



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: September 13, 2017

ARC REVIEW CODE: R1709131

TO: Chairman Mike Boyce, 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

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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 its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Duncan Road Waste Transfer Station (DRI 2706)

Review Type: DRI

Submitting Local Government: Cobb County

Date Opened: Sept. 13, 2017

Deadline for Comments: Sept. 28, 2017

Date to Close: Oct. 3, 2017

Description: This DRI is located on an approximately 11-acre site in unincorporated Cobb County on the north side of Duncan Road, west of Barrett Lakes Boulevard (District 20, Land Lots 134 and 135). The project will consist of a one-story, 12,000 SF waste transfer facility used to process municipal solid waste, construction and demolition material and recovered materials. The plan proposes site access via one driveway on Duncan Road. The project is estimated to generate 300 gross daily trips, comprised of garbage trucks, semi-trucks, employees and recycling center visitors. The DRI review triggers for this development are rezoning and special land use permit applications filed with Cobb County.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is located in both a Regional Employment Corridor and a Regional Center. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. Regional policy recommendations for Regional Employment Corridors and Regional Centers are noted at the bottom of these comments.

The intensity of this DRI generally aligns with the RDG's recommended range of densities and building heights in Regional Employment Corridors and Regional Centers. In terms of land use, the project is similar to nearby clusters of existing industrial and warehouse/distribution facilities. Certain nearby areas to the west are predominated by residential uses, some of which are also in the City of Kennesaw. The project also borders Noonday Creek and one of its tributaries. Cobb County's leadership and staff, along with the applicant team, should therefore collaborate to balance the goal of new development with the need for sensitivity to nearby land uses, natural resources and other local governments.

The project could further support The Atlanta Region's Plan if it incorporated aspects of regional policy such as green infrastructure and/or low-impact design in parking areas and site driveways, and as part of any improvements to site frontages. In addition, ARC encourages the applicant team to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas on the site. This framework can offer the potential for safe internal site circulation for employees on foot.

–CONTINUED ON NEXT PAGE–

Additional preliminary ARC staff comments regarding water resources are also attached, including information related to stream buffer requirements.

Further to the above, Regional Employment Corridors, along with the Region Core (Downtown, Midtown, Buckhead), form the densest part of the Atlanta region. Connected with transit, this area of the region is typically the most walkable, and redevelopment is the main driver of its growth. The Region Core and Regional Employment Corridors together contain 26 percent of the 10-county region's jobs and eight percent of region's population on approximately 2.25 percent of the region's land area. Regional policy recommendations for Regional Employment Corridors include:

- Continue to invest in the LCI program to assist local governments in center planning and infrastructure.
- Prioritize preservation of existing transit, increase frequency and availability of transit options.
- Encourage compact infill development, redevelopment and adaptive reuse.
- Create a range of housing options to accommodate all sectors of the workforce.
- Encourage active ground floor, pedestrian scale design, and pedestrian amenities in new development and the redevelopment of existing sites

Further to the above, Regional Centers are metro Atlanta's centers for employment, shopping and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit. Regional policy recommendations for Regional Centers include:

- Prioritize preservation, expansion and access to existing and planned transit systems and improve the quality and aesthetics of existing facilities.
- Incorporate appropriate end-of-trip facilities, such as bicycle racks and showers/locker rooms, within new and existing development.
- Enhance mobility and accessibility for all by creating Complete Streets that accommodate all modes of transportation.
- Encourage active ground floor, pedestrian-scale design and pedestrian amenities in new development and redevelopment of existing sites.
- Work toward improving the jobs-housing imbalance in Regional Centers and promote housing options to accommodate multiple household sizes and price points in close proximity to jobs.
- Use alternative designs and materials to minimize impervious surfaces to the greatest possible extent.

