

DRI #2218	Morgan County	Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2218 Banks Recycling	Comments Due By:	09/05/11
Date Issued:	08/18/11		Review Completed:	09/14/11

PROPOSED DEVELOPMENT:

The subject property, 8.25 acres, is currently used as a raw materials lumber yard. The applicant is proposing to open a metal recycling facility on two acres of the property. The facility will receive residential and commercial recyclable metals from the public and sorts them for pickup and delivery to metal processing centers. The existing scales and office will be utilized as part of both the lumber yard and recycling facility.

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 Morgan County at 1140 Woodkraft Road, Madison, Georgia 30650.

PROJECT PHASING:

The applicant has identified a single project phase to begin and complete in October of 2011.

COMPATIBILITY WITH EXISTING PLANS:

The proposed project site is located within an area designated as *Industrial* on Morgan County's Future Development Map. The initial action sought by the developer is for a rezoning of the property from *Light Industrial* to *Heavy Industrial*.

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. The subject property is located within the large water supply watershed for the City of Madison water intake on the Apalachee River.

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 via Woodkraft Road and a secondary access point is on Madison Road. No additional roadway improvements are planned by the applicant.

It is estimated the project will generate 3 additional peak am/pm TPD, with an estimated 39 total TPD. A traffic study was not conducted for this project. Further information regarding transportation impacts may be provided by GDOT or other affected parties.

Water Supply and Treatment

According to information provided by the applicant, the estimated water supply demand to be generated by the project is approximately 0.0002 millions of gallons per day. The City of Madison has been identified as the water service provider and adequate capacity should exist to accommodate the projected demand.

Wastewater and Sewerage

According to information provided by the applicant, approximately 0.00015 millions of gallons per day of sewage will be generated by the proposed project. The existing on-site septic system will accommodate all sewage.

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Stormwater Management

The percentage of impervious surface at build-out is estimated to be approximately 3%. Most of the site will remain pervious with grass along the borders of the property. An oil/grit separator will be installed at the collection center to contain any fluids during loading/unloading recyclable materials.

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.