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: 1/20/2006 **ARC REVIEW CODE**: R512211

TO: Mayor Randel S. Mills
ATTN TO: Marvin Flanigan, Planner Director
FROM: Charles Krautler, Director

NOTE: This is digital signature. Original on file.

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.

Submitting Local Government: City of Conyers
Name of Proposal: **Allied Recycling Solid Waste Transfer Station**

Review Type: Development of Regional Impact	**Date Opened:** 12/21/2005	**Date Closed:** 1/20/2006

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.

Additional Comments: Rockdale County expressed several concerns during the review. Rockdale County has several environmental concerns. The proposed development is located within the South River Basin which feeds into the Upper Ucmulgee River. Rockdale County requests that steps be taken to ensure that measures beyond those which are typically utilized from a storm water standpoint be handled through a stormwater management plan that addresses not only water quantity, but also water quality. The County also expressed concerns over waste water removal from the site and requests frequent monitoring by the City of Conyers. The County also believes that the public water system available for use would be a more appropriate way of providing water to the site than the proposed use of well water by the developer. Finally, Rockdale County expressed concern to the existing transportation infrastructure. The County recommends a traffic study be completed to determine the impacts on the road network. Also trucks transferring large amounts of waste from the transfer station to a landfill should be restricted to the shortest travel route possible to reach the interstate system. Please see the comments from the County attached at the end of this report.
ARC requested the developer confirm in a written statement that the cleaning of trucks and waste removal will take place indoors and have minimal or no impacts on the surrounding environment. Please see the attached statement at the end of this report. Additionally, ARC strongly recommends that the City of Conyers, Rockdale County, and the developer meet to discuss the concerns of the County expressed in the comments. ARC staff would be available to assist in any necessary means.

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

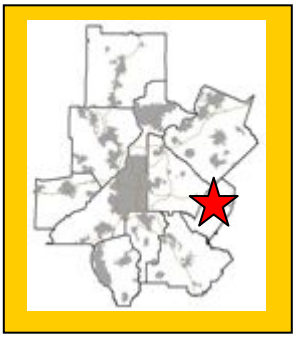
ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
ROCKDALE COUNTY
NORTH GEORGIA RDC
ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
NEWTON COUNTY
ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
DEKALB COUNTY

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.
The ARC review website is located at: http://www.atlantaregional.com/qualitygrowth/reviews.html .

Preliminary Report:	December 21, 2005	**DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT**	Project:	Allied Recycling SW Transfer Station #948
Final Report Due:	January 20, 2006		Comments Due By:	January 4, 2006

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:



The Allied Recycling and Transportation Inc is a proposing transfer station for solid waste located on 8.58 acres in the City of Conyers. The proposed development is located at the intersection of Sigman Road and East Park Drive.

PROJECT PHASING:

The project is being proposed in one phase with a project build out date end of 2006.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned I-D (Industrial/Distribution District). The DRI trigger for this development is the request for a special use permit for a solid waste transfer station. Information submitted with the review by the City of Conyers states that the development is consistent with the City's Comprehensive Plan.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

No comments were received identifying inconsistencies with any potentially affected local government's comprehensive plan.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No comments were received concerning impacts to the implementation of any local government's short term work program.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

No, the proposed development would not increase the need for services in the area.

What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to1991) or as a DRI (1991 to present), within a 5 mile radius of the proposed project.

YEAR	NAME
1994	Olympic Equestrian Venue and Village

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, the site is currently undeveloped.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

Rockdale County expressed several concerns during the review. Rockdale County has several environmental concerns. The proposed development is located within the South River Basin which feeds into the Upper Ucmulgee River. Rockdale County requests that steps be taken to ensure that measures beyond those which are typically utilized from a storm water standpoint be handled through a stormwater management plan that addresses not only water quantity, but also water quality.

The County also expressed concerns over waste water removal from the site and requests frequent monitoring by the City of Conyers. The County also believes that the public water system available for use would be a more appropriate way of providing water to the site than the proposed use of well water by the developer.

