

Atlanta Regional Commission  
200 Northcreek, Suite 300  
3715 Northside Parkway  
Atlanta, Georgia 30327-2809



Harry West  
Director

June 24, 1994

Honorable Bill Campbell, Mayor  
City of Atlanta  
55 Trinity Avenue, S.W.  
Suite 2400  
Atlanta, GA 30335

RE: Development of Regional Impact - Expansion of Live Oak Landfill

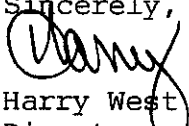
Dear Mayor Campbell:

I am writing to let you know that we have completed review of the expansion of Live Oak Landfill, a Development of Regional Impact. Our finding is that the proposed expansion into the City of Atlanta is in the best interest of the State.

Enclosed is a copy of our review report on this proposal. We hope that the finding and report are useful to the City as the City considers the proposed expansion.

Please call me if you need any further information or have any questions concerning our review.

Sincerely,

  
Harry West  
Director

HW:br:rly

Enclosure

c: Mr. John Bell  
Ms. Marcia Owens  
Mr. Doug Hooker  
Mr. Cedric Maddox  
Mr. John Sherrill  
Mr. Paul Radford  
Hon. Liane Levetan  
Mr. Wayne Shackelford  
Mr. Joe Tanner

## **LIVE OAK LANDFILL EXPANSION**

Waste Management, Inc. currently owns and operates a 184-acre municipal solid waste disposal facility in unincorporated DeKalb County. Their existing facility is accessed from Moreland Avenue and is bounded on the south by I-285 and on the west by the Fulton/DeKalb County line.

Waste Management now has applied to the City of Atlanta for a special use permit to expand the landfill into a 228-acre site across the county line in the City of Atlanta, Fulton County. (Only 145 acres would be used as landfill.)

Facility: Live Oak Landfill Expansion  
Preliminary Report: June 10, 1994  
Final Report: June 23, 1994

## **DEVELOPMENTS OF REGIONAL IMPACT**

### **REVIEW REPORT**

#### **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.**

According to information submitted with the review, the expansion of this landfill into the City of Atlanta 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.**

DeKalb County is the location of the existing part of this landfill and is contiguous to the expansion. The DeKalb Comprehensive Plan is in preparation at this time.

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

No impacts were noted in the review process.

**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?**

Information submitted with the review anticipates 25 new long-term jobs will be generated.

**What other major development projects are planned in the vicinity of the proposed project?**

ARC has reviewed proposals to construct two mixed use developments in the vicinity of the proposed Live Oak project. One proposal was denied by DeKalb County and the other still has no immediate plans for construction.

**GENERAL** (continued)

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

No.

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

No.

**LOCATION**

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

The Live Oak expansion site is located in the southeast section of Atlanta on the DeKalb County line. It is bounded on the south by I-285 and on the east by the County line which also is the City limit.

**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.**

Yes - contiguous to the DeKalb County line.

**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.**

The existing section of the landfill is in DeKalb County. Other surrounding uses in DeKalb County include trucking and related facilities. The landfill includes a 200 foot undisturbed buffer from all adjacent land uses with a 500 foot undisturbed buffer adjacent to the residential uses in the City.

**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?**

The expansion facility is projected to collect and pay to the City of Atlanta \$1,000,000 per year from the \$1/ton surcharge for solid waste disposal.

## **ECONOMY OF THE REGION** (continued)

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

Approximately 5.

**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?**

In addition to the surcharge mentioned above, the Live Oak expansion is projected to continue spending over \$600,000 annually for operating costs and \$2-6 million annually in capital costs. The facility will compete with other solid waste landfills in the Region.

## **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.**

A tributary to the South River is located on the site and there are also some wetland areas (3.38 acres) mostly where Lake Charlotte once existed. Also, an extremely small area at the northeast corner of the site is identified as 100-year and 500-year floodplain on the FEMA map.

**In what ways could the proposed project create impacts that would damage or help to preserve the resource?**

The applicant has stated in a letter that a conceptual plan to mitigate impacts to the wetlands has been developed.

