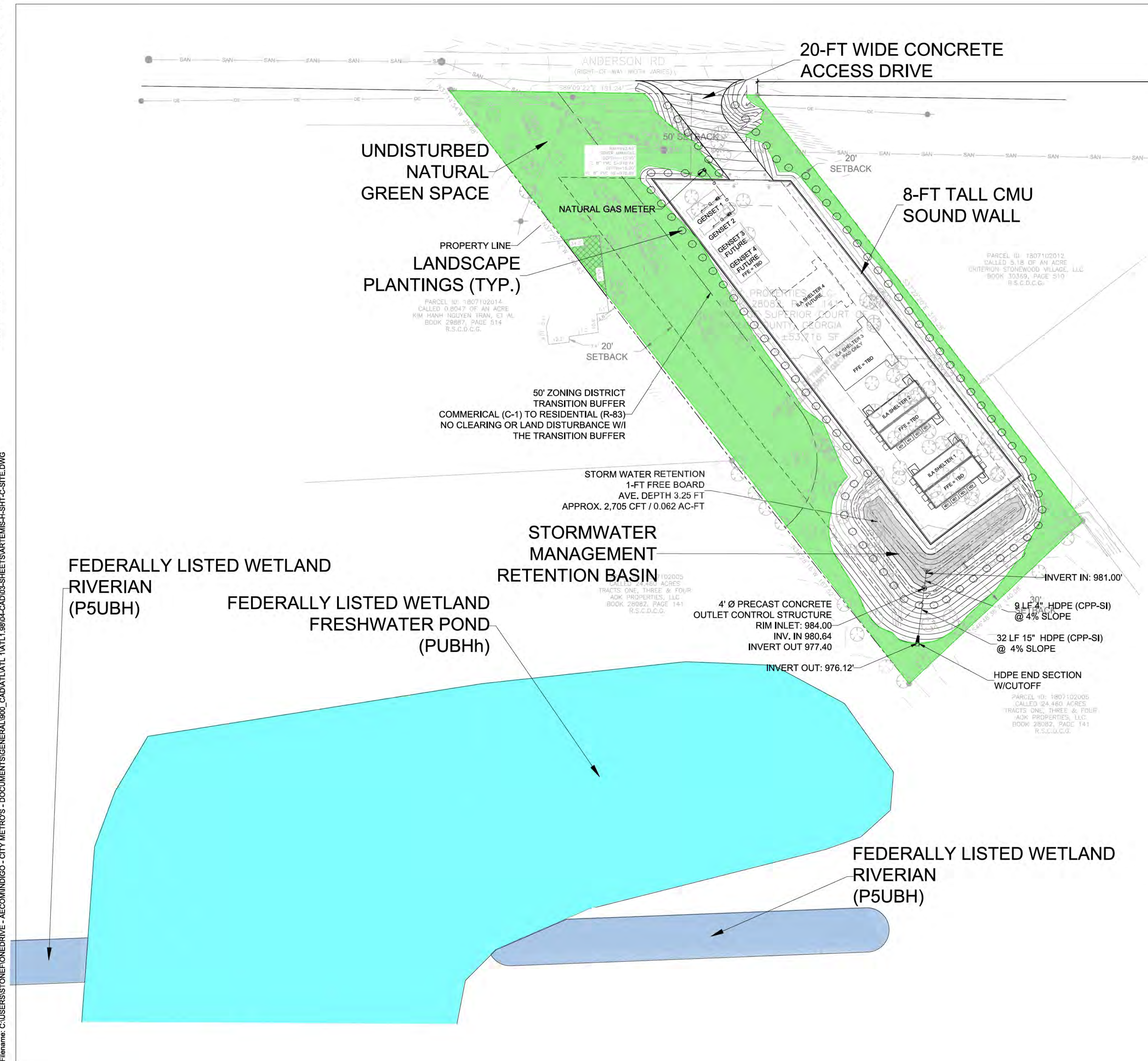
Georgia Firm Registration No. LSF001114

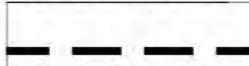
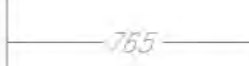
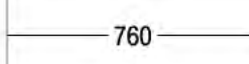
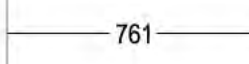
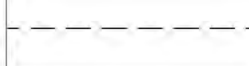
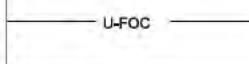
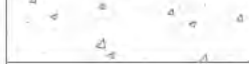
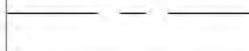
1341 W. Mockingbird Lane
Suite 400W
Dallas, TX 75247

Office: 214.631.7888
Fax: 844-273-4751
Email: info@sam.biz

BOUNDARY SURVEY
4717 ANDERSON RD
STONE MOUNTAIN, GA
LOCATED IN LOT 71, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET 1
OF 1



LEGEND	
	WORK LIMIT LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED EASEMENT LINE
	SETBACK LINE
	PROPOSED FIBER
	FENCE LINE
	GRAVEL
	CONCRETE
	EXISTING WETLANDS

SITE NOTES

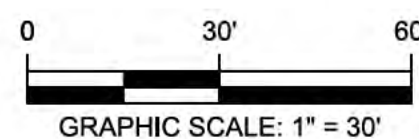
1. DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT, CONCRETE & GRAVEL PAD UNLESS SHOWN OTHERWISE.
2. ALL NEW PAVEMENT ABUTTING EXISTING PAVEMENTS SHALL MATCH THE ELEVATION OF THE EXISTING.
3. SEE GENERAL NOTES, SHEET #.
4. SITE DETAILS, SEE SHEET 10 - 11.
5. PROPOSED EASEMENT EXHIBIT, SEE SHEET 8.
6. FIRE DEPARTMENT TO APPROVE LOCATION AND TYPE OF KNOX BOX.