Finally, Rockdale County expressed concern to the existing transportation infrastructure. The County recommends a traffic study be completed to determine the impacts on the road network. Also trucks transferring large amounts of waste from the transfer station to a landfill should be restricted to the shortest travel route possible to reach the interstate system. Please see the comments from the County attached at the end of this report.

ARC requested the developer confirm in a written statement that the cleaning of trucks and waste removal will take place indoors and have minimal or no impacts on the surrounding environment. Please see the attached statement at the end of this report.

Additionally, ARC strongly recommends that the City of Conyers, Rockdale County, and the developer meet to discuss the concerns of the County expressed in the comments. ARC staff would be available to assist in any necessary means.

The proposed development is located in an area that is primarily dominated by other industrial and warehouse uses within the City of Conyers. There is also a large amount of undeveloped land within the City and the County surrounding this site. It is important to consider compatible uses as the area develops in the both the City and the County. The Regional Development Policies adopted by the ARC strive to advance sustainable development, protect environmentally sensitive areas, and create a regional network of greenspace. Mass grading and extensive removal of vegetation on the site should be avoided.

FINAL REPORT

Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.

2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.

3. Increase opportunities for mixed-use development, infill and redevelopment.

4. Increase transportation choices and transit-oriented development (TOD).

5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.

6. Preserve and enhance existing residential neighborhoods.

7. Advance sustainable greenfield development.

8. Protect environmentally sensitive areas.

9. Create a regional network of greenspace that connects across jurisdictional boundaries.

10. Preserve existing rural character.

11. Preserve historic resources.

12. Inform and involve the public in planning at regional, local and neighborhood levels.

13. Coordinate local policies and regulations to support the RDP.

14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.
Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.
Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.
Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.
Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.
Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.
Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.
Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.
Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.
Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.
Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.
Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.
Practice 4: Keep speeds on local streets down to 20 mph.
Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).
Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.
Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.
Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.
Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.
Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.
Practice 11: Incorporate transit-oriented design features.
Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.
Practice 2: Channel development into areas that are already disturbed.
Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.
Practice 4: Design around significant wetlands.
Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.
Practice 6: Preserve significant uplands, too.
Practice 7: Restore and enhance ecological functions damaged by prior site activities.
Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.
Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.
Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.
Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer "life cycle" housing. Providing integrated housing for every part of the "life cycle."

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.
Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.
Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed development is located at the intersection of Sigman Road and East Park Drive in the City of Conyers.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is entirely within the City's jurisdiction; however, it is less than one mile from Rockdale County.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

Based on comments received from Rockdale County, trucks transferring waster from the proposed transfer station should be restricted to the shortest mean possible to reach the interstate system so that there is minimal impact on the existing residential developments.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is $750,000 with an expected $8,500 in annual local tax revenues.

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

None were determined during the review.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

Stream Buffers and Watershed Protection

The proposed project property is not located in any public water supply watershed. The USGS Regional topographic coverage shows no blue lines streams on the project property. Any unmapped streams on the property that meet ordinance criteria will be subject to the requirements of the City of Conyers Tributary Buffer Ordinance.

All waters of the state on the property are subject to the Georgia Department of Natural Resources (DNR) 25-foot erosion and sedimentation control buffer. Any intrusions into that buffer will require approval from DNR.

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 that will be produced after construction of the 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. Impervious surface amounts typically found for each land use in the Atlanta Region were used. Based on the proposed activity, heavy industrial was chosen for the use. Actual loadings will vary depending on the specific activity and the overall impervious surface in the development. The following table summarizes the results of the analysis:

Pollutant loads (lb./yr.)

Land Use	Land Area (acres)	TP	TN	BOD	TSS	Zinc	Lead
Heavy Industrial	8.58	12.44	165.08	1098.24	6821.10	14.24	1.80
TOTAL	8.58	12.44	165.08	1098.24	6821.10	14.24	1.80

Total 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.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE
Transportation

Georgia Regional Transportation Authority Review Findings

This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review. The site is being proposed for a new solid waste transfer station in the City of Conyers.

