



April 7, 2020

City of Stonecrest  
Division of Planning and Zoning  
3120 Stonecrest Blvd  
Stonecrest, GA 30038

RE: Letter of Intent – 6892 Maddox Rd Quarry Site – Parcel ID: 16-155-03-002

To whom it may concern:

As discussed during previous communications with City of Stonecrest officials in 2019, Baldwin Paving Company, Inc. made plans to erect and operate an asphalt plant on the Hanson Aggregate Southeast LLC site located at 6892 Maddox Rd. Prior to the incorporation of the City of Stonecrest, another company had operated an asphalt plant on this same site and decided to move their operations elsewhere which made this site available. It became apparent during the planning phases for erecting the BPC plant that the site had been zoned M (Light Industrial) instead of M-2 (Heavy Industrial) by the City of Stonecrest which created a legal impediment to erecting and operating the asphalt plant. After some considerable discussion with the City of Stonecrest staff, it was requested that we file this re-zoning application to address that issue. Please accept this as our Letter of Intent and the accompanying application as our submission to re-zone this site back to M-2 so it may continue to be used as a heavy industrial site.

Please call me at 770-425-919 if there are any questions or concerns and we just very much appreciate your willingness to work with us on this issue and we look forward to the opportunity to do business in the City of Stonecrest.

Best regards,

Ryan Teague  
Co-President/Owner/Chief Legal Officer  
Baldwin Paving Company, Inc.





## Rezoning Application

Owner Information

Owner's Name: <b>Hanson Aggregates Southeast LLC</b>		
Owner's Address: <b>3520 Piedmont Road, Ste 410 Atlanta, Georgia</b>		
Phone: <b>404/358-7390</b>	Fax: <b>770/425-0790</b>	Email: <b>rteague@baldwin-paving.com</b>
Property Address: <b>6892 Maddox Road</b>		Parcel Size: <b>50.00</b>
Parcel ID: <b>16 155 03 002</b>		
Current Zoning Classification: <b>M – Light Industrial</b>		
Requested Zoning Classification: <b>M – Z Heavy Industrial</b>		

Property Information

Name: <b>Ryan Teague, Esq – Baldwin Paving Company, Inc.</b>	
Address: <b>1014 Kenmill Drive, Marietta, Georgia 30060</b>	
Phone: <b>404/ 358-7390</b>	Fax: <b>770/ 425-0790</b>
Cell: <b>404/ 358-7390</b>	Email: <b>rteague@baldwin-paving.com</b>

Questionnaire

Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements?  
 Yes       No

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?  
 Yes – Continuing use as quarry and asphalt plant operations.

2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?  
 Yes – Baldwin Paving Company will provide asphalt for sale and service local infrastructure projects.

3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?  
 The re-zoning proposal will actually allow the property to continue being used the way it has been used for many years prior to incorporation of Stonecrest.

4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?  
 None other than the increasing need for infrastructure improvements.

5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?  
 No impact to historic buildings, districts or archaeological resources.

6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?  
 As referenced above, the rezoning proposal would promote a use that has been ongoing on this property/site for many years and is the best possible site for an asphalt plant to avoid impact to schools, existing streets, utilities and any other transportation facilities





Affidavit	<p>To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.</p>		
	<p>Applicant's Name: Ryan Teague - Baldwin Paving Company Inc</p>		
Notary	<p>Applicant's Signature: <i>[Signature]</i></p>		<p>Date: 4/7/2020</p>
	<p>Sworn to and subscribed before me this 7<sup>th</sup> Day of April 2020</p>		
	<p>Notary Public: <i>[Signature]</i></p>		
	<p>Signature: <i>[Signature]</i></p>		
	<p>My Commission Expires: 3, 2021</p>		
Fee	<p><input checked="" type="checkbox"/> Application Fee    <input checked="" type="checkbox"/> Sign Fee    <input type="checkbox"/> Legal Fee</p>		
	<p>Fee: \$ 1,000</p>	<p>Payment: <input type="checkbox"/> Cash    <input type="checkbox"/> Check    <input checked="" type="checkbox"/> CC</p>	<p>Date:</p>
	<p><input type="checkbox"/> Approved    <input type="checkbox"/> Approved with Conditions    <input type="checkbox"/> Denied</p>		<p>Date:</p>