SITE DATA:

SITE ADDRESS:	4747 EAST ANDERSON RD STONE MOUNTAIN, GA 66043
PIN/MAP #:	18-071-02-03.2
LEGAL DESCRIPTION:	LOT 71 OF THE 18TH DISTRICT OF DEKALB COUNTY, GA
ZONING:	COMMERCIAL (C-1)
LAND USE:	VACANT LOT
PROPERTY ACREAGE:	1.233 AC / 53,716 SF
PROPOSED PURCHASE AREA:	1.233 AC / 53,716 SF
PROPOSED DISTURBED AREA:	0.688 AC / 29,949 SF
PROPOSED NEW IMPERVIOUS AREA:	0.409 AC / 17,828 SF
PROPOSED EASEMENT LAND USE:	TELECOMMUNICATIONS SUPPORT STRUCTURE (UTILITY)
FRONT SETBACK:	50'
SIDE SETBACK:	20'
REAR SETBACK:	30'
TRANSITIONAL BUFFER:	50'

STORMWATER MANAGEMENT TRIGGERS

NEW IMPERVIOUS: 5,000 SF
SOIL DISTURBANCE: 1.0 AC/ 43,560 SF



SLUP
DATE OF ISSUE: 06/10/2026



PROJECT

MMI - UNMANNED ILA
UTILITY BUILDING
ATL1.98

PARCEL ID: 18 071 02 032
4717 EAST ANDERSON RD
STONE MOUNTAIN, DEKALB COUNTY, GA 30083

CLIENT

Middle Mile Infrastructure

CONSULTANT

AECOM Technical Services, Inc.
10 Patewood Drive, Suite 500
Greenville, SC 29615
License Number: F-0432
1-864-234-3069 tel
www.aecom.com

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60645418

SHEET TITLE

SLUP - SITE PLAN

SHEET NUMBER

SLUP - 1

GA Dept. of Community Affairs

GENERAL DESIGN NOTE:

1. THIS IS AN UNMANNED STORAGE AND EQUIPMENT SHELTER ONLY.
2. SHELTER F'C = 5000PSI @ 28 DAYS.
3. BUILDING SHALL BE PLACED ACCORDING TO GOVERNING CODE FROM ANY PROPERTY LINE, INTERIOR LOT LINE OR ANY OTHER BUILDING.
4. ALL ITEMS NOTED AS "FIELDWORK" SHALL BE INSTALLED AND TESTED AT THE FACTORY THEN REMOVED FOR TRANSPORT AND REINSTALLED AT THE FINAL SITE.
5. DOOR SWING AND CABLE ENTRY LOCATION MAY CHANGE DUE TO SITE REQUIREMENTS.
6. BUILDING SHALL BE PLACED ON A FOUNDATION SUPPLIED BY OTHERS.
7. BUILDING NOT DESIGNED FOR INSTALLATION IN A FLOOD PRONE AREA.
8. ELECTRICAL COMPONENTS SHOWN PER CUSTOMER'S DESIGN REQUIREMENTS.
9. BUILDING DOES NOT CONTAIN PLUMBING FACILITIES.
10. BUILDING DOES NOT CONTAIN AN AUTOMATIC SPRINKLER SYSTEM.
11. THE USE OF THIS BUILDING IS NOT APPROVED FOR HAZARDOUS MATERIALS IN EXCESS OF THOSE MATERIALS LISTED IN IBC 2018 TABLE 307.1(1) AND 307.1(2).
12. FIRE EXTINGUISHER INSTALLED BY OTHERS WHEN NOT SUPPLIED BY FIBREBOND.
13. BATTERY CAPACITY NOT TO EXCEED THRESHOLD QUANTITIES IN 2018 IFC TABLE 1206.2
14. THIS IS NOT AN ESS DEDICATED-USE BUILDING.
15. PER IBC 2021 TABLE 705.8 FOR A NONSPRINKLERED BUILDINGS ANY WALL WITH 10% OR LESS OF UNPROTECTED OPENINGS MAY UTILIZE A SETBACK GREATER THAN 5'-0". ANY WALL WITH 15% OR LESS OF UNPROTECTED OPENINGS IN NON-SPRINKLED BUILDINGS MAY UTILIZE A SETBACK GREATER THAN 10'-0". ANY WALL WITH 25% OR LESS OF UNPROTECTED OPENINGS MAY UTILIZE A SETBACK GREATER THAN 15'-0". ANY WALL WITH 45% OR LESS OF UNPROTECTED OPENINGS MAY UTILIZE A SETBACK GREATER THAN 20'-0". ANY WALL WITH 70% OR LESS OF UNPROTECTED OPENINGS MAY UTILIZE A SETBACK GREATER THAN 10'-0".