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the specific operational parameters being proposed by the developer. Based on information submitted for the review and the proposed use on the site, the vehicle trips generated by the proposed development will be approximately 100 per day.

What are the existing traffic patterns and volumes on the local, county, state, and interstate roads that serve the site?

Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. As a V/C ratio reaches 0.8, congestion increases. Any facilities that have a V/C ratio of 1.00 or above are considered congested. Sigman Road, between SR 138 and East Park Drive, currently operates at LOS C (daily LOS). By the year 2030, Sigman Road is expected to operate at the same level. SR 138, between

Sigman Road and Interstate 20, currently operates at LOS B. By the year 2030, SR 138 is expected to operate at LOS C.

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of these improvements (long or short range or other)?

2005-2010 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
RO-138C	SR 138/20 Gateway Beautification from Intersection of SR20 (McDonough Highway) and Honey Creek Road to Intersection of SR 138 (Walnut Grove Road) and Hi Roc Road/Dennard Road	Other- beautification project	2007
RO-138D	SR 138/20 (Walnut Grove Road) from North of I-20 East to Sigman Road	Roadway Capacity	2008

Impacts of the Solid Waste Transfer Plant: What are the recommended transportation improvements based on the traffic study done by the applicant?

No significant impacts have been estimated because of the development of this project.

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

With only an estimated 100 truck trips accessing the site daily, this development is permissible under the Expedited Review criteria.

What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?

Given the type of development, none are necessary and the Air Quality Benchmark test will not be used.

INFRASTRUCTURE

Wastewater and Sewage

Based on information submitted with the review, water usage would be similarly to a single family home.

Which facility will treat wastewater from the project?

The Quiggs Branch Waste Water facility will provide wastewater treatment for this project. The facility will have a wastewater holding tank that will hold up to 25,000 gallons, This wastewater tank will be pumped out and the wastewater taken to the treatment facility no more than twice a month.

The total sewage to be treated would be a maximum of 50,000 gallons per month, plus whatever would be generated by the three restrooms in the building.

What is the current permitted capacity and average annual flow to this facility?

The capacity of Quiggs Branch Facility is listed below

PERMITTED CAPACITY MMF, MGD [1]	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
6.00	6.00	4.00	4.88	1.12	Planned expansion to 8 mgd by adding 2 mgd reuse system by 2004.	

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.
*[1] Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

What other major developments will be served by the plant serving this project?

ARC has reviewed a number of major developments that will be served by this plant.

INFRASTRUCTURE
Water Supply and Treatment

How much water will the proposed project demand?

4,000 to 6,000 gallons per month.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review states that well water will be used and bottled water will be provided to the employees.

INFRASTRUCTURE
Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review states that 400 tons of solid waste per year would be generated.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

None were determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

Given the minimal number of employees, no housing impact analysis is necessary.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

N/A

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of $51,649 for family of 4 in Georgia.

Haley Fleming

From: Daniel S. Digby [dsdigby@bellsouth.net]
Sent: Thursday, January 19, 2006 3:23 PM
To: Haley Fleming
Subject: Fw: DRI Review Notification- Allied Recycling Solid Waste Transfer Station, DRI #948

----- Original Message -----
From: Daniel S. Digby
To: Haley Fleming
Cc: Marvin Flanigan ; alliedrecycling@bellsouth.net
Sent: Tuesday, December 27, 2005 1:35 PM
Subject: Re: DRI Review Notification- Allied Recycling Solid Waste Transfer Station, DRI #948

Ms. Fleming,

In response to ARC staff's request the developer confirm in writing that the cleaning of trucks and waste removal will take place indoors and have minimal or no impacts on the surrounding environment, Allied Recycling, Inc. submits the following:

The proposed facility will not be utilized for the cleaning of the trucks transporting waste to and from the facility. The equipment and vehicles used within the transfer station will be washed inside the building and wastewater from such cleaning will be collected in the on-site waste water storage tank to be transported off-site for treatment.
Contact areas such as blades and tires of the equipment used within the facility will be washed within the building when the floor in washed.
All waste transfer will occur indoors.

