



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Nov 27 2011

ARC REVIEW CODE: R1110281

TO: Chairman Tim Lee
ATTN TO: John Pederson, Zoning Division Manager
FROM: Doug Hooker, Executive Director

Douglas A. Hooker 11/28/2011

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Bankhead C&D Transfer Station, LLC
Submitting Local Government: Cobb County

Review Type: Development of Regional Impact
Date Opened: Oct 31 2011

Description: This project, located in Cobb County, is a proposed expansion of an existing construction and demolition waste transfer station, to include municipal solid waste.

DRI Checklist Summary:

Regional Consistency Assessment (50%): 60%
Local Impacts Assessment (30%): 100%
Quality Development Assessment (20%): 100%

Overall Weighted Score: 80%

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Comments: According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is in an area designated Maturing Neighborhoods and is along a Redevelopment Corridor. The UGPM and RDG states that Maturing Neighborhoods are areas in the region characterized by older neighborhoods that include both single- and multifamily development, as well as commercial and office uses at connected key locations. These areas represent the part of the region that is facing infill and redevelopment pressures. In many cases, the infrastructure is in place to handle the additional growth, however in some areas, infrastructure is built out with limited ability to expand. This may constrain the amount of additional growth possible in certain areas. Many arterial streets in this area are congested due to their use as a regional route for commuters.

The UGPM and RDG state that Redevelopment Corridors are designated to reflect local policy. Some of these corridors function as retail centers for surrounding communities while many are major commuter routes for the region with high amounts of through traffic. The nature and needs of each may be unique to their location within the region.

This development is also within the D.L. Hollowell-Veterans Memorial Livable Centers Initiative (LCI) study area and should be consistent with the recommendations of the LCI plan.

The proposed development is surrounded by existing industrial, residential, and commercial uses with some infill development and redevelopment occurring along Veterans Memorial Highway and Riverview Road. With

existing and proposed residential development, schools, and parks near this property, the County should give special consideration to potential land use and transportation conflicts and develop appropriate mitigation strategies where necessary.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

| | | |
|---|--------------------------------------|---|
| ARC LAND USE PLANNING | ARC TRANSPORTATION PLANNING | ARC ENVIRONMENTAL PLANNING |
| ARC DATA RESEARCH | ARC AGING DIVISION | GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS |
| GEORGIA DEPARTMENT OF NATURAL RESOURCES | GEORGIA DEPARTMENT OF TRANSPORTATION | CITY OF SMYRNA |
| CITY OF ATLANTA | GEORGIA CONSERVANCY | UPPER CHATTAHOOCHEE RIVERKEEPER |

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or jtuley@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

**RCA****RCA****ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW****PART 1: REGIONAL CONSISTENCY ASSESSMENT***To be completed by the ARC Staff*

| | | | | | | |
|--|---|--------------------------|--------------------------|---------------------|---|---|
| JURISDICTION: | COBB COUNTY | | | | | Date RCA Completed, M/D/YYYY: 10/8/2011 |
| DRI #: | 2236 | | | | | RC DRI Reviewer: JT |
| TENTATIVE NAME OF DEVELOPMENT: | Bankhead C&D Transfer Station, LLC | | | | | |
| TYPE OF DEVELOPMENT: | Industrial | | | | | Action Triggering Review: Permit and Rezoning |
| I. REGIONAL PLAN | Yes | No | N/A | Score 0, 1, or 3 | Explain (optional for "Yes" answers, required for "No" or "N/A" answers) | Recommendations (to the Developer for Improving the Project) |
| Is the development consistent with the Regional Development Map and Defining Narrative? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Is the development consistent with the Guiding Principles of the Regional Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| II. REGIONAL RESOURCE PLAN AND RIRs | Yes | No | N/A | Score 0, 1, or 3 | Explain (optional for "Yes" answers, required for "No" or "N/A" answers) | Recommendations (to the Developer for Improving the Project) |
| If within one mile of any area on the RIR map, is the development consistent with the Guidance for Appropriate Development Practices in the Regional Resource Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| III. INTERJURISDICTIONAL IMPACTS | Yes | No | N/A | Score 0, 1, or 3 | Explain (optional for "Yes" answers, required for "No" or "N/A" answers) | Recommendations (to the Developer for Improving the Project) |
| Does the development avoid or mitigate negative effect on public facilities (roads, stormwater / floodplain management, water quality, etc.) in neighboring jurisdictions? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Are neighboring jurisdictions aware of, and prepared to manage, impacts of the development on public facilities (roads, stormwater / floodplain management, water quality, etc.) in their jurisdictions? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | WAITING ON COMMENTS | |
| Are other affected jurisdictions, including school boards, aware of, and prepared to manage, the impacts of this development? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | WAITING ON COMMENTS | |
| IV. TRANSPORTATION IMPACTS | Yes | No | N/A | Score 0, 1, or 3 | Explain (optional for "Yes" answers, required for "No" or "N/A" answers) | Recommendations (to the Developer for Improving the Project) |