CONSTRUCTION MATERIALS TABLE:

Walls:	
Material:	CONCRETE
Thickness:	4"
R-Value / U-Value Achieved	WALL-A : R-21.55 / U-0.046
	WALL-B : R-21.30 / U-0.047
	WALL-C : R-21.75 / U-0.046
	WALL-D : R-20.70 / U-0.048
Insulation Material	REFER SHEET 2-1A
Fire Rating:	1 HOUR FIRE RATED
Roof:	
Material:	CONCRETE
Pitch:	DOUBLE
Roof Thickness Edge:	5"
Roof Thickness Peak:	14"
Slope:	1/4" per ft.
R-Value / U-Value Achieved	R-26.03 / U-0.038
Insulation Material	REFER SHEET 2-1A
Fire Rating:	N/A
Floors:	
Material:	CONCRETE
Thickness:	6"
Thickness at Patio:	N/A
R-Value / U-Value Achieved	R-1.35 / U-0.742
Tile Thickness:	1/8"
Fire Rating:	N/A

STRUCTURAL DESIGN BY
RALEY AND ASSOCIATES, INC.
4913 SHED ROAD
BOSSIER CITY, LA 71111
TX-F594

CONCRETE THICKNESS (INCHES)	NON-RATED	1 HOUR	2 HOUR
	2"	2.5"	4"
-ALL VALUES FOR LIGHTWEIGHT CONCRETE			
-Table 721.1(2) - 4-1.1 (IBC 2018)			

4/2/2025

1. CODES AND STANDARDS:
IBC W/2025 GA AMENDMENTS 2018

- A. FLOOR
1. LIVE LOAD: 330 psf
 2. BASE DEFLECTION: L/240
- B. ROOF LIVE LOAD: 65 psf
- C. GROUND SNOW LOAD:
1. GROUND SNOW LOAD (PG): 35 psf
 2. SNOW IMPORTANCE FACTOR (IS): 1.1
 3. SNOW EXPOSURE FACTOR (CE): 1.1
 4. SNOW THERMAL FACTOR (CT): 1.2
 5. FLAT ROOF SNOW LOAD (PF): 36 psf
- D. WIND LOAD
1. WIND SPEEDS: Vult: 120 mph; Vasd: 93 mph
 2. RISK CATEGORY: III
 3. WIND EXPOSURE CATEGORY: C
 4. INTERNAL PRESSURE COEFFICIENT: ±0.18
 5. EDGE WIDTH "A": 3 feet

BUILDING CODE SCHEDULE

MODEL CODE	EDITION	CONST. TYPE	OCCUPANCY / USER GROUP
ATLANTA, GEORGIA			
IBC W/2025 GA AMENDMENTS	2018	VB	S-2
NEC	2023	-	-
IECC W/2023 GA AMENDMENTS	2015	-	-
IFC W/ NO GA AMENDMENTS	2018	-	-
IMC W/2024 GA AMENDMENTS	2018	-	-
IFGC W/2022 GA AMENDMENTS	2018	-	-
IPC W/2024 GA AMENDMENTS	2018	-	-
ADA STANDARDS (GA ACCESSIBILITY CODE CH. 120-3-20)	2010	-	-
NFPA 101 LIFE SAFETY CODE (CH. 120-3-3, GA STATE MINIMUM FIRE SAFETY STANDARD)	2018	-	-

- E. EARTHQUAKE DESIGN DATA
1. RISK CATEGORY: III
 2. SEISMIC IMPORTANCE FACTOR (IE): 1.25
 3. MAPPED SPECTRAL ACCELERATION PARAMETERS:
 - a. Ss: 1.00
 - b. S1: 0.60
 4. SITE CLASS: D
 5. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS
 - a. Sds: 0.80
 - b. Sd1: 0.68
 6. SEISMIC DESIGN CATEGORY: D
 7. BASIC SEISMIC-FORCE-RESISTING SYSTEM: INTERMEDIATE PRECAST SHEAR WALLS
 8. DESIGN BASE SHEAR: 27.4 kips
 9. SEISMIC RESPONSE COEFFICIENTS: V = CsW, Cs = 0.25
 10. RESPONSE MODIFICATION COEFFICIENT (R) = 4
 11. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