Please advise if you have any questions or need any additional information.

Thank you.

Daniel S. Digby
Attorney for Allied Recycling, Inc.

P.O. Box 263
946 Main Street, N.E.
Conyers, Georgia 30012
(770) 760-1771
(770) 483-3559 facsimile

> ----- Original Message -----
> **From:** Haley Fleming
> **To:** wpreece@dca.state.ga.us ; ashores@dca.state.ga.us ; carol_couch@mail.dnr.state.ga.us ; BBorden@grta.org ; daponte@grta.org ; cindy.vandyke@dot.state.ga.us ; harold.linnenkohl@dot.state.ga.us ; joe.palladi@dot.state.ga.us ; 'Debbie Miness ; roy.middlebrooks@rockdalecounty.org ; greg.williams@rockdalecounty.org ; Marshall Walker ; ceo@co.dekalb.ga.us ; jimdove@negrdc.org ; lcarmon@negrdc.org ; meisenberg@co.newton.ga.us
> **Cc:** Mike Alexander ; Dan Reuter ; Brad Calvert ; Jim Skinner ; Jim Santo ; Kris Morley-Nikfar ; marvin.flanigan@conyersga.com ; dsdigby@bellsouth.net
> **Sent:** Wednesday, December 21, 2005 11:08 AM
> **Subject:** DRI Review Notification- Allied Recycling Solid Waste Transfer Station, DRI #948

January 4, 2006

Mr. Mike Alexander
Atlanta Regional Commission
40 Courtland Street NE
Atlanta, Ga. 30303

RE: Development of Regional Impact in the City of Conyers
Allied Recycling Solid Waste Transfer Station
ARC Review Code: R512211

Dear Mr. Alexander:

Please accept this letter as Rockdale County's response to the DRI project referenced above.

We appreciate the opportunity to comment on this project and would like to thank you for including Rockdale County in the DRI review process. Rockdale County takes the position that consistency between local and regional Comprehensive Land Use Plans is essential to good planning. Lending support to the project is the fact that this proposal appears to be consistent with the City of Conyers and Rockdale County's Comprehensive Land Use Plans.

Rockdale County would, however, like to express its concerns as they relate to environmental issues. We ask that potential impacts from the proposed development be carefully evaluated and monitored at both the planning stage and the development stage of the project.

Based upon the fact that, if approved, this project will be located within the environmentally sensitive South River Basin that feeds the Upper Ucmulgee River Basin, we would ask that maximum efforts be made to protect this waterway from impacts which could be realized by development of this site. The South River is a 303b river and any addition of heavy metals and such from run-off would be increasingly detrimental to the river. The County has historically requested that steps be taken to ensure that measures beyond those which are typically utilized from a storm water standpoint be applied to all projects through a storm water management plan which would address not only water quantity but quality. The application reads in future tense, but fails to examine the current TMDL loading plus the effect of 8 acres of highly contaminated impervious surface drainage. The potential for water quality degradation appears to be high.

We also have major concerns regarding planned waste water removal from the site and ask that every effort be made by the City of Conyers to monitor its removal on a more frequent basis than has been noted in the applicants DRI application. The application states that total sewerage is not expected to exceed 50K gallons/month, plus what is generated by 3 bathrooms, and is to be held in a storage tank that is to be emptied, transferred to and processed at Quiggs Branch. With the current state of pollutant loading experienced by Quiggs Branch, the County questions that an additional dumping of this amount can be adequately handled. The DRI also references outdated 2002 data for Quiggs Branch. We suggest the applicant contact Rockdale County Water Resources for current data.