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF KENNESAW

ARC TRANSPORTATION ACCESS & MOBILITY
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF MARIETTA

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF NATURAL RESOURCES
COBB COUNTY
TOWN CENTER CID

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or asmith@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



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 scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in 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 in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: **Duncan Road Waste Transfer Station** *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
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303
Ph. (470) 378-1645
asmith@atlantaregional.org

Return Date: *September 28, 2017*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

ARC REVIEW CODE: R1709131

TO: ARC Group Managers

FROM: Andrew Smith, 470-378-1645

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Mangham, Marquitrice

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Name of Proposal: Duncan Road Waste Transfer Station (DRI 2706)

Review Type: Development of Regional Impact

Description: This DRI is located on an approximately 11-acre site in unincorporated Cobb County on the north side of Duncan Road, west of Barrett Lakes Boulevard (District 20, Land Lots 134 and 135). The project will consist of a one-story, 12,000 SF waste transfer facility used to process municipal solid waste, construction and demolition material and recovered materials. The plan proposes site access via one driveway on Duncan Road. The project is estimated to generate 300 gross daily trips, comprised of garbage trucks, semi-trucks, employees and recycling center visitors. The DRI review triggers for this development are rezoning and special land use permit applications filed with Cobb County.

Submitting Local Government: Cobb County

Date Opened: September 13, 2017

Deadline for Comments: September 28, 2017

Date to Close: October 3, 2017

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:

[illegible]

DUNCAN ROAD WASTE TRANSFER STATION DRI
Cobb County
Natural Resources Group Comments
September 13, 2017

Watershed Protection and Stream Buffers

The project property is in the Allatoona Lake Water Supply watershed, which is a large water supply watershed (more than 100 square miles) as defined in the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds). Under the current Criteria, because Allatoona is a Corps of Engineers lake, it is exempt from the Part 5 criteria, so no special Part 5 requirements apply to the project.

Both the USGS coverage for the project area and the site plan show Noonday Creek, a blue-line stream flowing to Allatoona Lake, as well as Carrie Branch, which is a blue line tributary to Noonday Creek, along the northeastern and eastern boundaries of the project property. The site plan shows a 50-foot undisturbed buffer and 75-foot impervious setback along both streams. However, these buffers are not identified and the State 25-foot sediment and erosion buffer is not shown. As Cobb stream buffers vary by stream, the required County buffer should be confirmed and properly identified on the plans. Any proposed intrusions into the County buffers may require a variance from the County. Any intrusions into the State sediment and erosion buffer will also require variances.

Any waters of the state not shown on the project plans are also subject to the State 25-foot erosion and sedimentation buffer.

Stormwater / 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, as with all development, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

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.



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DRI #2706

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 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: Duncan Road Waste Transfer Station

Location (Street Address, GPS District 20, Land lots 134 & 135. On the north side of Duncan Road, west of Barrett Coordinates, or Legal Land Lot Lakes Blvd. Description):

Brief Description of Project: The project will consist of a one-story building 12,000 square feet in size used to process municipal solid waste, construction and demolition material and recovered materials.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input checked="" type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 12,000 square foot building on 11 acres of land.

Developer: Waste Industries, Atlanta LLC

Mailing Address: 3301 Benson Drive, Suite 601

Address 2:

City: Raleigh State: NC Zip: 27609

Telephone: 919-877-7525

Email: Mike.ingle@wasteindustries.com

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

If yes, property owner: C.W. Matthews Contracting Co., Inc.

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

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

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

If yes, provide the following information: Project Name:
Project ID:

The initial action being requested of the local government for this project: ☒ Rezoning
☐ Variance
☐ Sewer
☐ Water
☒ Permit
☐ Other

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

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

Estimated Project Completion Dates: This project/phase: 2018
Overall project: 2018

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Developments of Regional Impact

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DRI #2706

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 Pederson
Telephone: 770-528-2024
Email: john.pederson@cobbcounty.org

Project Information

Name of Proposed Project: Duncan Road Waste Transfer Station
DRI ID Number: 2706
Developer/Applicant: Waste Industries, Atlanta LLC
Telephone: 919-877-7525
Email(s): Mike.ingle@wasteindustries.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.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

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

Economic Development

Estimated Value at Build-Out: \$2,500,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$12,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

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)? 0.0007 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

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)? 0.0007 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) Daily (two-way) - 300 trips

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1.3 tons/yr (internal); 276,000 tons/yr (external)

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity: 1.3 tons/year would be generated by staff working at the facility. 276,000 tons/year would be processed and transported as a functioning solid waste transfer facility.

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?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Project will be designed to meet Cobb County requirements for water quality, channel protection and detention.

