



# DEVELOPMENTS OF REGIONAL IMPACT

## *Regional Review Notification*

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • [www.negrc.org](http://www.negrc.org)

The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties.

The Northeast Georgia Regional Commission (NEGRC) has published the attached project summary for review by and comment from all potentially Affected Governmental Parties. For the purposes of this review, "Affected Governmental Parties" are defined as: 1) any local governments within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority, if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources.

RC Name:	<b>Northeast Georgia</b>		
Address:	<b>305 Research Drive, Athens, GA 30605-2795</b>		
RC Contract Person:	<b>Jim Moneyhun</b>	E-mail:	<b><a href="mailto:jmoneyhun@negrc.org">jmoneyhun@negrc.org</a></b>
Project I.D.:	<b>DRI #2197</b>	Date Issued:	<b>04/29/11</b>
Comments Due By:	<b>05/20/11</b>	Review Completed By:	<b>05/25/11</b>

### **Project Information**

Name of Project:	<b>Greenway Recycling</b>
Name of Host Government:	<b>Walton County</b>
Name of Developer:	<b>Bernard Garrett</b>
Type of Development:	<b>Waste Handling Facility</b>
Specific Location of Proposed Development:	<b>The proposed project site is located in unincorporated Walton County along U.S. Highway 78, approximately 0.75 mile south of Oconee County.</b>

Description of Proposed Development:

**The proposed development project under review consists of the construction of an approximately 24,500 square foot Material Recovery Facility/Recycling Facility. The NEGRC concurs with Walton County's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review. All information required in order to proceed with the official regional review process has been provided by the applicant and host government to the NEGRC.**

This DRI is available for review at: [http://www.negrc.org/resource-1.php?page\\_ID=1292597438](http://www.negrc.org/resource-1.php?page_ID=1292597438)

<b>DRI #2197</b>	Walton County	<b>Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2175 Greenway Recycling</b>	<b>Comments Due By:</b>	05/20/11
<b>Date Issued:</b>	04/29/11		<b>Review Completed:</b>	05/25/11

**PROPOSED DEVELOPMENT:**

The proposed development project is classified as a Waste Handling Facility for the purposes of this review and consists of the construction of an approximately 24,500 square foot Material Recovery Facility/Recycling Facility. The proposed facility will receive C&D waste (much of which is currently going into the adjacent existing C&D Landfill) and waste and recovered materials from commercial and industrial sources. The proposed facility will process the waste to recover any recyclable materials. C&D Materials that can not be recycled will be taken to the adjacent Walton C&D Landfill. Any MSW from the facility will be taken to the City of Monroe Transfer Station.

Material Recovery Facilities in the state of Georgia are permitted and regulated by the Environmental Protection Division of the Georgia Department of Natural Resources. The proposed development will be required to obtain and operate within the requirements of permit(s) issued by the Environmental Protection Division.

**LOCATION:**

The proposed project site is located in unincorporated Walton County along U.S. Highway 78. The proposed project is located approximately 0.75 mile south of Oconee County.

**PROJECT PHASING:**

The applicant has identified the following project phases:

- Phase 1; 12,500 SF; estimated completion date of March 2012
- Phase 2; 6,000 SF; estimated completion date of March 2014
- Phase 3; 6,000 SF; estimated completion date of March 2015

**COMPATIBILITY WITH EXISTING PLANS:**

The proposed project site is located within an area designated as *Highway Corridor* on Walton County's Future Development Map. The initial action sought by the developer is for a rezoning of the property.

**NATURAL RESOURCES:**

There are no streams or rivers on or adjacent to the proposed project site. The Digital Flood Insurance Rate Map (DFIRM) database does not indicate the presence of floodplains on the proposed project site. The National Wetlands Inventory (NWI) database does not indicate the presence of wetlands on or adjacent to the proposed project site.

**HISTORIC RESOURCES:**

No properties listed on the National Register of Historic Places are located on or adjacent to the proposed project site. Georgia's NAHRGIS (Natural, Archaeological, and Historic Resources GIS) registry does not indicate the presence of historic resources on the project site.

**INFRASTRUCTURE:**

Transportation

Access to the project is proposed by the existing entrance to the Walton C & D Landfill, off U.S. Highway 78. The entrance to the landfill was constructed with acceleration and deceleration lanes and the applicant states that no additional roadway improvements are planned.

**Estimated Vehicle Trips from Proposed Development**

<b>Development</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>	<b>Daily 2-Way</b>
Existing C&D Landfill	10	10	63
MRF Additional Trips	2	2	12
<b>Total</b>	<b>12</b>	<b>12</b>	<b>75</b>

*Source: DRI #2197 Supplemental Information*

Further information regarding transportation impacts may be provided by GDOT or other affected parties.