Application#:48891

FOR ARCHITECT USE ONLY

FOR ENGINEER USE ONLY

FOR THIRD PARTY USE ONLY

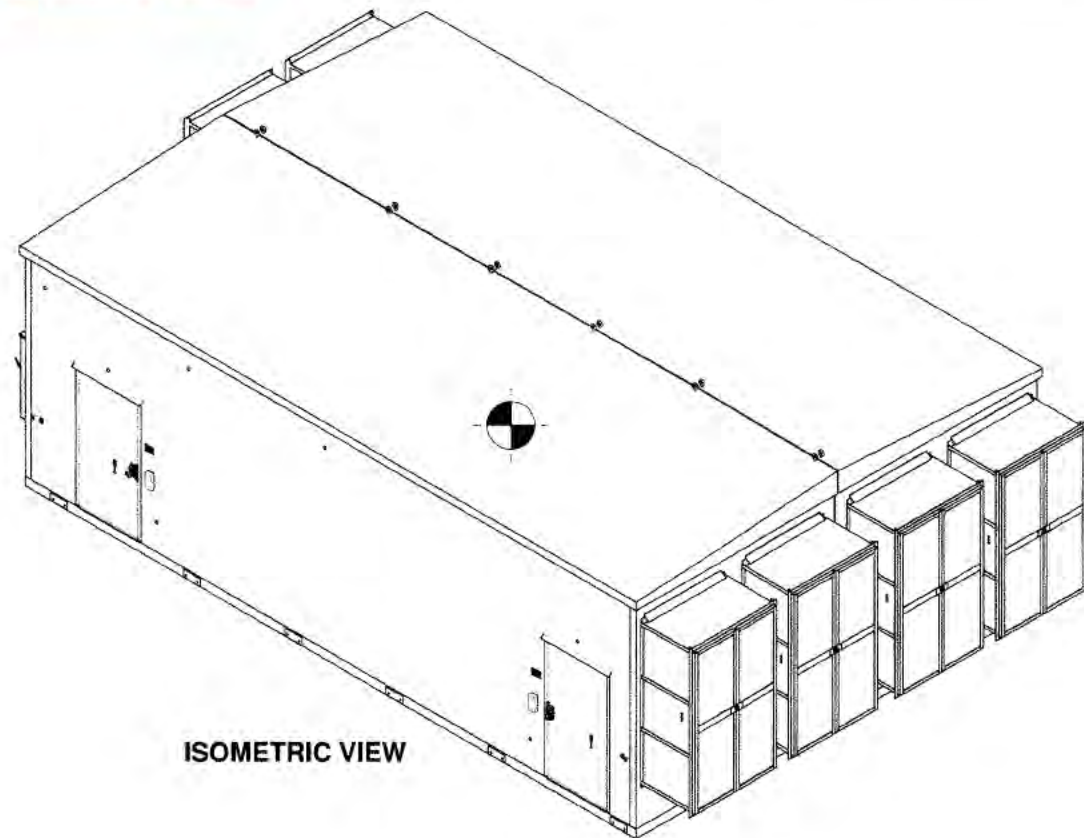
THIRD PARTY AGENCIES

CONCRETE UNIT WEIGHT = 115pcf

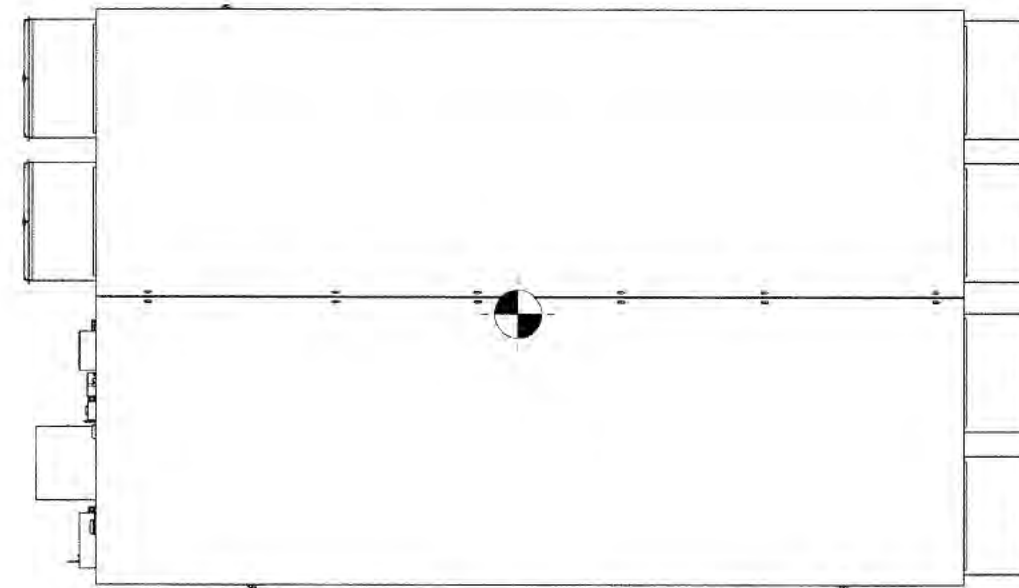
1300 DAVENPORT DRIVE, MINDEN, LA 71055 ph. (800) 824-2614 www.fibrebond.com				FIBREBOND	
META - VEGA ILA				ISSUED FOR: "CONSTRUCTION"	
23' - 8" x 36' - 0" BUILDING				APPROVALS IN PDM DATABASE	
MANUFACTURED BUILDING DATA SHEET				THIRD ANGLE PROJECTION	
DRN. BY: GD	DATE: 20-MAR-2024	APP. BY: DR	DATE: 08-AUG-2024	SCALE: NTS	SHEET NO: 1-1.6
CHK. BY: SR	DATE: 08-AUG-2024	APP. BY:	DATE:	SIZE: B	DWG NO.: D11558

THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM WILL BE EXPRESSLY NOTIFIED OF THEIR CONFIDENTIAL NATURE

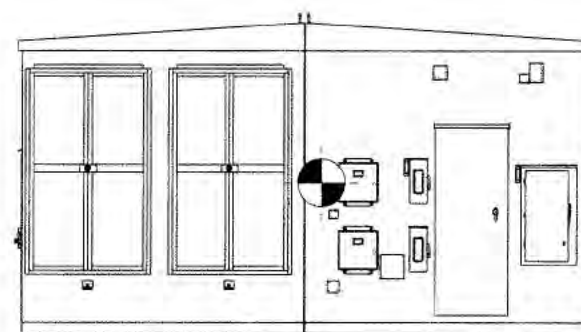
REV.	BY	DATE	REVISION	APP.
2	GD	16-JAN-2025	UPDATED BUILDING CODE SCHEDULE, CODES AND STANDARDS; ADDED AND UPDATED GENERAL DESIGN NOTES.	SR
1	GD	21-NOV-2024	UPDATED R-VALUE/ U-VALUE ACHIEVED FOR WALLS AND ROOF.	SR



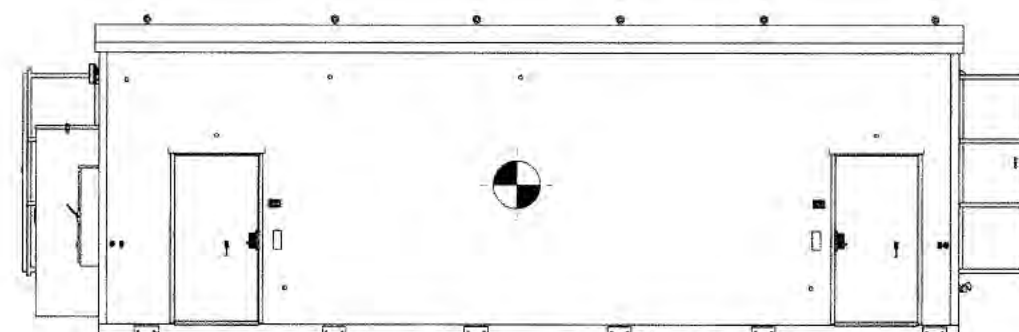
ISOMETRIC VIEW



TOP VIEW

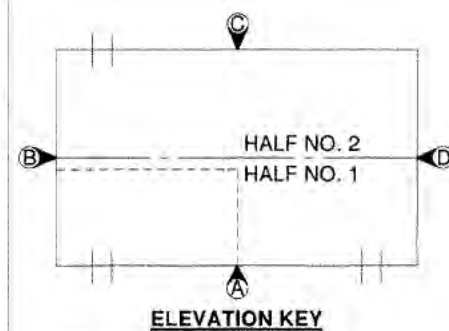


ELEVATION-B



ELEVATION-A

TOTAL WEIGHT OF THE BUILDING: 202,310 lbs (ESTIMATED)



ELEVATION KEY

07/25/2024



ONFIELD BUILDING VIEW

				THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM WILL BE EXPRESSLY NOTIFIED OF THEIR CONFIDENTIAL NATURE	1300 DAVENPORT DRIVE, MINDEN, LA 71055 ph. (800) 824-2614 www.fibrebond.com		F FIBREBOND			
					META - VEGA ILA		ISSUED FOR: *APPROVAL A.00*			
					23' - 8" x 36' - 0" BUILDING		APPROVALS IN PDM DATABASE			
					BUILDING VIEW, WEIGHT & C.G		THIRD ANGLE PROJECTION 			
					DRN. BY: GD	DATE: 20-MAR-2024	APP. BY: DR	DATE	SCALE 1:96	SHEET NO. 1-2.0
REV.	BY	DATE	REVISION	APP.	CHK. BY: SR	DATE:	APP. BY:	DATE	SIZE B	DWG NO.: D11558

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: Christina Lewis Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 4 & 6

Property Address: 4717 East Anderson Road, Stone Mountain 30083

Tax Parcel ID: 18 071 02 032 Acreage: 1.24

Existing Use: _____ Proposed Use: Cell tower.

Supplemental Regs: _____ Overlay District: No

☐ Rezoning: Existing Zoning: C-1 Proposed Zoning: _____

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: n/a

☐ Land Use Plan Amendment - Existing Land Use: CRC Proposed Land Use: _____ Consistent ☐ Inconsistent ☐

Land Use Amendment Request: n/a

☒ Special Land Use Permit Article Number(s) 27- _____

Special Land Use Request(s): An attached wireless communication facility to be a principal use in the C-1 zoning district.