The applicant's proposal indicates that this development would be served by a well with bottled water for employees. For the water supply and treatment, the stated 4K to 6K gallons per month does not equate to the sewerage demand. If the applicant plans on using well water, can the local aquifer tolerate this much withdrawal, given that the property is not located in a recharge area? The County believes that the use of the available public water system would be a more appropriate way of providing water to this site.

In the area of transportation, we have major concerns. The County suggests a traffic study is needed to determine the impact on County roads that will be used by trucks accessing the site. Roads that are planned to be used by these trucks should be listed to determine if improvements to the roads are needed. The estimated truck weights that will be used should be indicated to determine if the pavement structure of the existing County roads will be sufficient to carry such loads. In addition to the two projects listed in the application that would affect or be affected by the proposed development, there are other projects that should be listed:

- RO – 235E1 – Sigman Road Widening from SR 20/138 to I-20 – Long Range in ARC TIP/RTP
- RO – 235D – SR 20/Sigman Road Widening from Irwin Bridge Road to SR 20/138 – Long Range in ARC TIP/RTP
- RO – 235 C – Sigman Road Widening from East of Lester Road to Irwin Bridge Road – Long Range in ARC TIP/RTP
- RO – 235E2 – Intersection Improvement at Sigman Road and Gees Mill Road.
- RO – 238 – Intersection Improvement at Sigman Road/Old Covington Road/N. Salem Road – PE (2006); RW (2007) and Construction (2008) in ARC TIP/RTP
- RO – AR 203 – Intersection Improvement at Sigman Road and Eastview Road – PE (2005); RW (2006) and Construction (2008) in ARC TIP/RTP

The County would suggest that trucks transferring large amounts of waste from the transfer station to a landfill be regulated as to route; restricting their travel to the shortest means possible to reach the interstate highway, while by-passing predominately residential development.

Once again, let me thank you for the opportunity to comment on this proposal. Rockdale County sincerely appreciates the opportunity to respond to this Development of Regional Impact. Feel free to contact me if you have further questions. Rockdale County looks forward to continuing to work with you in the future.

Sincerely,

Marshall W. Walker

Assistant Director, Planning & Zoning Division
Rockdale County Public Services & Engineering
(770) 785-6961

MWW/bkh

cc: Roy J. Middlebrooks, Chairman, Rockdale County Board of Commissioners
Karl Kelley, Director, Public Services & Engineering
Bunny Harbin, Zoning Administrator

Haley Fleming

From: Mike Alexander
Sent: Monday, January 09, 2006 9:47 AM
To: Haley Fleming
Subject: FW: Comments - DRI - Allied Recycling Solids Waste Transfer Station

Mike Alexander
404 463 3302
malexander@atlantaregional.com

From: Marshall Walker [mailto:marshall.walker@rockdalecounty.org]
Sent: Friday, January 06, 2006 3:23 PM
To: Mike Alexander
Subject: FW: Comments - DRI - Allied Recycling Solids Waste Transfer Station

Mike-
A few more comments to consider from Dwight Wicks, Director, Rockdale County Water Resources. Let me know what's up! Thanks.

Marshall W. Walker
Assistant Director, Planning & Zoning Division
Rockdale County Department of Public Services & Engineering
(770) 785-6961

-----Original Message-----
From: Dwight Wicks
Sent: Friday, January 06, 2006 3:05 PM
To: Marshall Walker
Cc: Karl Kelley
Subject: Comments - DRI - Allied Recycling Solids Waste Transfer Station

INFRASTRUCTURE – Water & Sewer

1. It was stated that the Allied intends to use primarily well water for wash applications and a holding tank for wastewater. There is a major concern that arrangement will allow for wash water to be released to stormwater drains and not to the intended holding tank if there is no means of independent monitoring of water consumption.
2. There is concern with the use of a holding tank concept for waste water. This would allow opportunity for wastewater pre-treatment for oil, grease, grit, and biological harmful materials to be dumped into the WWTP via the septage receiving system. The applicant should be required to connect to the sewer system and install a small pre-treatment facility to remove surfactants and floating debris, and dirt & grit.

