



# REGIONAL REVIEW NOTICE

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

**DATE:** February 4, 2016

**ARC REVIEW CODE:** R1602042

**TO:** Chairman Tim Lee, Cobb County Board of Commissioners  
**ATTN TO:** John Pederson, Zoning Division Manager  
**FROM:** Douglas R. Hooker, Executive Director, ARC  
**RE:** Development of Regional Impact Review

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC 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 as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Dobbins Mill Transfer

**Review Type:** DRI

**Submitting Local Government:** Cobb County

**Date Opened:** Feb. 4, 2016

**Deadline for Comments:** Feb. 19, 2016

**Date to Close:** Feb. 24, 2016

**Description:** This proposed development is located in Cobb County at the terminus of Dunn Avenue, west of West Atlanta Street and Atlanta Road and northwest of Dobbins Air Reserve Base. The proposed project consists of a solid waste transfer and recycling facility totaling 14,500 square feet and 36,750 square feet of flex office space, on approximately eight acres. The proposed solid waste transfer and recycling facility is the focus of this review as the specific use in relation to nearby public facilities is the trigger for the review. The proposed flex office space is connected to the existing Dobbins Mill Industrial Park, accessed directly by West Atlanta Street.

## **PRELIMINARY COMMENTS:**

According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located within the Established Suburbs area of the region.

The UGPM and RDG state that Established Suburbs are areas in the region where suburban development has occurred. These areas are characterized by strip commercial development, single family subdivisions, and office in limited locations. These areas represent the part of the region that has just recently reached "build out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land use change outside of retail/commercial areas.

While there is still room for limited infill, these areas may begin to focus more on redevelopment over the next 30 years. Preservation of existing single family neighborhoods is important, and wholesale change will most likely not occur in the single family subdivisions that make up a majority of these areas. However, infill and redevelopment should occur in areas of retail/commercial concentrations, especially commercial corridors. Within this area, infrastructure is built out with limited ability to expand, which may constrain the amount of additional growth that is possible.

See additional staff comments included in this review report.

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

ARC COMMUNITY DEVELOPMENT DIVISION  
ARC RESEARCH & ANALYTICS DIVISION  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF MARIETTA

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION  
ARC AGING & HEALTH RESOURCES DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
DOBBINS AIR RESERVE BASE

ARC NATURAL RESOURCES DIVISION  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com). This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.



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## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: 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 of sufficient 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. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RC on or before the specified return deadline.

Preliminary Findings of the RC: Dobbins Mill Transfer *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***Please return this form to:***

Andrew Smith, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-5581 Fax (404) 463-3254  
[asmith@atlantaregional.com](mailto:asmith@atlantaregional.com)

Return Date: *Feb. 19, 2016*

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: February 4, 2016

ARC REVIEW CODE: R1602042

TO: ARC Division Managers

FROM: Andrew Smith, Ext. 3-5581

### Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Aging and Health Resources: Ray, Renee

Transportation Access and Mobility: Caceda, Leslie

Research and Analytics: Skinner, Jim

Name of Proposal: Dobbins Mill Transfer

Review Type: Development of Regional Impact

Description: This proposed development is located in Cobb County at the terminus of Dunn Avenue, west of West Atlanta Street and Atlanta Road and northwest of Dobbins Air Reserve Base. The proposed project consists of a solid waste transfer and recycling facility totaling 14,500 square feet and 36,750 square feet of flex office space, on approximately eight acres. The proposed solid waste transfer and recycling facility is the focus of this review as the specific use in relation to nearby public facilities is the trigger for the review. The proposed flex office space is connected to the existing Dobbins Mill Industrial Park, accessed directly by West Atlanta Street.

Submitting Local Government: Cobb County

Date Opened: February 4, 2016

Deadline for Comments: February 19, 2016

Date to Close: February 24, 2016

### Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

### COMMENTS:


**DOBBINS MILL TRANSFER DRI**  
**Cobb County**  
**Natural Resources Division Review Comments**

**February 3, 2016**

**Water Supply Watershed and Stream Buffer Protection**

The property is in the Sweetwater Creek Water Supply Watershed, a large (greater than 100 square mile) watershed as defined by State of Georgia's Part 5 Environmental Planning Criteria for water supply watersheds (East Point's Sparks Reservoir is located in the basin of a tributary to Sweetwater Creek and receives no direct flow from Sweetwater Creek or the rest of the Sweetwater watershed). As withdrawals are drawn directly from the Sweetwater Creek and not from a reservoir, the only Part 5 Water Supply Watershed criteria that apply in the Sweetwater Creek watershed are restrictions on the handling and storage of hazardous materials within 7 miles upstream of the intake. The proposed transfer facility is more than 7 miles upstream of the intake.

The submitted site plan shows an unnamed tributary to Olley Creek, which is a tributary of Sweetwater Creek, forming the northern boundary of the property. The site plan also shows a 50-foot County stream buffer, with no land disturbing activity within the buffer. This stream is also subject to the State 25-foot Sedimentation and Erosion Control Buffer, which is not shown on the plan, but is within the County buffer area. Any intrusions into either the County or State buffers will require a variance from the appropriate agency. Any other waters of the state that are on this property will also be subject to the State buffer requirements.