| | | | | | | |
|---|--|--------------------------|-------------------------------------|-------------------------|---|---|
| Is this project consistent with any applicable regional transportation plan(s)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Does the development avoid or mitigate negative impacts on the surrounding transportation network? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| If not, do pending projects included in the funded portion of the applicable transportation plan (STIP/TIP/LRTP) mitigate all identified project impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| V. LOCALLY ADOPTED PLANS | Yes | No | N/A | Score 0, 1, or 3 | Explain (optional for "Yes" answers, required for "No" or "N/A" answers) | Recommendations (to the Developer for Improving the Project) |
| Is the development consistent with the host government's Future Development Map and any applicable sub-area plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | WAITING ON COMMENTS | |
| Is the development consistent with any adjacent or potentially affected local government's Future Development Map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | WAITING ON COMMENTS | |
| VI. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) | Yes | No | N/A | Score 0, 1, or 3 | Explain (optional for "Yes" answers, required for "No" or "N/A" answers) | Recommendations (to the Developer for Improving the Project) |
| Is the development consistent with the region's CEDS? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| RCA POINTS: | | | | 18 | OUT OF A POSSIBLE: | 30 |
| RCA SCORE: | | | | 60 | RCA WEIGHTED SCORE (50%): | 30 |
| ALL QUESTIONS FROM PART 2 – LOCAL IMPACT ASSESSMENT AS WELL AS PART 3 – QUALITY DEVELOPMENT ASSESSMENT, WILL BE USED IN DETERMINING THE STAFF FINDING FOR THIS DRI AS WELL. | | | | | | |
| FINDING (OVERALL ASSESSMENT OF REGIONAL CONSISTENCY) | | | | | | |
| <i>Is the preponderance of answers above "Yes"?</i> | <input type="checkbox"/> YES , "the proposed action <u>IS</u> in the best interest of the region and therefore of the state." <input type="checkbox"/> NO , "the proposed action <u>IS NOT</u> in the best interest of the region and therefore not of the state." Other Issues of Regional Concern: Waiting on comments from affected jurisdictions and others | | | | | |
| <i>Has the host local government or the developer agreed to changes that would successfully resolve "No" answers above?</i> | <input type="checkbox"/> YES. <input type="checkbox"/> NO. Narrative: | | | | | |
| <i>Was the answer to both questions in this section "No"?</i> | <input type="checkbox"/> YES. The Regional Commission should consider making a "not in the best interests of the region and therefore of the state" finding. <input type="checkbox"/> NO. | | | | | |

NOTE: This and other DRI Review forms provided by the Department are intended for use as tools to assist regional staff in the formulation of their recommendations to their executive directors and Regional Councils and to the communities they serve. Their proper use facilitates statewide procedural consistency and service delivery. Regardless of the recommendations generated by this form, all findings subsequently issued by the Regional Commission are reflective solely of the Commission's own judgment and discretion. Nothing presented in this form is binding upon the exercise of the authority granted to the Regional Commission by Georgia law and Departmental rules. The findings issued by the Regional Commission



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ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW

PART 2: LOCAL IMPACTS ASSESSMENT

To be completed by the ARC Staff

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|--|---|--------------------------|-------------------------------------|-----------------------------|--|---|
| JURISDICTION: | COBB COUNTY | | | | Date LIA completed, M/D/YYYY: 10/28/2011 | |
| DRI #: | 2236 | | | | RC DRI Reviewer: | |
| TENTATIVE NAME OF DEVELOPMENT: | Bankhead C&D Transfer Station, LLC | | | | | |
| TYPE OF DEVELOPMENT: | Industrial | | | | Action Triggering Review: Permit and Rezoning | |
| I. ADEQUACY OF LOCAL ASSETS/SERVICES | Yes | No | N/A | Score 0, 1, or 3 | Explain (optional for "Yes" answers, required for "No" answers) | Recommendations (to the Developer for Improving the Project) |
| Do adequate wastewater/sewerage facilities currently exist to support the development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Do adequate water supply and treatment facilities exist to serve the development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Do adequate stormwater management facilities exist to serve the development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Do adequate solid waste facilities exist to support the development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Does the local school system have the capacity necessary to adequately support the development? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the local workforce possess the skills/expertise/education to effectively to support the development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Are all other assets/services (public safety, etc.) adequate to serve the development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Is the local government fiscally capable of adequately providing any new facilities/services anticipated/likely to be required by the development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| II. ADEQUACY OF TRANSPORTATION INFRASTRUCTURE | Yes | No | N/A | Score 0, 1, or 3 | Explain (optional for "Yes" answers, required for "No" answers) | Recommendations (to the Developer for Improving the Project) |
| Do adequate transportation facilities currently exist to support the development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |

