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: Jun 19 2009 **ARC REVIEW CODE**: R605261

TO: Chairman Tom Worthan
ATTN TO: Amy Brumelow, Planner
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: Douglas County
Name of Proposal: **Westside Transfer Station Modification**

Review Type: Development of Regional Impact	**Date Opened:** May 26 2006	**Date Closed:** Jun 19 2009

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: The proposed development is located in an area that is primarily dominated by other industrial and warehouse uses within the county and the City of Douglasville. 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, and protect environmentally sensitive areas. Mass grading and extensive removal of vegetation on the site should be avoided.

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

ARC LAND USE PLANNING	ARC TRANSPORTATION PLANNING	ARC ENVIRONMENTAL PLANNING
ARC DATA RESEARCH	CITY OF DOUGLASVILLE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY

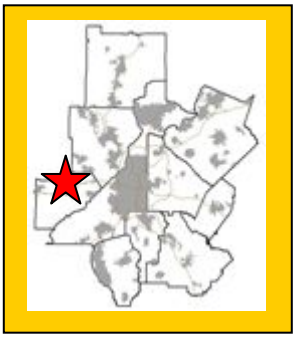
If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

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

Preliminary Report:	May 26, 2006	**DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT**	Project:	Westside Transfer Station Modification #1105
Final Report Due:	June 25, 2006		Comments Due By:	June 8, 2006

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:



The proposed Westside Transfer Station modification is the demolition of an existing 6500 square foot facility and 4800 square foot office building to be replaced with a 17,500 square foot facility on 5.34 acres in Douglas County along Bankhead Highway. The new facility will handle 700 tons/day compared with the existing facility that handles 300 tons/day.

PROJECT PHASING:

The project is being proposed in one phase with a project build out date September 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 heavy industrial with a special use permit for the transfer station. The future land use plan for Douglas County designates the area as intensive industrial.

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

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

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

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

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 2 mile radius of the proposed project.

YEAR	NAME
1999	Touchet Quarry Asphalt Cement Plants WAR
1997	Douglas Waste Service
1987	Homart Douglas Mall
1987	Douglas Place

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, there is currently a 6500 square foot facility and a 4800 square foot office building on the site that will be demolished.

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

No.

Is the proposed development consistent with regional plans and policies?

The proposed development is located in an area that is primarily dominated by other industrial and warehouse uses within the county and the City of Douglasville. 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, and protect environmentally sensitive areas. Mass grading and extensive removal of vegetation on the site should be avoided.

Shown on the site plan is an area along the eastern property boundary that requires 10 to 15 cubic yards of soil removal based on a previous use of the site as a lead recycling facility. The approved plan calls for onsite remediation during the summer of 2006.

PRELIMINARY 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 along Bankhead Highway in Douglas County.

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 County's jurisdiction; however, it is adjacent to the City of Douglasville.

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.

None were determined during the review.

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 $1.25 million with estimated annual local tax revenues of $3200.00

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.

Watershed Protection and Stream Buffers

The property is located in the Dog River Water Supply Watershed, a small water supply watershed serving Douglas County and the City of Douglasville. As such, the project is subject to the State of Georgia's Part 5 Environmental Planning Criteria for Water Supply Watersheds or approved local watershed plans. The City and the County both have adopted watershed protection criteria for Dog River. While the project is for the remodeling of an existing industrial site, it will need to meet all applicable County and City watershed protection requirements. The USGS regional coverage for the area shows no streams on or near the property. Any unmapped streams that may exist on the site will be subject to County and City buffer requirements.

Any waters of the state on the property will be subject to the Georgia Department of Natural resources (DNR) 25-foot erosion and sedimentation control buffer. Any intrusion 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 produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Impervious surface amounts typically found for each land use in the Atlanta Region were used. The site is an existing transfer operation covered with buildings, pavement and hard-pan, so the pollutant loadings may also reflect existing conditions on the site. The site area is an estimate based on a not-to-scale plan. The following table summarizes the results of the analysis.

Estimated Pounds of Pollutants Per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Heavy Industrial	4.62	6.70	88.89	591.36	3672.90	7.67	0.97
TOTAL	4.62	6.70	88.89	591.36	3672.90	7.67	0.97

Total Percent Impervious: 80%

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

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 modification to an existing transfer station in Douglas County.

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 112 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. By the year 2030, Bankhead Highway is expected to operate at LOS B.

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
AR-H-201	I-20 WEST HOV LANES FROM SR 6 (THORNTON ROAD) TO BRIGHT STAR ROAD IN DOUGLAS COUNTY	HOV Lanes	2013

2030 RTP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
DO-029A	US 78 (BANKHEAD HIGHWAY) FROM SR 92 (FAIRBURN ROAD) TO SOUTH SWEETWATER ROAD	Roadway Capacity	2020

The ARC Board adopted the 2030 RTP and FY 2005-2010 TIP in December 2004.* ***USDOT approved in December 2004.*

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 112 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

Information submitted with the review did not include estimated sewage flow to be generated by the proposed development.