**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 project as presented 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. Impervious amounts and percentages are those that are typical for each land use type in the Region and assume total coverage of the project area. Actual pollutant loads will vary with the actual impervious area and percentage. The following tables summarize the results of the analysis:

**Estimated Pounds of Pollutants per Year**

<b>Land Use</b>	<b>Land Area (ac)</b>	<b>Total Phosphorus</b>	<b>Total Nitrogen</b>	<b>BOD</b>	<b>TSS</b>	<b>Zinc</b>	<b>Lead</b>
Heavy Industrial	8.03	11.64	154.50	1027.84	6383.85	13.33	1.69
<b>TOTAL</b>	8.03	11.64	154.50	1027.84	6383.85	13.33	1.69

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](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should use the stormwater better site design concepts included in the Manual.

We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Consider using green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Consider using pervious concrete or other pervious materials in parking areas and other paved open areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Consider including rainwater capture in the project design to provide for landscape irrigation during dry periods.

January 8, 2016

Mr. Jim Johnson  
Dobbins Mill, LLC  
131 McDonald Street  
Marietta, GA 30064

Subject: Dobbins Mill Industrial Park Transfer Station Information  
CEC Project 142-179

Dear Mr. Johnson:

This letter is intended as a response to your inquiry email from January 5, 2016 regarding the anticipated basic operations of the proposed Dobbins Mill Industrial Park Transfer Station (DMIPTS).

The proposed DMIPTS will be a completely non-hazardous solid waste transfer station with a small recycling center. The anticipated composition of the incoming waste will consist of 60-70% commercial waste and 30-40% small business and independent contractor wastes. It is anticipated that the proposed DMIPTS will handle approximately 400 tons per day in a fully enclosed 7,300 square foot building. All waste will be removed from the DMIPTS floor at the end of each operating day limiting the opportunity for vectors to become a nuisance. The operating hours will be set at Monday-Friday 7 am to 5 pm and Saturday 7 am to 12 pm. The recycling center will consist of separate containers for different recycling materials and operate the same hours as the DMIPTS. The DMIPTS and recycling center will utilize 10-12 full time employees.

As part of the proposed DMIPTS, the access road, Dunn Avenue, will require improvements to handle the trucks that will be utilized in the process. DMIPTS will coordinate with Cobb County to widen and enhance the existing road to allow easier access and egress from the proposed facility. The trucks that will be used at the DMIPTS could include roll-off trucks, front end loader trucks, rear end loaded trucks, and contractor trucks and trailers delivering waste to the facility. Assuming 10 tons per load, approximately 40 trucks would be entering the facility. Additionally, a few residential customers may use the facility and add to the amount of traffic. DMIPTS will use semi-trucks with 53' trailers for hauling the waste to the landfills. At 400 tons per day, fifteen semi-trucks will haul waste from the facility per day.

It is the intention of DMIPTS to maintain a tree buffer between the facility, roads, and equipment at the facility. This will be accomplished by either leaving existing trees in place or planting new trees after construction is completed. Fencing will be installed for security purposes.

Mr. Jim Johnson  
CEC Project 142-179  
Page 2  
January 8, 2016

CEC appreciates the opportunity to prepare this letter. Please call if you have any questions, or need additional information. We very much look forward to working with you on this project.

Sincerely,

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

A handwritten signature in blue ink, appearing to read "B. Wolf".

Brian Wolf, P.E.  
Project Manager

A handwritten signature in blue ink, appearing to read "A. Baugh".

Adrian Baugh  
Staff Scientist

# Developments of Regional Impact

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**DRI #2545**

## 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

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:

Dobbins Mill Transfer

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

District 17, Land Lot 283. Terminus of Dunn Avenue, west of west Atlanta Street and Atlanta Road

Brief Description of Project:

Solid waste transfer station (fully enclosed).

### 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



<input type="radio"/> <b>Housing</b>		<input checked="" type="radio"/> <b>Waste Handling Facilities</b>	<input type="radio"/> <b>Any other development types</b>
<input type="radio"/> <b>Industrial</b>		<input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>	
If other development type, describe:			
Project Size (# of units, floor area, etc.):	14,500 sf transfer and recycling center.		
Developer:	Dobbins Mill, LLC		
Mailing Address:	31 McDonald Street		
Address 2:			
	City:Marietta State: GA Zip:30064		
Telephone:	770-354-5836		
Email:	jim@johnsonandco.net		
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No		
If yes, property owner:	East Brook Development, LLC		
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?			
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:		
	Project ID:		
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> <b>Rezoning</b> <input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input type="checkbox"/> <b>Permit</b> <input checked="" type="checkbox"/> <b>Other</b> Special Land Use Permit		
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?			
Estimated Project Completion Dates:	This project/phase: one year Overall project: one year		
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# Developments of Regional Impact

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**DRI #2545**

## 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
Individual completing form:	John P. Pederson
Telephone:	770-528-2024
Email:	john.pederson@cobbcounty.org

### Project Information

Name of Proposed Project:	Dobbins Mill Transfer
DRI ID Number:	2545
Developer/Applicant:	Dobbins Mill, LLC
Telephone:	770-354-5836
Email(s):	jim@johnsonandco.net

### 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
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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
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If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out:	2.5 million dollars
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$35,000
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe (including number of units, square feet, etc): Redevelopment of property includes removal of an existing mobile home park consisting of 48 trailers.	
<b>Water Supply</b>	
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)?	1,250 gallons per day
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:	
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?	
<b>Wastewater Disposal</b>	
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)?	1,250 gallons per day
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:	
Is a sewer 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?	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by the proposed development, in	Approximately 40 trucks per day.

peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: Access to this project is by Dunn Avenue, a public road which must be repaired and brought to current r/w standards.	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	Minimal
Is sufficient landfill 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 landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	36.2%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Installation of required detention and water quality devices which will meet or exceed local and state requirements.	
<b>Environmental Quality</b>	
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 type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" type="radio"/> No
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:	
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