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|---|-------------------------------------|--------------------------|-------------------------------------|-----------------------------|--|---|
| If the development is predominately industrial, is it located in close proximity to an interstate highway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| If the development is predominately industrial, is it located with reasonable proximity to an intermodal station or other freight transfer location? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Will developer-funded mitigation of the transportation impacts of this development be adequate to address needs generated by the project? enhancements and/or improvements of the items already listed in the applicable transportation plan (STIP/TIP/LRTP)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| If not, will enhancements and/or improvements already listed in the applicable transportation plan (STIP/TIP/LRTP) be adequate to address needs generated by the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| III. ACCESS MANAGEMENT | Yes | No | N/A | Score 0, 1, or 3 | Explain (optional for "Yes" answers, required for "No" answers) | Recommendations (to the Developer for Improving the Project) |
| If the size and type of development warrant, is access to the site effectively managed through the use of internal roadways, access roads, or shared driveways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| If the development is adjacent to more than one roadway, is access provided via the lowest functionally classified roadway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are access points to the site aligned with opposing access points and with existing, planned or likely median breaks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Are proposed traffic signals located at the intersection of public roadways that provide access to the entire site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Relative to the size and traffic volume of the adjacent roadways, does the proposed development provide an adequate, uninterrupted driveway throat lengths at all access points? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are all proposed access points outside of the functional area of any adjacent intersections? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Do the proposed access points meet minimum spacing requirements established by GDOT (and GRTA, where appropriate)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| IV. RESOURCE MANAGEMENT | Yes | No | N/A | Score 0, 1, or 3 | Explain (optional for "Yes" answers, required for "No" answers) | Recommendations (to the Developer for Improving the Project) |
| Are potential impacts upon WATER SUPPLY WATERSHEDS adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon WETLANDS adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

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|--|-------------------------------------|--------------------------|-------------------------------------|----------------------------------|------------|-----------|
| Are potential impacts upon GROUNDWATER RECHARGE AREAS adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon RIVER CORRIDORS adequately addressed in the proposal? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Are potential impacts upon PROTECTED MOUNTAINS adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon COASTAL RESOURCES adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon FLOODPLAINS adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon SENSITIVE SOIL TYPES adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon STEEP SLOPES adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon PRIME AGRICULTURAL/FORESTRY AREAS adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon RARE/ENDANGERED SPECIES adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon FEDERAL, STATE OR REGIONAL PARKS adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon HISTORIC RESOURCES adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon DESIGNATED SCENIC BYWAYS adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are potential impacts upon VIEWSHEDS OR SCENIC AREAS adequately addressed in the proposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| LIA Points: | | 33 | | OUT OF A POSSIBLE: | | 33 |
| LIA Score: | | 100 | | LIA WEIGHTED SCORE (30%): | | 30 |
| OVERALL ASSESSMENT OF LOCAL IMPACTS | | | | | | |
| <i>Does the host local government need to take action to manage potential adverse impacts of this development?</i> | YES <input type="checkbox"/> | | NO <input type="checkbox"/> | | NARRATIVE: | |
| <i>Should special requirements be placed on the developer(s) to mitigate adverse development impacts?</i> | YES <input type="checkbox"/> | | NO <input type="checkbox"/> | | NARRATIVE: | |

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ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW
PART 3: GEORGIA QUALITY DEVELOPMENT ASSESSMENT

To be completed by the ARC Staff

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|---------------------------------------|---|--|--|--|--|---|--|
| JURISDICTION: | COBB COUNTY | | | | | Date QDA Completed, M/D/YYYY: 10/28/2011 | |
| DRI #: | 2236 | | | | | RC DRI Reviewer: JT | |
| TENTATIVE NAME OF DEVELOPMENT: | Bankhead C&D Transfer Station, LLC | | | | | | |
| TYPE OF DEVELOPMENT: | SELECT ONE | | | | | Action Triggering Review: Permit and Rezoning | |

| I. MIX OF USES | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
|---|--------------------------|--------------------------|-------------------------------------|----------------------------|--|---|
| Does the development incorporate a mixture of complementary land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development have vertically mixed uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| If the development is primarily residential, are a healthy mix of uses (e.g., corner grocery stores, community facilities) located within an easy walking distance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| For developments without a residential component, does the development add a compatible new use that is not prevalent in the immediately surrounding area/neighborhood? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

| II. TRANSPORTATION ALTERNATIVES | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
|--|--------------------------|--------------------------|-------------------------------------|----------------------------|--|---|
| Are there sidewalks within the development? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are there existing or proposed sidewalks along all adjacent external street frontages that connect to the internal sidewalk network? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are sidewalks designed to comply with ADA, AASHTO standards of width and accessibility? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is bicycle parking provided at all non-residential buildings, multi-family buildings, and other key destinations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development include multi-use trails that will connect to the external trail network(s)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

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|---|--------------------------|--------------------------|-------------------------------------|----------------------------|---|--|
| Are intersections designed for pedestrian safety, including marked crossing, curb extensions, median refuges, raised crosswalks, and/or pedestrian actuation devices? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the design include pedestrian connections between building entrances and the internal and external sidewalk network? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development contribute to public streetscapes with pedestrian-friendly amenities, such as benches, lighting, street trees, trash cans, pedestrian entrance on street level, and windows at street level? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Will the development employ pedestrian-friendly block sizes (e.g., block face no more than 500 ft, average block perimeter 1350 ft)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Will the development incorporate traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| III. CONNECTIVITY | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
| Will the development employ street layouts that match those in older parts of the community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Will the developments internal street network connect to the existing surrounding street network at many points? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development provide multiple ingress/egress points and have access to multiple external roadways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the proposal provide appropriate direct connections to existing adjacent developments/uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the proposal allow for direct connection to adjacent developments/uses in the future (at stub outs, dead end streets, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Will the development include external and internal connections that allow motorists to avoid using the surrounding roadways to access adjacent uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the internal street network minimize traveling distance by providing relatively direct circulation throughout the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Can the internal street network be reasonably anticipated to add to the public roadway network? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Where appropriate, will the development employ mid-block alleys? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