**\*One sign is required per street frontage and/or every 500 feet of street frontage**





## Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (if Applicable)	Signature: <i>SCOTT DICKSON</i> <small>HANSON AGGREGATE</small> VP/GM FOR SOUTHEAST LLC		Date: 10-4-2019
	Address: 3237 SATELLITE BLVD BLDG 300 STE. 210		City, State: DULUTH, GA Zip: 30096
	Phone: (770) 491-2757		
Sworn to and subscribed before me this <u>7th</u> day of <u>October</u> , 20 <u>19</u>			
Notary Public: <i>Saile Rennick</i>			
Signature:		Date:	
Address:	City, State:	Zip:	
Phone:			
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			
Signature:		Date:	
Address:	City, State:	Zip:	
Phone:			
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			



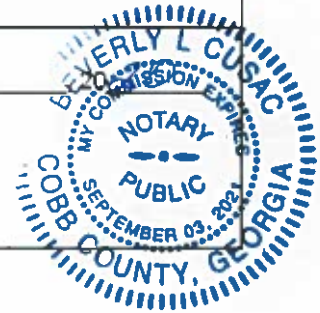




## Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature:		Date: 4/7/20
	Address: 9014 Kennel Ridge	City, State: Marietta, Ga	Zip: 30067
	Phone:		
Sworn to and subscribed before me this 7 <sup>th</sup> day of April, 2020			
Notary Public: BEVERLY L CUSAC			
Attorney / Agent	Signature:		Date: 4/7/20
	Address: 2370 Rosie Maudin Dr	City, State: Marietta, Ga	Zip: 30066
	Phone: 404/405-6458		
Sworn to and subscribed before me this 7 <sup>th</sup> day of April, 2020			
Notary Public: Beverly L Cusac			








### Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes  No

Applicant / Owner	Signature: 
	Address: 1014 Kennell Dr Marietta, GA 30060
	Date: 9/4/2019

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



City of Stonecrest Re-zoning Application: Questions Answered

Parcel ID: 16-155-03-002

Community Participation Meeting Questions (page 7 of 22 - Application):

1. The City of Stonecrest will notify all property owners within a quarter mile of the site. What other groups do you intend to contact?  
At this point in time, applicant is not aware of any other groups to contact in this area.
2. How do you plan to contact any interested parties, either before making application or after the city Public Participation Meeting, regarding the rezoning/use permit application?  
Applicant intends to be available to speak with any and everyone who would like to discuss the proposal either by phone, video conference or in-person meeting.
3. In addition to the City of Stonecrest Public Participation Meeting, do you plan to provide any other opportunities for discussion with interested parties before the PC and M&CC hearings?  
Applicant is amenable to holding a meeting on the site of the property at issue to discuss the planned use of the property.
4. What is your schedule for completing the Public Participation Plan?

The Applicant proposes as the Public Participation Plan to provide a letter that the City of Stonecrest can send out to all property owners in the area as the City deems fit. The Applicant is amenable to meeting with any homeowners association, environmentally stressed communities, political jurisdictions or any other public agencies or organizations that City officials would like use to meet with. At this point in time, given the industrial area that this property is located within, we are not aware of any organizations of this type to meet with as of today. Given the on-going COVID-19 impacts and state of emergency, it is unclear as of the date of filing of this application when we would be able to hold an in-person meeting for Public Participation but applicant is willing to hold that meeting at the date that City officials deem prudent.

Written Legal Description and Site Plan:

Attached as Exhibit A

Zoning Map Amendments Questions (page 4 of 22 - Application):

- a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:  
Yes
- b. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:  
The zoning proposal is merely to continue using the property as it has been used for many years and the area around the property continues to be industrial activity.
- c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The zoning proposal would have this particular property be used for what is the highest and best use of quarry property – heavy industrial economic activity.

- d. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

Given that this property has been used for many years as quarry and asphalt plant activity, this zoning proposal should have no adverse effects on nearby property as other nearby property is also being used for industrial purposes.

- e. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal:

The applicant is not aware of any other existing or changing conditions that affect the use and development of the property in this way.

- f. Whether the zoning proposal will adversely affect historic buildings, sites, districts or archaeological resources:

The applicant is not aware of any historic buildings, sites, districts or archaeological resources on or near this property.

- g. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:

Again, given that this property has been used for quarry and asphalt plant operations for many years, the applicant is not aware of any reason that this would cause an excessive or burdensome use of existing streets, transportation facilities or schools. An asphalt plant located on this property would have the least impact on the City of Stonecrest and any other surrounding communities in that this is now and has traditionally been an industrial area.



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