☒ Major Modification - Existing Zoning Conditions: CZ-86117

Major Modification Request: n/a

Condition(s) to be modified: CZ-86117

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 06.08.2026 w/15-day notice Calendar Dates: CC: 08.18.2026 (Zoom)

PC: 09.01.2026 (Zoom) BOC: 09.24.2026 (In-Person)

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

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

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: _____

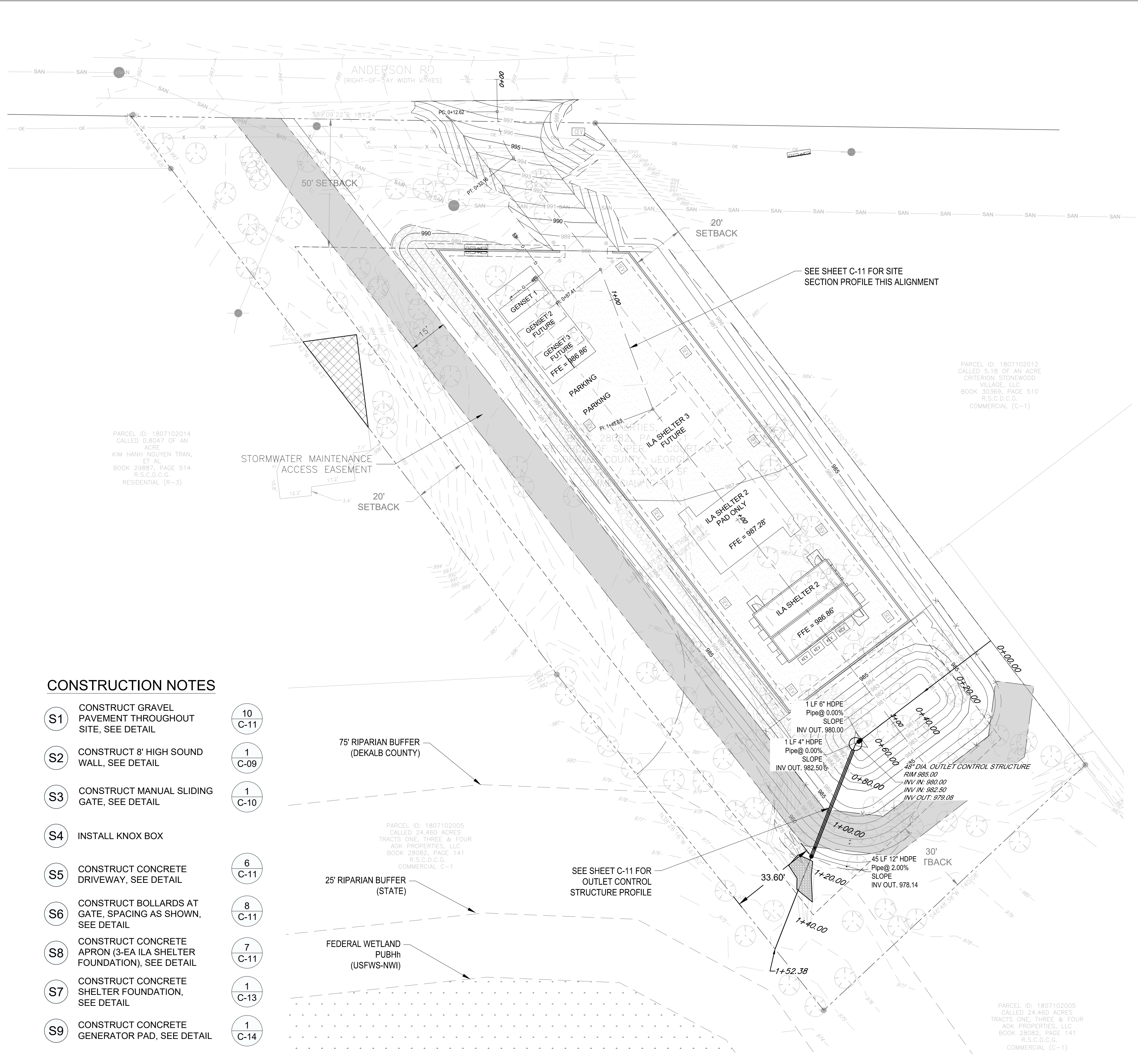
Comments: Last day to hold community meeting is 06.08.2026, which means notices have to be out no later than 05.23.2026 to meet the 15-day notice requirement.

The proposed fiber optic huts do not appear to fall under any current land use category in the land use table; per section 4.1.3 (Interpretation of uses), the most similar land use category is an is a attached wireless communication facility. Since that land use is defined as an accessory use only, per 4.1.3 a SLUP is required in order for it to operate as a principal use.

Applicant must show compliance with development requirements including but not limited to required setbacks and buffers for attached wireless telecommunication facility and show how proposed use is compatible with surrounding area.