Environmental Quality

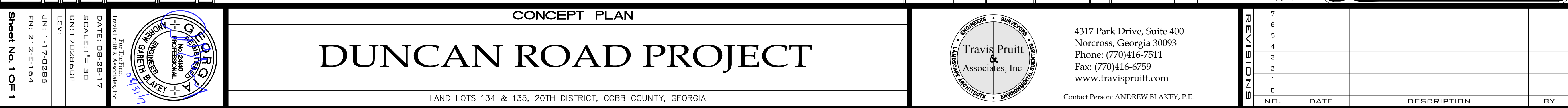
Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

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

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TECHNICAL MEMORANDUM

To: Garvis Sams, Jr
Sams, Larkin, Huff & Balli, LLP

From: Daniel B. Dobry, Jr., P.E., PTOE, AICP
Aimee Turner, E.I.T., IMSA TS II, Croy Engineering

Date: September 5, 2017

**RE: DRI #2706 – Duncan Road Waste Transfer Station Traffic Analysis (Z-49/SLUP-9)
Cobb County, Georgia**

Introduction

Waste Industries, Atlanta, LLC is actively completing the rezoning process for an 11.356 acre parcel of land on the north side of Duncan Road located between McCollum Parkway/Chastain Road and Barrett Lakes Boulevard in unincorporated Cobb County, as show in Figure 1. The request is a Special Land Use Permit (SLUP-9) and rezoning (Z-49) to construct a 12,000 square foot waste transfer station and related facilities, including a recycling center for citizens' use. Because of the size and operations of the facility, the development qualifies as a Development of Regional Impact (DRI), which is subject to review and approval of the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). This memorandum serves as a technical analysis of the trip generation and distribution of the proposed waste transfer station.



Figure 1: Site Location Map

Facility Operations

The waste transfer station will compact incoming Construction and Demolition (C&D) and Municipal Solid Waste (MSW) materials and transfer them to a landfill in Rockmart, Georgia. On average, for every five (5) garbage trucks entering the facility to unload, only one semi-truck is needed to haul the compacted waste to the landfill. At full operation, Waste Industries anticipates that the facility will receive, compact, and transfer approximately 23,000 tons of C&D and MSW per month. Additionally, the waste transfer station's recycling center will receive and separate citizens' recyclables such as paper, aluminum/steel cans, plastic and glass for eventual reuse. The operating hours for the facility will be from 5:00 AM to 6:00 PM Monday through Friday and 8:00 AM to 1:00 PM on Saturday. Moreover, Waste Industries transfer stations are closed on Thanksgiving Day and Christmas Day. For a facility of the proposed size, Waste Industries employs an average of 10 people.

Trip Generation

Per Waste Industries' Statement of Intent submitted to Cobb County's Zoning Division, at full operation the waste transfer station will receive approximately 23,000 tons of C&D and MSW materials per month. The equation below shows the calculations for the approximate amount of waste materials the transfer station will receive per day.

$$23,000 \frac{\text{tons}}{\text{month}} \times \frac{12 \text{ months}}{302 \text{ days of operations}} = 914 \frac{\text{tons}}{\text{day}}$$

Given the size of the waste transfer station, Waste Industries approximates 90 to 100 trucks will arrive at the Duncan Road Waste Transfer Station to unload waste materials, which yields an average of 9 to 10 tons per truck. Waste Industries estimates the numbers of visitors recycling personal materials at approximately 10% of the site's business. Table 1 shows the calculations for the facility's gross daily trips based on the number of garbage trucks unloading the waste materials, semi-trucks delivering the waste materials to the landfill, employees, and visitors delivering recyclables.

Table 1: Duncan Road Waste Transfer Station's Gross Daily Trips

Type of Vehicle	No. of Vehicles	No. of Trips/Veh	Total Trips
Garbage Trucks	100 trucks	× 2 trips =	200 trips
Semi-Trucks	20 trucks	× 2 trips =	40 trips
Employees	10 passenger vehicles	× 4 trips (incl. lunch break) =	40 trips
Recycling Center Visitors	10 passenger vehicles	× 2 trips =	20 trips
Gross Daily Trips			300 trips

Trip Distribution

The Duncan Road Waste Transfer Station intends to serve Cobb County and the greater Metro Atlanta region. Given the roadway network surrounding the site, garbage trucks, employees and recycling center visitors can access the facility via major routes and Interstates either north or south of Duncan Road. Based on these findings, it is assumed that garbage trucks, employees, and recycling center visitors' trips north and south of Duncan Road will be equally distributed.