| IV. PARKING | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------|--|---|
| Does the development provide no more parking than the minimum required by the local jurisdiction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does development seek reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transit is available? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does development seek shared parking arrangements that reduce overall parking needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does development use landscaped tree islands and medians to break up large expanses of paved parking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is the development's parking located where it does not visually dominate the development from the street? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the parking design allow for easy and safe pedestrian access to buildings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| V. INFILL DEVELOPMENT | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
| Is the development proposing to locate on an infill site with existing infrastructure in place? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Does this project involve redevelopment of abandoned structures; a brownfield site; other underutilized properties? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development re-use or rehabilitate existing and/or historic structures? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is the development designed to blend into existing neighborhoods with compatible scale and design (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are new housing opportunities being created out of former, underused commercial, warehouse, or industrial spaces? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is the development designed to revitalize existing neighborhood commercial centers (or create a new one on an infill site) that will serve as a focal point for the surrounding neighborhood and community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is this a greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

| VI. SENSE OF PLACE | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
|---|--------------------------|--------------------------|-------------------------------------|--------------------|--|---|
| Does the development create or enhance community spaces such as public plazas, squares, parks, etc? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is the development consistent / compatible with the traditional character of the community, incorporating appropriate scale, placement and massing? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| If "big box" retail, is the development designed in a way that complements surrounding uses (e.g. appropriate massing and scale when in developed areas; landscaped buffers/berms when in less developed areas; etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| If "big box" retail, is the development designed in a way that promotes long-term usability (e.g. allows for subsequent adaptation to other tenants/uses)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are structures oriented toward and located near existing and proposed street front(s) with parking located in places other than between the structure and the street/sidewalk? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development design include restrictions on the number and size of signs and billboards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| If applicable, will the natural vegetative character of surrounding roadways be maintained (e.g., with setbacks, vegetative buffers, landscaped berms)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| VII. TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
| Is the development designed to be an attractive, pedestrian-friendly activity center serving surrounding residential areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Will the development include a mix of housing types and sizes evocative of the "traditional" development styles/patterns of the community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Do planned street widths employ TND width standards (i.e. narrow)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are structures designed with small setbacks, and porches (where appropriate) that contribute to a continuous orientation to the street that is pedestrian-friendly and encourages interaction with neighbors and/or passers-by? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Are accommodations included for on-street parking and/or rear alleyway access for residents'/visitors' automobiles? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

| VIII. OPEN/GREEN SPACE CONSERVATION | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------|--|---|
| Is the development in close proximity with direct access to permanently protected open/greenspace? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is the development clustered to preserve open/green space within the development site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development set aside a substantial percentage of total land area as permanently protected open or green space, preferably connected to a green space network? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the design of the development include provisions to permanently preserve environmentally sensitive areas by setting them aside as public parks, trails, greenbelts, etc? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the design of the development incorporate significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| If public water/sewer is unavailable, does the design of the development make use of common area drain fields and/or neighborhood-scale wastewater treatment systems to reduce parcel size and facilitate cluster development? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| IX. ENVIRONMENTAL PROTECTION | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
| Does the development avoid critical environmental areas? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Does the project avoid land physically unsuitable for development (steep slopes greater than 20%, floodplains, stream corridors, groundwater recharge areas or wetlands), prime agricultural lands/soils and/or propose the appropriate mitigation measures? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Does the development include measures to retain/protect a large proportion of existing trees and to maintain the health of new trees included in the development's landscaping? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development incorporate native and drought-tolerant landscaping? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is the development designed to avoid the need for a stream buffer variance under any applicable ordinances? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development's stormwater management plan avoid increasing the rate and quantity of post-development stormwater runoff when compared with pre-development stormwater rates and quantities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

| | | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|----------------------------|---|--|
| Does the development reflect best management practices (e.g., bioretention strips, rain gardens or swales as alternatives to conventional practices) for water quality protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Do the parking lots incorporate innovative on-site stormwater mitigation or retention features that are not covered elsewhere in this checklist? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is a substantial proportion of the total paved area (total of driveways, parking, etc) covered with permeable surfaces? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development propose water conservation covenants or employ other appropriate water conservation measures? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is the development seeking independent certification/recognition by a widely acknowledged development accreditation organization (e.g. LEED, EarthCraft, Green Globes, Energy Star, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Does the development make use of alternative building materials that promote environmental protection and energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| X. HOUSING CHOICES | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
| For developments with a residential component, will a diversity of housing types be provided in the development, including: Single family; Accessory housing units; Multi family; Affordable housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| For developments with a residential component, does the development add a new housing type to the immediately surrounding neighborhood? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| If the development includes a senior housing component, does the development include affordability and accessibility features and proximity to services and transportation alternatives? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Will the development provide greater housing options for low and middle income residents and families? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| XI. ECONOMIC DEVELOPMENT | Yes | No | N/A | Score 0,1, or 3 | Explain (as necessary for "Yes" and "No" answers) | Recommendations (to the Developer for Improving the Project) |
| Are the economic returns associated with the development projected to offset the local/regional costs for any infrastructure and service enhancements necessary to serve development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3 | | |
| Will the development enhance diversity in the local/regional economic base? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

| | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--|--|--|
| Does the design/location of this development clearly reflect consideration of the local and regional jobs/housing balance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is the development located in a tax abatement zone, a tax allocation district, a designated/planned redevelopment area, an enterprise zone, or other governmentally supported redevelopment zones? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Will this development use or is it likely to enhance local or regional small-business development program(s)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Will the development provide greater employment opportunities for low and middle income residents? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Is the development likely to spur other activities aimed at improving the quality of the local/regional workforce? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

| | | | |
|--------------------|-----|----------------------------------|-----------|
| QDA POINTS: | 12 | OUT OF A POSSIBLE: | 12 |
| QDA SCORE: | 100 | QDA WEIGHTED SCORE (20%): | 20 |

OVERALL ASSESSMENT OF QUALITY

| | | | |
|---|---|-----------------------------|-------------------|
| <i>Is the preponderance of answers above “Yes”?</i> | <input type="checkbox"/> YES , the proposed development qualifies for expedited review. <input type="checkbox"/> NO , the proposed development <u>DOES NOT</u> qualify for expedited review. | | |
| <i>And is the development generally reflective of the best quality growth practices?</i> | <input type="checkbox"/> YES , this regional commission recommends this development for Georgia Quality Development designation. <input type="checkbox"/> NO NARRATIVE: | | |
| <i>To improve the overall quality of the development, does the regional commission recommend that the local government seek additional alterations to the proposal that have not been described above?</i> | YES <input type="checkbox"/> | NO <input type="checkbox"/> | NARRATIVE: |

BANKHEAD TRANSFER STATION DRI
Cobb County
Environmental Planning Division Review Comments
October 28, 2011

Chattahoochee Corridor, Watershed Protection and Stream Buffers

The property is located in the 2000-foot Chattahoochee River Corridor and is therefore subject to the requirements of the Metropolitan River Protection Act (Georgia Code 12-5-440 et seq.) and the Chattahoochee Corridor Plan. The proposed project would be built on the site of an existing transfer station that was developed prior to the effective date of the Metropolitan River Protection Act and Chattahoochee Corridor Plan in this area. If the proposed project is built within the limits of the existing impervious surface and land disturbance, a review under the Act and Plan may not be necessary. Any increase in the amount of land disturbance or impervious surface on the property would require review for consistency with the standards of the Chattahoochee Corridor Plan. The property is not in a water supply watershed and the USGS coverage for the project area shows no perennial or intermittent streams on the site. Any unmapped streams on the property will be subject to the requirements of the Cobb stream buffer ordinance. Any waters of the state on the property will also be subject to the Georgia Department of Natural resources (DNR) 25-foot erosion and sedimentation control buffer.

Storm Water/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The impervious surface amounts and percentages are those that are typical for each land use type in the Atlanta Region and assume total coverage of the land area shown. This may not reflect the total coverage on this site for this project. Actual loadings will reflect actual impervious amounts and other existing conditions on the site. The following table summarizes the results of the analysis.

Estimated Pounds of Pollutants per Year

| Land Use | Land Area (ac) | Total Phosphorus | Total Nitrogen | BOD | TSS | Zinc | Lead |
|------------------|----------------|------------------|----------------|---------|---------|-------|------|
| Heavy Industrial | 8.16 | 11.83 | 157.00 | 1044.48 | 6487.20 | 13.55 | 1.71 |
| TOTAL | 8.16 | 11.83 | 157.00 | 1044.48 | 6487.20 | 13.55 | 1.71 |

Total Percent Impervious: 80%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

MELISSA P. HAISTEN
JUSTIN H. MEEKS

October 6, 2011

SAMSLARKINHUFF.COM

VIA EMAIL

Ms. Julie Ann McQueen, AICP, Senior Planner
Georgia Regional Transportation Authority
Suite 900
245 Peachtree Center Avenue, NE
Atlanta, GA 30303

Re: Bankhead C&D Transfer Station, LLC
(Cobb County DRI #2236)

Dear Ms. McQueen:

It was a pleasure meeting with you and representatives of ARC, GDOT and Cobb County earlier this week. In accordance with our discussion, this letter will serve as a request for an expedited review of the case and also provide you with the information which you have requested.

With respect to the foregoing, it is anticipated that there will be approximately forty-eight (48) truck trips per day to and from the subject property predicated upon gaining approval of the Special Land Use Permit from Cobb County. Additionally, it is anticipated that employee car trips to and from the subject property will consist of approximately ten (10) trips per day. Access to the subject property will continue to be from Veterans Memorial Highway with the addition of a deceleration lane and appropriate taper. Sidewalk will be installed along the subject property's frontage on Veterans Memorial Highway.