Planner: John Reid, Sr. Planner

Date: March 12, 2026



CONSTRUCTION NOTES

- S1

CONSTRUCT GRAVEL PAVEMENT THROUGHOUT SITE, SEE DETAIL

10
C-11
- S2

CONSTRUCT 8' HIGH SOUND WALL, SEE DETAIL

1
C-09
- S3

CONSTRUCT MANUAL SLIDING GATE, SEE DETAIL

1
C-10
- S4

INSTALL KNOX BOX
- S5

CONSTRUCT CONCRETE DRIVEWAY, SEE DETAIL

6
C-11
- S6

CONSTRUCT BOLLARDS AT GATE, SPACING AS SHOWN, SEE DETAIL

8
C-11
- S8

CONSTRUCT CONCRETE APRON (3-EA ILA SHELTER FOUNDATION), SEE DETAIL

7
C-11
- S7

CONSTRUCT CONCRETE SHELTER FOUNDATION, SEE DETAIL

1
C-13
- S9

CONSTRUCT CONCRETE GENERATOR PAD, SEE DETAIL

1
C-14

LEGEND

	WORK LIMIT LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED EASEMENT LINE
	SETBACK LINE
	PROPOSED FIBER
	FENCE LINE
	GRAVEL
	CONCRETE
	WETLAND RIPARIAN BUFFER

SITE NOTES

- DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT, CONCRETE & GRAVEL PAD UNLESS SHOWN OTHERWISE.
- ALL NEW PAVEMENT ABUTTING EXISTING PAVEMENTS SHALL MATCH THE ELEVATION OF THE EXISTING.
- SEE COVER SHEET G-01 FOR SITE AND ZONING DATA.
- SEE GENERAL NOTES, SHEET G-02.
- SITE DETAILS, SEE SHEET C-09 - C-10.
- PROPOSED PURCHASE EXHIBIT, SEE SHEET G-05.
- FIRE DEPARTMENT TO APPROVE LOCATION AND TYPE OF KNOX BOX.



PROJECT

MMI - UNMANNED ILA
UTILITY BUILDING
ATL1.98

PARCEL ID: 18 071 02 032
4717 EAST ANDERSON RD
STONE MOUNTAIN, DEKALB COUNTY, GA 30083

CLIENT

Middle Mile Infrastructure

CONSULTANT

AECOM Technical Services, Inc.
10 Patewood Drive, Suite 500
Greenville, SC 29615
License Number: F-0432
1-864-234-3069 tel
www.aecom.com