## **NATURAL RESOURCES** (continued)

In addition to the wetlands impacts, the applicant plans to relocate what appears to be a tributary to the South River which flows through the proposed expansion site. The "conceptual plan" cited above includes relocating this stream. The applicant should take steps to minimize any potential adverse flooding, erosion and/or deposition impacts upstream and downstream of the proposed stream relocation. The applicant should also look at alternatives that would allow the stream to remain undisturbed but would at the same time protect the stream from pollutant runoff from the site. For example, the applicant should examine the feasibility of protecting the stream through a system of undisturbed buffers and detention ponds.

## **HISTORIC RESOURCES**

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

No. However, there is an area running along the I-285 R-O-W that has been identified as important archeologically.

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

N/A

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

N/A

## **INFRASTRUCTURE**

### **Transportation**

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

The most recent information provided (April 1994) indicated a total of 9,131 trucks for the month with 2,701 total M-F of the last week. Further information obtained showed 9,717 trucks in May, 1994.

## **INFRASTRUCTURE**

### **Transportation (continued)**

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

The following volumes are based on 1993 GDOT coverage counts from area facilities.

<u>Facility</u>	<u># of Lanes</u>	<u>1993 Volume</u>	<u>V/C Ratio</u>
Moreland Ave. (I-285 to Constitution Ave.)	6	38,055	0.91
I-285			
West of Moreland Ave.	8	83,300	0.86
East of Moreland Ave.	8	60,550	0.62

Future traffic forecasts for area facilities were obtained from the ARC transportation model and are as follows:

<u>Facility</u>	<u># of Lanes</u>	<u>1993 Volume</u>	<u>V/C Ratio</u>
Moreland Ave. (I-285 to Constitution Ave.)	6	47,200	1.13
I-285			
West of Moreland Ave.	8	132,480	1.36
East of Moreland Ave.	8	114,240	1.17

**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 those improvements (long or short range or other)?**

None.

**Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?**

No.

## **INFRASTRUCTURE**

### **Transportation (continued)**

**Is the site served by transit? If so, describe type and level of service.**

MARTA Bus Route #48 serves Moreland Avenue as far south as Constitution Road which is over one mile north of Live Oak facility.

**Are there plans to provide or expand transit service in the vicinity of the proposed project?**

Not at this time.

**What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?**

N/A (The facility has only 33 full-time employees.)

**What is cumulative trip generation of this and other DRI's or major developments? Is the transportation system (existing and planned) capable of accommodating these trips?**

ARC has reviewed two other proposed major developments in the vicinity of Live Oak but one was denied by DeKalb County and the other which was reviewed in April 1985 has never been initiated.

### **Wastewater and Sewage**

**How much wastewater and sewage will be generated by the proposed project?**

Information submitted with the review estimates wastewater demand at 0.003 MGD.

**Which facility will treat wastewater from the project?**

South River.

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

48.0 MGD permitted flow with 40.31 MGD average flow in 1992.



## **INFRASTRUCTURE**

### **Wastewater and Sewage (continued)**

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

ARC has reviewed major developments which, combined with this development, would add 0.796 MGD flow to the South River Plant if these developments were built as reviewed.

### **Water Supply and Treatment**

**How much water will the proposed project demand?**

According to information submitted with the review, water demand is estimated at 0.006 MGD.

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

The facility currently has only 33 employees and uses very little total water. In addition to typical uses, small amounts of water are used to control dust. The 0.006 MGD will have little impact on the Region's water supply.

### **Solid Waste**

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

The proposed project is a solid waste disposal facility.

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

The proposed expansion will help to serve the Region's need for solid waste disposal capacity.

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

Yes.

## **INFRASTRUCTURE**

### **Solid Waste (continued)**

#### **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.)?**

No.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

No. The number of new employees will be minimal.

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

N/A

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

Yes.

**HOUSING (continued)**

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

**Likely.**

**\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region - 1990 median family income if \$41,500 for Atlanta MSA.**