For the semi-trucks delivering the compacted waste materials to the landfill in Rockmart, Georgia, there are three primary routes identified by Google Earth. The compacted waste will be delivered to the Grady Road Landfill and Recycling Center located at 316 Grady Road, Rockmart, Georgia 30153. Figure 2 displays the three primary routes the semi-trucks will use to get to the landfill. Depending on the time of day, all three routes have comparable travel times and the most desirable route will be chosen based on the time of day and the truck driver's discretion.

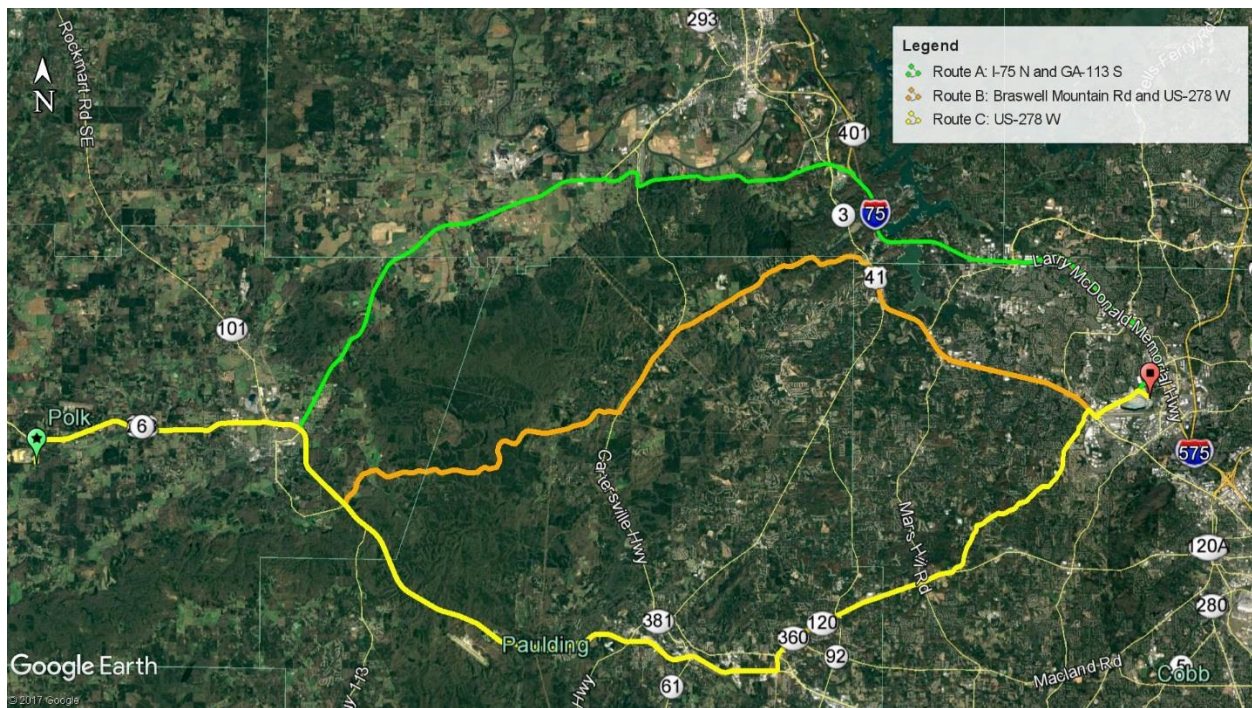


Figure 2: Primary Routes from Duncan Road Site to Rockmart, Georgia Landfill

Summary

Waste Industries has requested that DRI #2706 – Duncan Road Waste Transfer Station be considered for GRTA's expedited review. As shown in Table 1, the Duncan Road Waste Transfer Station gross daily trips falls significantly below the maximum 1,000 gross daily trips to be considered for an expedited review.