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DANIEL S. DIGBY & ASSOCIATES, LLC
ATTORNEY AT LAW
P.O. BOX 263
946 MAIN STREET, N.E.
CONYERS, GEORGIA 30012

DANIEL S. DIGBY

TELEPHONE: (770) 760-1771
FACSIMILE: (770) 483-3559
Email: dsdigby@bellsouth.net

November 11, 2005

Mr. Mike Alexander
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

Re: Allied Recycling & Transportation, Inc.; proposed Waste Transfer Station to be located at 2019 East Park Drive, Conyers, Rockdale County, Georgia

Dear Mr. Alexander:

Pursuant to our telephone conversation of Wednesday, November 9, 2005, enclosed please find printed copies of the Site Plan of the proposed Waste Transfer Station, and graphic representations of the leachate containment, water quality, vector control, and odor suppression systems of the proposed project. I will email these documents to you as pdf files shortly.

Also enclosed for your convenience is a copy of correspondence sent to Brian Borden with the Georgia Regional Transportation Authority regarding the proposed project.

Should you have any questions or comments, or need any additional information, please do not hesitate to contact me at the number above.

Thank you for your assistance in this matter.

Best regards.

Sincerely,

Daniel S. Digby

DSD:nl
Enclosures

cc: Allied Recycling & Transportation, Inc.
Marvin Flanigan, Planning Director, City of Conyers

Your DRI ID NUMBER for this submission is: 948
Use this number when filling out a DRI REVIEW REQUEST.
Submitted on: 11/1/2005 4:29:52 PM

DEVELOPMENT OF REGIONAL IMPACT
Rockdale County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	City of Conyers
*Individual completing form and Mailing Address:	Marvin Flanigan 1174 Scott Street Conyers, Georgia 30012
Telephone:	770-929-4280
Fax:	770-929-4292
E-mail **(only one)**:	marvin.flanigan@conyersga.com

*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:	Solid Waste Transfer Station for Allied Recycling & Transportation, Inc.

Development Type	Description of Project	Thresholds
Waste Handling	Solid Waste Transfer Station	View Thresholds

Developer / Applicant and Mailing Address:	Allied Recycling and Transportation, Inc. Peter Leonetti 2459 Covington Hwy Conyers, Georgia 30012 Agent: Daniel S. Digby, Attorney at Law 946 Main Street NE Conyers, Georgia 30012 770-760-1771 dsdigby@bellsouth.net
Telephone:	770-922-6031
Fax:	770-922-1645
Email:	
Name of property owner(s) if different from developer/ applicant:	GMB Holdings, LLC (Andrew M. Brown)
Provide Land-Lot-District Number:	325 & 343 16th District
What are the principal streets or roads providing vehicular access to the site?	Sigman Road & East Park Drive
Provide name of nearest street(s) or intersection:	Sigman Road & East Park Drive 1/4 West of Sigman Road & Ga Hwy 138 1/4 East of Sigman Road & Gees Mill Road
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):	/
If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):	
Is the proposed project entirely located within your local government's jurisdiction?	Y

If yes, how close is the boundary of the nearest other local government?	1/4 Mile
If no, provide the following information:	
In what additional jurisdictions is the project located?	N/A
In which jurisdiction is the majority of the project located? (give percent of project)	Name: City of Conyers (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project: 100%
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning
What is the name of the water supplier for this site?	Rockdale Water Resources
What is the name of the wastewater treatment supplier for this site?	Rockdale Water Resources
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: Overall project:

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
If amendments are needed, when will the plan/map be amended?	

