

Request for Rezone For

QUALITY
CONCRETE BLOCK
COMPANY LLC.

231 Collins Industrial
Athens, Ga 30601
(Parcel No. 162 024D)

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Prepared For:
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Introduction

The property referenced as Tax Parcel No. 162 024D is currently owned by BRRG Development Company LLC. The property is currently zoned E-I (Employment Industrial), and the owner would like to rezone parcel 162 024D, the 15.01-acre property, to I (Industrial District). Carter Engineering Consultants is aiding the developer, Steven Banks, in the rezoning and designing the property for industrial use. This parcel is within the compatible “general business” category in the ACC future land use plan. A new rezoning request has been submitted for approval.

The Site

The site is located off Collins Industrial Blvd in Athens-Clarke County, Georgia. The subject property is comprised of 15.01 total acres. The site was previously utilized by Southern Brewing Company. The existing building will be renovated and used to house the block facility. See the appendix for existing pictures of the site.

The property is currently zoned E-I. Thirteen properties directly border the subject property (Table 1). The adjacent properties with frontage to Collins Industrial Blvd are within the “general business” category in the ACC future land use plan.



Athens-Clarke County Parcel Map

The Development

The subject property will utilize two buildings (existing and an additional building) for the Quality Concrete Block Facility. The building will be approximately 13,000 square foot, and a 3,150 square foot storage building will be located in the Northwestern corner of an uncovered paved outdoor block storage area. The building utilized by Quality Concrete Block Company, LLC will fall into the 9-11-5 Level 1 use category as defined by the Athens-Clarke County Municipal Code based on water and wastewater thresholds.

- The site will utilize existing parking and infrastructure when possible.
- Parking will be provided for the industrial facility to meet the Athens Clarke County code of *One (1) space for each 700 square feet of gross floor area, plus one (1) space for each company vehicle operating from the premises.* The facility will have a maximum of 10 employees and 1 company vehicle. The proposed parking lot will include 17 regular parking spaces and 2 handicap parking spaces. The parking lot will be paved, striped and include curb and gutter.
- The drive will be a paved 22 ft wide, existing two-lane road.
- The proposed facility will have a construction cost of approximately \$9 million. The site will drain to the southern portion of the property into an existing stormwater management pond.
- The development is estimated to begin work in March 2026 and end by June 2027.

Access

Access to the site will be a 22-foot, two-laned paved entrance off Highway 29 South crossing Collins Industrial Blvd.

Buffers / Setbacks

The proposed plat for the 15.01-acre property does not show any drainage easements within the property boundary.

According to the Athens Clarke County Code of Ordinances, the building setbacks for a property zoned I are defined as: 10 foot front setback, 6 foot side setback on adjacent industrial properties, side building setbacks = 10 feet plus one foot for each foot of building height above 30 feet when abutting residential zone, and rear building setback =10 feet plus one foot for each foot of building height above 30 feet.

Adjacent Property Use

Thirteen properties directly border the subject property.

- The Northwestern property line is bordered by eight residential lots.
- The Southwestern property line is bordered by one employment industrial lot.
- The Southeastern property line is bordered by five employment industrial lots.
- The Northeastern property line is bordered by Calhoun drive.
- *Table 1. Adjacent Parcels.*

PARCEL	LOCATION	ZONING
162 006	Western Boundary	RM-1
162B 018	Western Boundary	RS-8
162B 019	Western Boundary	RS-8
162B 020	Western Boundary	RS-8
162B 021	Western Boundary	RS-8
162B 022	Western Boundary	RS-8
162B 023	Western Boundary	RS-8
162B 035	Western Boundary	RS-8
162 024J	South Eastern Boundary	E-I
162 024P	South Eastern Boundary	E-I
162 024E	South Eastern Boundary	E-1
162 024R	South Eastern Boundary	E-1
162 023A	South Eastern Boundary	E-1
162 023A	South Eastern Boundary	E-1

Traffic

The proposed development of the property is not expected to have any adverse effects on traffic within the area. The owner believes that most of the peak traffic to the property during the week will be between 8:00 am - 5:00 pm. The traffic will increase during peak hours as staff arrive in the morning and from 12:00 pm – 1:00 pm when employees get lunch. The development is expected to have approximately 10 employees.

The development is estimating an average daily trip total of 40 trips. The AM peak hour trip estimate is 15 total, and the PM peak hour trips is approximately 15 total.

Water Supply

The proposed commercial and office development will utilize county water. The anticipated water usage is 2,000 gallons per day.

Sewage Disposal

The proposed commercial development will utilize the existing sewer line. The development is estimated to use approximately 250 GPD for employee bathrooms only.

Utilities

The proposed development will be equipped with access to electricity, telephone and data lines.

Example Facility

The concrete block facility located at 198 Quarry Rd. in Newnan GA provides an example of a similar concrete block facility in operation. Structures, outdoor storage and parking are representative of the scope of this project.



Figure 1. Concrete Block Facility at 198 Quarry Rd.



Figure 2. Concrete Block Facility at 198 Quarry Rd.

Solid Waste

Garbage collection will be by private contract with dumpsters on the property.

Noise

Decibel levels from the facility are lower than Industrial Level I thresholds for properties adjacent to residential properties, per Athens Clarke County 9-11-2 (115 dbl).

Table 2. Concrete Block Facility Sound Measurements.

Sound Measurement Location	Without Vibration (Machine Idle)	Vibration with Exterior Doors Closed	Vibration With Exterior Doors Open
Next to Machine	60	102	-
Outside Door	50	70	94
250 Ft. from Door	46	50	66
500 Ft from Door	46	48	58
750 Ft from Door	46	46	52
1,000 Ft from Door	46	46	48

Schools

The proposed rezoning of the property could potentially provide additional residences within the Athens-Clarke County School District if employees move to the area.

Environment

The project is anticipated to have only minor impacts on the environment. Stormwater will drain to an existing retention pond. All streams are greater than 150 ft of the limits of disturbance and no impacts to riparian buffers will occur. The project is not within the FEMA 100 year floodplain. The proposed project will preserve 8.53 acres of existing woodlands, repurpose an existing building, and have minimal additional impervious surfaces.

Type of Ownership

The project will be privately owned.

APPENDIX A

Existing Conditions Photographs