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Water Supply and Treatment

According to information provided by the applicant, the estimated water supply demand to be generated by the project is approximately 480 gallons per day. Walton County has been identified as the water service provider and reports adequate capacity exists to accommodate the projected demand.

Wastewater and Sewerage

According to information provided by the applicant, approximately 150 gallons per day of domestic sewage and 330 gallons per day of process wastewater will be generated by the proposed project. Portable toilets will be provided onsite for restrooms for customers. Employees may utilize the portable toilets or the restroom in the scale house of the adjacent C&D Landfill. Any wastewater from the tipping floor or process areas inside the buildings will be collected and pumped to a storage tank from which it will be disposed of at a permitted wastewater treatment plant.

Stormwater Management

The percentage of impervious surface at build-out is estimated to be approximately 34%. The applicant has stated that pervious paving materials will be used for roadway and areas around the building. A bio-retention swale for treating post-developed storm water prior to entering the detention facility will be constructed along the inside of the fence line. Vegetative filter strips will be placed at the edge of the proposed asphalt to capture and filter surface runoff prior to entering the detention facility. A sediment forebay will be constructed at the immediate entrance into the detention facility to capture sediment.

Solid Waste

The proposed project is a solid waste handling facility and as such is not anticipated to generate a significant amount of solid waste on-site. The applicant reports that it is anticipated waste will be received from Walton, Barrow, Clarke, Gwinnett, and Oconee Counties. C&D Materials that can not be recycled will be taken to the adjacent Walton C&D Landfill. Any MSW from the facility will be taken to the City of Monroe Transfer Station.

# Developments of Regional Impact

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**DRI #2197**

## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

## Local Government Information

Submitting Local Government:	Walton
Individual completing form:	Charna Parker
Telephone:	770-267-1320
E-mail:	cparker@co.walton.ga.us

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

## Proposed Project Information

Name of Proposed Project:	Greenway Recycling
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	155 US Highway 78 Monroe GA 30656
Brief Description of Project:	Material Recovery Facility/Recycling

### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)           | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                   | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial               | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |

Hospitals and Health Care Facilities

Post-Secondary Schools

Truck Stops

Housing

Waste Handling Facilities

Any other development types

Industrial

Quarries, Asphalt & Cement Plants

If other development type, describe:

Project Size (# of units, floor area, etc.): 24,500 square feet

Developer: Bernard Garrett

Mailing Address: 1100 B Garrett Drive

Address 2:

City: Statham State: GA Zip: 30666

Telephone: 706-206-3707

Email: kberg@roll-offsystems.com

Is property owner different from developer/applicant?  (not selected)  Yes  No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction?  (not selected)  Yes  No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?  (not selected)  Yes  No

If yes, provide the following information: Project Name:

Project ID:

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other

Is this project a phase or part of a larger overall project?  (not selected)  Yes  No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: January 2012  
Overall project: January 2015

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**DRI #2197**

<b>DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information</b>	
This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.	
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<b>Local Government Information</b>	
Submitting Local Government:	Walton
Individual completing form:	Charna Parker
Telephone:	770-267-1320
Email:	cparker@co.walton.ga.us
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<b>Project Information</b>	
Name of Proposed Project:	Greenway Recycling
DRI ID Number:	2197
Developer/Applicant:	Bernard Garrett
Telephone:	706-206-3707
Email(s):	kberg@roll-offsystems.com
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<b>Additional Information Requested</b>	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
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## Economic Development

Estimated Value at Build-Out:	\$3,420,000
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$43,888
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Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, please describe (including number of units, square feet, etc):

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## Water Supply

Name of water supply provider for this site:	Walton County
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What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.00048 MGD
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Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, how much additional line (in miles) will be required?

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## Wastewater Disposal

Name of wastewater treatment provider for this site:	Private System
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What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	Domestic sewage- 0.00015 MGD; process wastewater 0.00033 MGD
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Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, how much additional line (in miles) will be required?

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

12 additional TPD

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

(not selected)  Yes  No

Are transportation improvements needed to serve this project?

(not selected)  Yes  No

If yes, please describe below:

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

N/A Facility does not generate waste

Is sufficient landfill capacity available to serve this proposed project?

(not selected)  Yes  No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

(not selected)  Yes  No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

34%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: All stormwater from the facility will be routed through a stormwater retention pond designed with water quality treatment features.

## Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?     (not selected)    Yes    No

2. Significant groundwater recharge areas?     (not selected)    Yes    No

3. Wetlands?     (not selected)    Yes    No

4. Protected mountains?     (not selected)    Yes    No

5. Protected river corridors?     (not selected)    Yes    No

6. Floodplains?     (not selected)    Yes    No

7. Historic resources?     (not selected)    Yes    No

8. Other environmentally sensitive resources?     (not selected)    Yes    No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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