Which facility will treat wastewater from the project?

The Southside facility will treat wastewater from the development.

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

The current permitted capacity for the Southside 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
N/A	3.25	3.0	4.9	-1.75	Expansion to 5.0 in 2005.	

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 other developments served by this plant.

INFRASTRUCTURE
Water Supply and Treatment

How much water will the proposed project demand?

The estimated water demand for the development is 0.001MGD.

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 suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE
Solid Waste

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

Information submitted with the review did not state solid waste that would be generated from the development.

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: Amy Brumelow [abrumelow@co.douglas.ga.us]
Sent: Thursday, May 11, 2006 3:18 PM
To: Haley Fleming
Subject: FW: DRI 1105 Westside Transfer
Attachments: West Side Transfer Station 06 rev 1.pdf

From: Skeet Gray [mailto:skeet@eagleonline.net]
Sent: Thursday, May 11, 2006 11:14 AM
To: Amy Brumelow; 'Robin Bechtel'
Cc: Ronald Woody
Subject: RE: DRI 1105 Westside Transfer

Amy, Robin

Attached you will find the proposed site plan that we are currently working from awaiting the final survey information prior to proceeding with the final design. This is on a 11x17 scale, but if you print it on a 8.5x11 please note the sheet scale will be reduced.

In answer to your questions:

1. Air Permits are not required for Solid Waste Transfer stations. Air permits are required for composting facilities such as the one in Cobb County but this or other similar facilities are not required to obtain these permits.
2. The pdf is attached.
3. Per the current operator their average daily trip counts are 67.5 round trips per day which equates to approximately 450 tons per day movement through the facility. The proposed expansion will increase the average daily trip counts to 112.5 based on a 750 tons per day movement through the facility which is the proposed facility design capacity. Currently approximately 8 employees work within the transfer station and 6 employees work within the existing shop. As part of the site redevelopment the existing shop will be removed and the 6 employees will be relocated to their current facility approximately 2 miles west of this facility location. The new facility will not require an increase in employees.
4. Amy had asked about the status of the onsite soil remediation plan that has been approved by Georgia Department of Natural Resources after a quite lengthy permitting request of over 5 years. Shown on the attached site plan is an area located on the eastern property boundary that requires approximately 10 to 15 cubic yards of soil removal based on a previous owner's use of the site as a lead recycling facility. The case number is HIS #10256 labeled CR&A Battery Company. The date of the initial release was approximately 1989 based on our research through the permitting process. Copies of the site remediation plan are on file with both Ga DNR and Douglas County. The approved plan calls for the onsite remediation during the summer of 2006.

If you have any further questions please do not hesitate to contact our office. Thanks for your timely review of this project.

Thanks
Skeet Gray

Eagle Engineering, Inc.
678.339.0640 o
678.339.0534 f

Your DRI ID NUMBER for this submission is: 1105
Use this number when filling out a DRI REVIEW REQUEST.
Submitted on: 5/1/2006 10:11:56 AM

DEVELOPMENT OF REGIONAL IMPACT
Douglas 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:	Douglas County, Georgia
*Individual completing form and Mailing Address:	Amy Brumelow Douglas County Planning & Zoning 8700 Hospital Drive Douglasville, GA 30134
Telephone:	770-920-7241
Fax:	678-715-5366
E-mail **(only one)**:	abrumelow@co.douglas.ga.us

*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:	Westside Transfer Station Modification

Development Type	Description of Project	Thresholds
Waste Handling	Project includes the demolition of existing 6500 SF facility and 4800 SF office building. The replacement will be with a sate of the art 17500 SF facility.	View Thresholds

Developer / Applicant and Mailing Address:	Ronald Woody Vila Rosa Road Temple, GA
Telephone:	
Fax:	
Email:	rwwoody@bellsouth.net
Name of property owner(s) if different from developer/ applicant:	
Provide Land-Lot-District Number:	LL 189 &190, 2nd District, 5th Section, Parcels 17, 20 & 6
What are the principal streets or roads providing vehicular access to the site?	Highway 78 West
Provide name of nearest street(s) or intersection:	Highway 78 West

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.):	http://www.mapquest.com/maps/map.adp?formtype=address&addtohistory=&address=7930%20Bankhead%20Hwy&city=Douglasville&state=GA&zipcode=30134%2d1409&country=US&geodiff=1
Is the proposed project entirely located within your local government's jurisdiction?	N
If yes, how close is the boundary of the nearest other local government?	One parcel is in the City Limits of Douglasville
If no, provide the following information:	
In what additional jurisdictions is the project located?	City of Douglasville
In which jurisdiction is the majority of the project located? (give percent of project)	Name: Douglas County (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project: 70%
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:	Permit
What is the name of the water supplier for this site?	Douglasville Douglas County Water & Sewer Authority
What is the name of the wastewater treatment supplier for this site?	Douglasville Douglas County Water & Sewer Authority
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: September 30, 2006