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

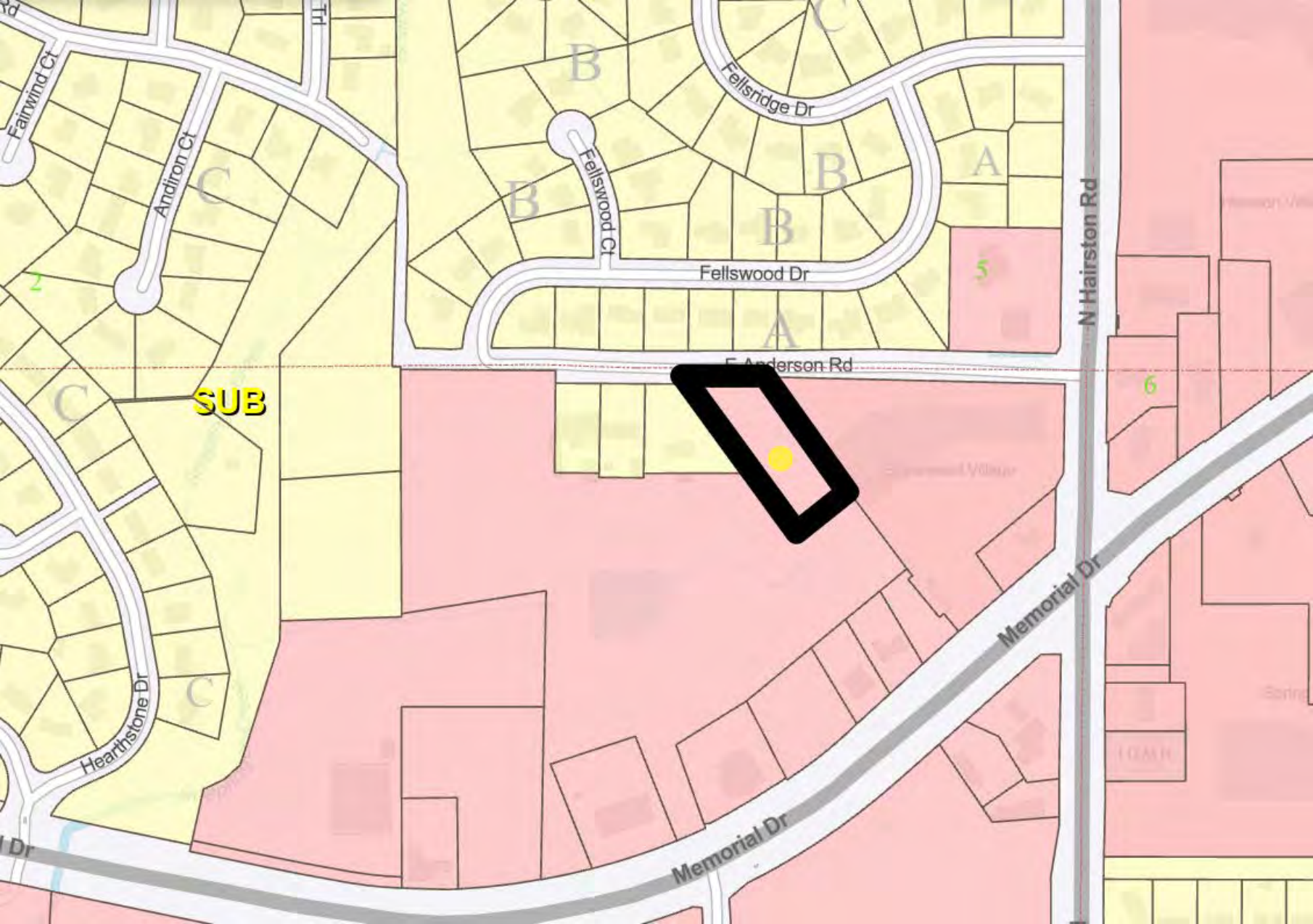
60645418

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-07

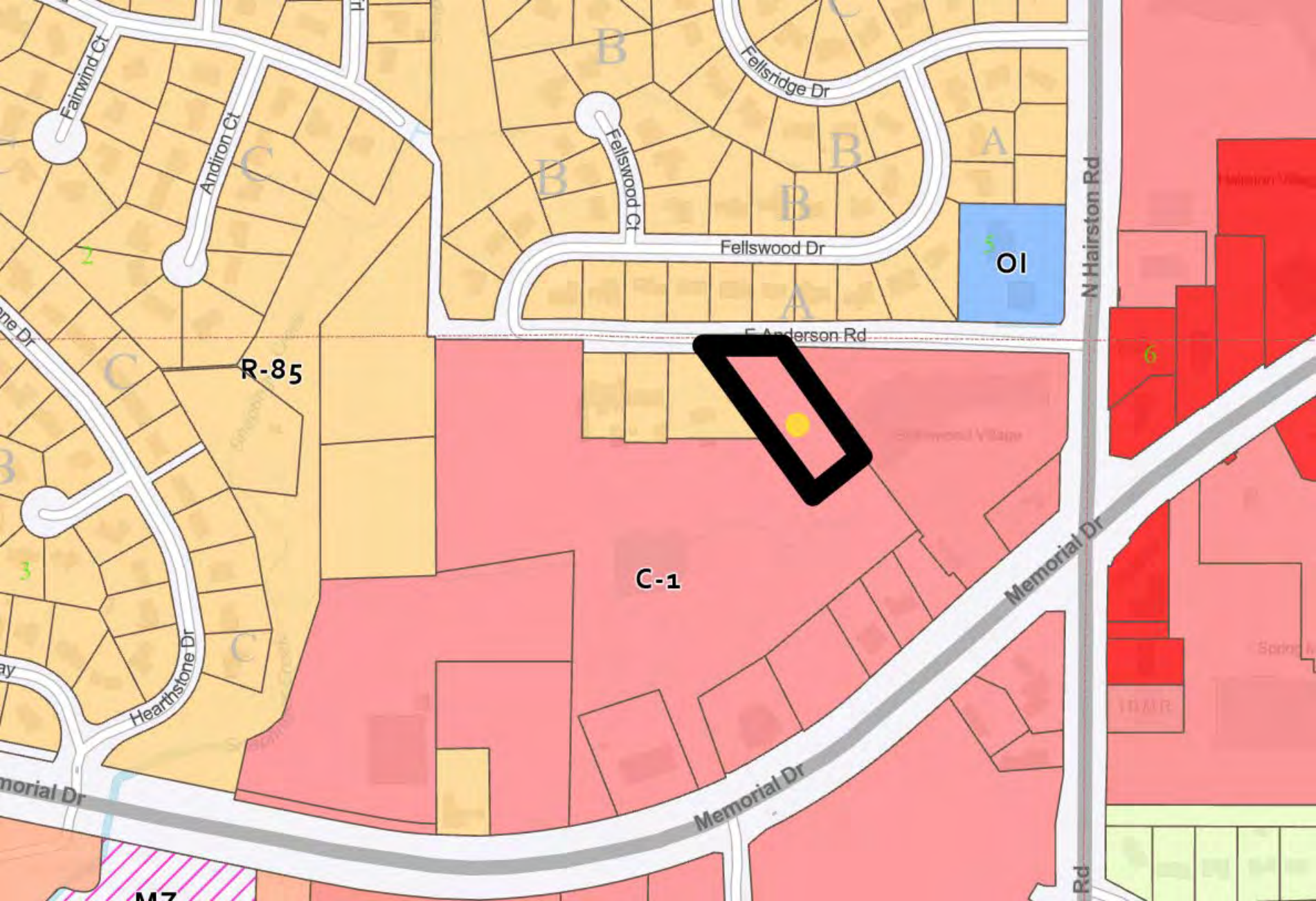


SUB

3

5

6





Fellswood Dr

Fellswood Dr

14
4749

6 900

919

4679 22 4689 4697 4705 4713 4721 17 16 4743 14 4749 6 900 919 1 917 3 6024 893 4 6006 2 6000 27 6007 56 62 837 11 5964 10 5958 9 5052 8

A

E Anderson Rd

E Anderson Rd

N Hairston Rd

Memorial Dr



32
4717

6007

56

62 837