The hours of operation for the business will continue to be from 5:00 a.m. until 6:00 p.m. Monday through Friday and Saturday from 8:00 a.m. until 1:00 p.m. with the business being closed on Sundays. There will be a total number of five (5) employees who will be going to and from the site which account for the above-mentioned car trips.

The proposal of Bankhead C&D is to expand the existing scope of the Construction and Demolition Transfer Station to include municipal solid waste. It is anticipated that the project will transfer 150,000 tons of waste annually. It is also anticipated that improvements to the subject property will be made (on the existing impervious footprint) which will include a Recovered Material Processing Facility ("RMF"). All processing operations of the RMF will be carried on inside the building, including the delivery of materials and the removal of same for transport. The RMF will contain a dust and odor expression system including overhead misters

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
VIA EMAIL

Ms. Julie Ann McQueen, AICP, Senior Planner
Georgia Regional Transportation Authority
October 6, 2011
Page 2

which will apply water and deodorizer periodically to control dust and odor within the building and will contain air dispersion exhaust fans and provide for the manual application of water from wash down stations within the building. Tipping floors where recyclable materials are deposited will be washed down at least two (2) times per week.

As you know, the subject property is located in an area denominated as Industrial on Cobb County's Future Land Use Map and is zoned Heavy Industrial but requires a Special Land Use Permit for the activities mentioned above. My client's name is noted above and its principal is Terry Nicholson whose contact information is as follows:

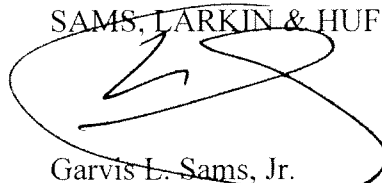
Mr. V. Terry Nicholson, CEO
Bankhead C&D Transfer Station, LLC
1490 Veterans Memorial Highway
Mableton, GA 30126

(678) 296-1888
(256) 260-1344 (fax)
TNicholson@bankheadtransfer.com

Our engineer, Kenneth Wood, of Planners and Engineers Collaborative, Inc. is going to send you a digital copy of the site plan. If, upon your receipt of this letter you have not received same, please let me know and I will ensure that it is electronically forwarded to you. Please do not hesitate to call should you require any further information or documentation concerning these matters. With regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to be "Garvis L. Sams, Jr.", is written over the printed name and email address.

Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS, Jr./dsj

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL

Ms. Julie Ann McQueen, AICP, Senior Planner
Georgia Regional Transportation Authority
October 6, 2011
Page 3

cc: Mr. John Tuley, Principal Planner, Atlanta Regional Commission (via email)
Mr. Mike Lobdell, P.E., GDOT District Traffic Engineer (via email)
Mr. Patrick Bradshaw, ARC Transportation Planner (via email)
Mr. John P. Pederson, AICP, Zoning Manager, Cobb County Community Development
Department (via email)
Mr. Jason Campbell, County Planner (via email)
Ms. Jane Stricklin, P.E., Development & Review Engineer, Cobb County Department of
Transportation (via email)
Mr. David Breaden, P.E., Cobb County Stormwater Management (via email)
Mr. Kenneth Wood, P.E., LEED AP, Planners Engineers Collaborative (via email)
Mr. Terry Nicholson, Bankhead C&D Transfer Station, LLC (via email)

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Logout](#)**DRI #2236**

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:

Cobb County

Individual completing form:

John P. Pederson

Telephone:

770-528-2024

E-mail:

john.pederson@cobbcounty.org

*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:

Bankhead C & D Transfer Station, LLC

Location (Street Address,
GPS Coordinates, or Legal
Land Lot Description):

1480 Veterans Memorial Highway

Brief Description of Project:

Expansion of C & D waste transfer station to include MSW.

Development Type:☐ (not selected)☐ Hotels☐ Wastewater Treatment Facilities☐ Office☐ Mixed Use☐ Petroleum Storage Facilities☐ Commercial☐ Airports☐ Water Supply Intakes/Reservoirs☐ Wholesale & Distribution☐ Attractions & Recreational Facilities☐ 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:

DRI Initial Information Form

| | | | |
|--|---|--|---|
| Project Size (# of units, floor area, etc.): | <input type="text" value="8.16 acres"/> | | |
| Developer: | <input type="text" value="Bankhead C & D Transfer Station, LLC"/> | | |
| Mailing Address: | <input type="text" value="1638 Bethel Road, Decatur GA 35603"/> | | |
| Address 2: | <input type="text" value="376 Powder Springs Road, Marietta GA 30064"/> | | |
| | City: <input type="text" value="decatur"/> | State: <input type="text" value="ga"/> | Zip: <input type="text" value="35603"/> |
| Telephone: | <input type="text" value="770-422-7016"/> | | |
| Email: | <input type="text" value="gsams@samslarkinhuff.com"/> | | |
| Is property owner different from developer/applicant? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No | | |
| If yes, property owner: | <input type="text"/> | | |
| Is the proposed project entirely located within your local government's jurisdiction? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No | | |
| If no, in what additional jurisdictions is the project located? | <input type="text"/> | | |
| Is the current proposal a continuation or expansion of a previous DRI? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No | | |
| If yes, provide the following information: | Project Name: <input type="text"/> | | |
| | Project ID: <input type="text"/> | | |
| The initial action being requested of the local government for this project: | <input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input checked="" type="checkbox"/> Permit <input type="checkbox"/> Other <input type="text"/> | | |
| Is this project a phase or part of a larger overall project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No | | |
| If yes, what percent of the overall project does this project/phase represent? | <input type="text"/> | | |
| Estimated Project Completion Dates: | This project/phase: <input type="text" value="2011"/> Overall project: <input type="text" value="2011"/> | | |
| <input type="button" value="Save Updates to Submitted Form"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/> | | | |
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Developments of Regional Impact