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

Submitted on: 5/24/2006 2:07:32 PM

DEVELOPMENT OF REGIONAL IMPACT
DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Douglas County, Georgia
Individual completing form:	Amy Brumelow
Telephone:	678-715-5370
Fax:	678-715-5366
Email (**only one**):	abrumelow@co.douglas.ga.us

Proposed Project Information

Name of Proposed Project:	Westside Transfer Station
DRI ID Number:	1105
Developer/Applicant:	Ronald Woody
Telephone:	404-771-2091
Fax:	770-562-4132
Email(s):	rrwoody@bellsouth.net and skeet@eagleonline.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.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	$1.25 M
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	3200.00 property tax
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): The project involves the redevelopment of an existing structure to provide for more comprehensive waste sorting and handling.	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Douglasville Douglas County Water & Sewer Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.001 MGD
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?	none required

Wastewater Disposal

Name of wastewater treatment provider for this site:	
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	
Is sufficient wastewater treatment capacity available to serve this proposed project?	
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: This project has an on-site septic system.	
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.)	112 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)?	None
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?	10%
Is the site located in a water supply watershed?	Y

If yes, list the watershed(s) name(s) below:
Dog River Secondary Area Watershed.

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:
Stormwater currently flows in to active Lafarge Quarry. An onsite detention pond is under review by the Douglas County WSA. The Lafarge Quarry has received national awards for its clean stormwater discharge.

Environmental Quality

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

1. Water supply watersheds?	Y
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:
The project is located within the Dog River secondary watershed. This watershed has impervious surface restrictions of 25% maximum. This project is within those guidelines.

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:	

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

EXISTING CONCRETE WALL

REMEDIATION AREA

100.0'

N/F

RONALD WOODY

BUILDINGS TO BE DEMOLISHED

PROPOSED TS
17500 SF

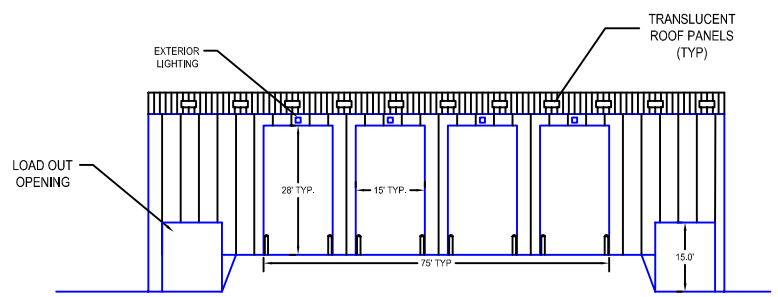
175.0'

70 DECK SCALES W/SCALEHOUSE

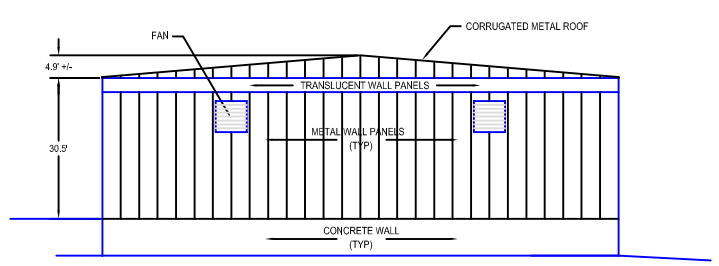
SW POND

BANKHEAD HIGHWAY

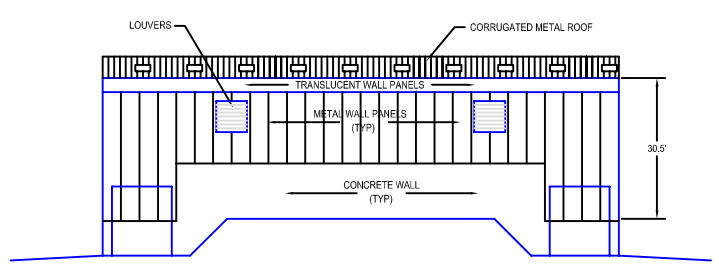
1258.0 1256.0 1254.0 1252.0 1250.0 1248.0 1246.0 1244.0 1242.0 1240.0 1238.0 1236.0 1234.0



NORTH ELEVATION



EAST/WEST ELEVATION



SOUTH ELEVATION

NO.	DATE	BY	REVISION
1	11/14/05	FLG	SPLP TESTING LOCATIONS

ENGLE ENGINEERING
1420 SHADE TREE WAY
ALPHARETTA, GA 30004
(678) 339-0640
www.engleonline.net

RONALD W WOODY
DOUGLAS CO, GEORGIA

WESTSIDE TRANSFER
REMODELING PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER
SCALE AS SHOWN	JDB	DATE 05/17/06	EEI

SITE PLAN 1.0