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	N
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	Y
Included in an official Transportation Improvement Plan (TIP)?	N
Developer/Applicant has identified needed improvements?	N
Other (Please Describe):	

Submitted on: 12/16/2005 1:12:37 PM

DEVELOPMENT OF REGIONAL IMPACT
DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	City of Conyers
Individual completing form:	Marvin Flanigan
Telephone:	770-929-4280
Fax:	770-929-4292
Email (**only one**):	marvin.flanigan@conyersga.com

Proposed Project Information

Name of Proposed Project:	Solis Waste Transfer Station for Allied Recycling Transportation
DRI ID Number:	948
Developer/Applicant:	Allied Recycling and Transportation, Inc. - C/O Daniel Digby
Telephone:	770-760-1771
Fax:	770-483-3559
Email(s):	dsdigby@bellsouth.net

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	N
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	$750,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	$8,500
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc):	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Rockdale Water Resources
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	4,000 to 6,000 gallons per month
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

Wastewater Disposal

Name of wastewater treatment provider for this site:	Quiggs Branch Waste Water Facility

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	Three (3) restrooms proposed - The facility will have a wastewater holding tank that will hold up to 25,0000 gallons. This wastewater tank will be pumped out and the wastewater taken to a treatment facility no more than twice a month. The toatl sewage to be treated would be a maximum of 50,000 gallons per month, plus whatever would be generated by the three (3) restrooms in the building.
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, 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.)	100 vehicle 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?	N
If yes, has a copy of the study been provided to the local government?	
If transportation improvements are needed to serve this project, please describe below:	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	400 tons per year
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	N

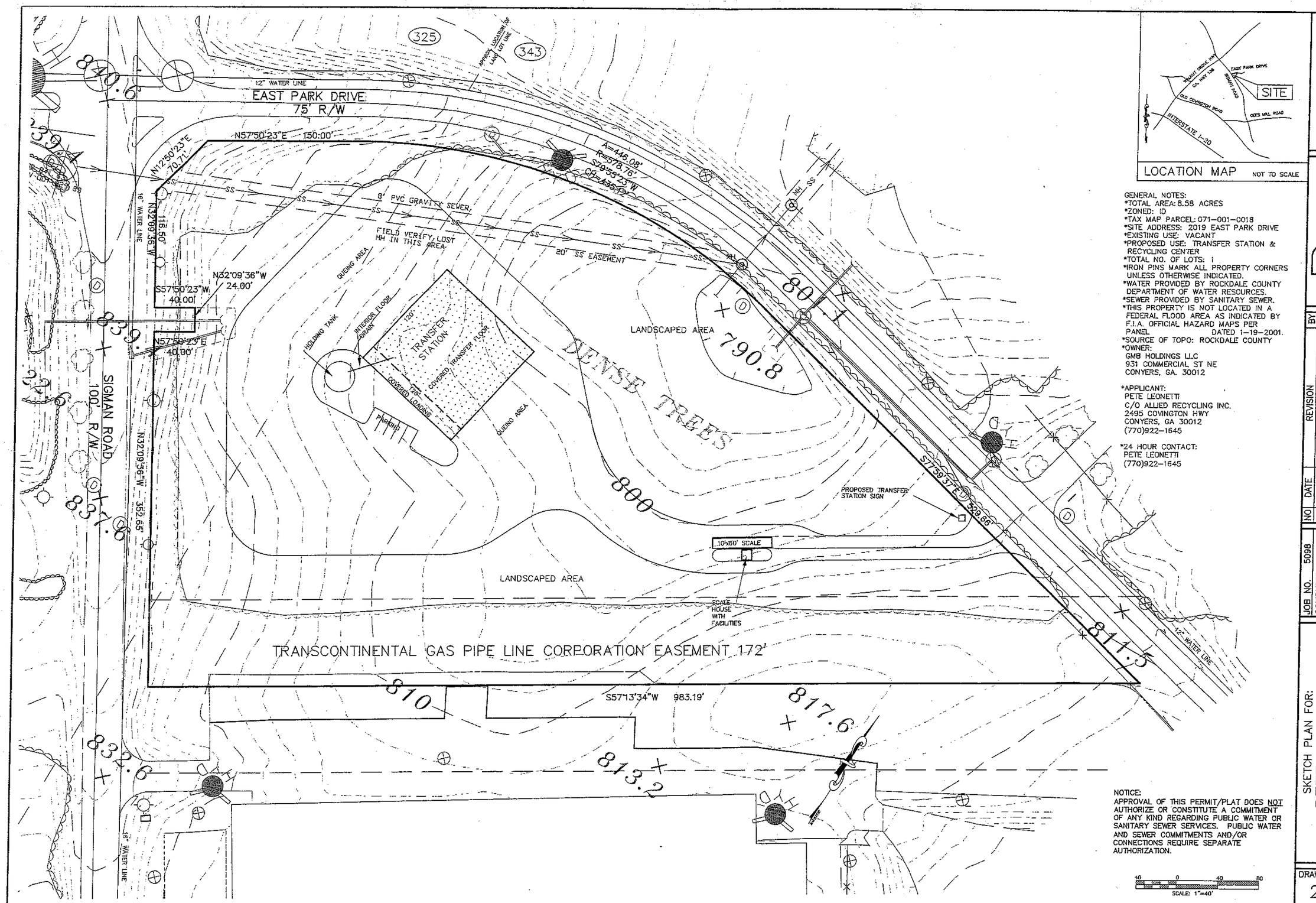
Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	32 percent
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below:	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:	

Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N

5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y
Is the development located within, or likely to affect any of the following:	
1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:	



LOCATION MAP NOT TO SCALE

GENERAL NOTES:
*TOTAL AREA: 8.58 ACRES
*ZONED: ID
*TAX MAP PARCEL: 071-001-0018
*SITE ADDRESS: 2019 EAST PARK DRIVE
*EXISTING USE: VACANT
*PROPOSED USE: TRANSFER STATION & RECYCLING CENTER
*TOTAL NO. OF LOTS: 1
*IRON PINS MARK ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
*WATER PROVIDED BY ROCKDALE COUNTY DEPARTMENT OF WATER RESOURCES.
*SEWER PROVIDED BY SANITARY SEWER.
*THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS PER PANEL DATED 1-19-2001.
*SOURCE OF TOPO: ROCKDALE COUNTY
*OWNER:
GMB HOLDINGS LLC
931 COMMERCIAL ST NE
CONYERS, GA. 30012

*APPLICANT:
PETE LEONETTI
C/O ALLIED RECYCLING INC.
2495 COVINGTON HWY
CONYERS, GA 30012
(770)922-1645

*24 HOUR CONTACT:
PETE LEONETTI
(770)922-1645

NOTICE:
APPROVAL OF THIS PERMIT/PLAT DOES NOT AUTHORIZE OR CONSTITUTE A COMMITMENT OF ANY KIND REGARDING PUBLIC WATER OR SANITARY SEWER SERVICES. PUBLIC WATER AND SEWER COMMITMENTS AND/OR CONNECTIONS REQUIRE SEPARATE AUTHORIZATION.

40 0 40 80
SCALE: 1"=40'

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GEORGIA REGISTERED NO. 1757 LAND SURVEYOR LOUIE D. PATRICK

PATRICK & ASSOCIATES
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745
FAX: (770) 483-9219

NO	DATE	REVISION	BY

JOB NO.	5098
COMPUTED BY:	MW
DRAWN BY:	MH
CHECKED BY:	MW
DATE:	9/23/2005
SCALE:	1"=40'

SKETCH PLAN FOR:
PETE LEONETTI
CONYERS - ROCKDALE INDUSTRIAL PARK
CITY OF CONYERS
LAND LOTS 325 & 343 16th DISTRICT
ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER
24165

SHEET	OF:
1	1

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