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DRI #2236

| DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information | |
|---|--|
| 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 Rules for the DRI Process and the DRI Tiers and Thresholds for more information. | |
| | |
| Local Government Information | |
| Submitting Local Government: | Cobb County |
| Individual completing form: | John P. Pederson |
| Telephone: | 770-528-2024 |
| Email: | john.pederson@cobbcounty.org |
| | |
| Project Information | |
| Name of Proposed Project: | Bankhead C & D Transfer Station, LLC |
| DRI ID Number: | 2236 |
| Developer/Applicant: | Bankhead C & D Transfer Station, LLC |
| Telephone: | 770-422-7016 |
| Email(s): | gsams@samslarkinhuff.com |
| | |
| Additional Information Requested | |
| 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 type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, has that additional information been provided to your RDC and, if applicable, GRTA? | <input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No |
| If no, the official review process can not start until this additional information is provided. | |
| | |
| Economic Development | |
| Estimated Value at Build-Out: | Approximately \$500,000.00 |
| Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: | \$10,000.00 to \$12,000.00 |
| 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 |
| Will this development displace any existing uses? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |

| | |
|---|--|
| If yes, please describe (including number of units, square feet, etc): | |
| <div></div> | |
| <hr/> | |
| Water Supply | |
| Name of water supply provider for this site: | Cobb County Water System |
| What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | 70,000 gallons per month |
| 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 |
| If no, describe any plans to expand the existing water supply capacity: | |
| <div></div> | |
| Is a water line extension required to serve this project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, how much additional line (in miles) will be required? | |
| <div></div> | |
| <hr/> | |
| Wastewater Disposal | |
| Name of wastewater treatment provider for this site: | Cobb County Water System |
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | 8,000 to 10,000 gallons prt month. |
| 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 |
| If no, describe any plans to expand existing wastewater treatment capacity: | |
| Note: property is currently on two 1,000 gallon septic tanks. | |
| <div></div> | |
| Is a sewer line extension required to serve this project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, how much additional line (in miles) will be required? | |
| 200 feet. | |
| <hr/> | |
| 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.) | 48 trips per day |
| Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Are transportation improvements needed to serve this project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |

If yes, please describe below:

Solid Waste Disposal

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

150,000 tons per year.

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?

66%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

Stormwater ponds and water quality ponds may be added if determined to be needed by Cobb County.

Environmental Quality

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

- | | |
|--|--|
| 1. Water supply watersheds? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 2. Significant groundwater recharge areas? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 4. Protected mountains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 5. Protected river corridors? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 6. Floodplains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 7. Historic resources? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |

DRI Additional Information Form

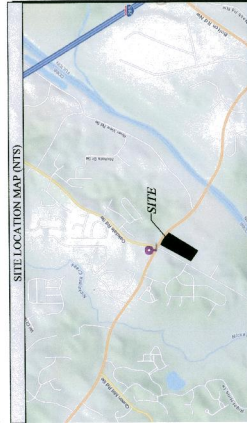
| | |
|--|--|
| 8. Other environmentally sensitive resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If you answered yes to any question above, describe how the identified resource(s) may be affected: The subject property is located within the MRPA corridor. The Turner-Sewell Cemetery is on site and will be preserved with fencing and buffering. | |
| <hr/> | |
| <div><div>Save Updates to Submitted Form</div><div>Save without Submitting</div><div>Cancel</div></div> | |
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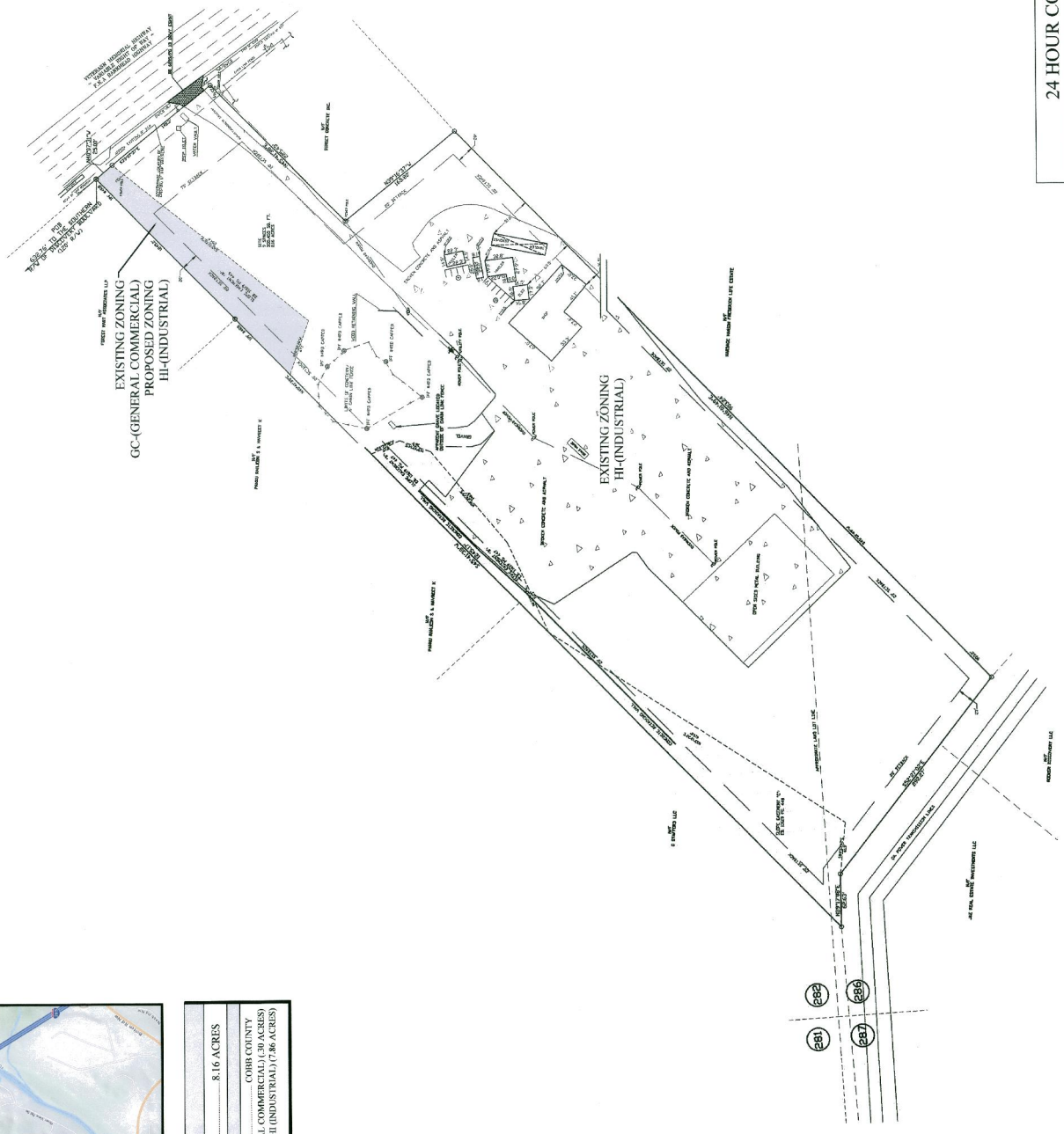
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SITE DATA:
OVERALL TOTAL SITE AREA..... 8.16 ACRES
ZONING.....
ZONING JURISDICTION..... COBB COUNTY
EXISTING ZONING..... GC (GENERAL COMMERCIAL) (30 ACRES)
PROPOSED ZONING..... III (INDUSTRIAL) (7.86 ACRES)

[illegible]

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SHEET TITLE

**REZONING
SITE PLAN**

0 30 60 90 120 150 180


SCALE: 1" = 80'

DATE: SEPTEMBER 1, 2011

PROJECT: 11107.00



24 HOUR CONTACT:
TERRY NICHOLSON @ 678-296-1888


PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING & LANDSCAPE ARCHITECTURE IN CIVIL ENGINEERING & LAND SURVEYING
 5050 RITCHIE COURT • NOKROSS, GEORGIA 30069 • (770) 515-1711 • FAX (770) 515-1995 • WWW.PECCAL.COM

"WE PROVIDE SOLUTIONS"
 1409 VETERANS MEMORIAL HIGHWAY
 MABLETON, GEORGIA 30126
 PHONE: 678-296-1888
 FOR
 BANKHEAD TRANSFER STATION, I.T.C.
 AN EXISTING INDUSTRIAL TRANSFER STATION
 BANKHEAD TRANSFER STATION

AND LOT 282 & SECTION 35B
 19th DISTRICT

COBB COUNTY
 GEORGIA



24 HOUR CONTACT:
TERRY NICHOLSON @ 678-296-1888

BANKHEAD TRANSFER STATION
AN EXISTING INDUSTRIAL TRANSFER STATION

BANKHEAD TRANSFER STATION, LLC.
1949 VETERANS MEMORIAL HIGHWAY
MARIETTA, GEORGIA 30067
PHONE: 678-296-1888

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SITE PLANNING & LANDSCAPE ARCHITECTURE
500 RESKAR BLVD. #1000
ATLANTA, GA 30326

GEORGIA 30022 27.0701-51.2171 FAX 27.0701-511-998 WWW.PECOL.COM

100% LAND 25% 25%
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100% DISTRICT 25%

[illegible]

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SHEET TITLE
**SLUP
PLAN**

0 30 60 120 180

SCALE: 1" = 80'
DATE: SEPTEMBER 1, 2011
PROJECT: 11107.00

