

Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809
404 364-2500 • Fax 404 364-2599

Bev



Harry West
Executive Director
404 364-2525

February 2, 1993

The Honorable Bill Byrne, Chairman
Cobb County Commission
886 Lake Hollow Boulevard
Marietta, GA 30064

Re: Development of Regional Impact - Shepherd Asphalt Mixing Plant

Dear Bill:

We have completed the intergovernmental review of the Shepherd Asphalt Mixing Plant Development of Regional Impact. Based on a review of information received during this process, as summarized in the enclosed Review Report, we find this proposal to be in the best interest of the State.

A very important part of the review process is receipt of comments from potentially affected governments. During this review, we received only the attached from Ga. DNR.

We hope this finding and report are useful to you in final decision making on this project.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Harry West', is written over the typed name and title.

Harry West
Executive Director

HW:skb

Enclosure

cc: Mr. Rob Hosack, Cobb County
Mr. Joe Tanner, Ga. DNR
Mr. Griff Doyle, Ga. DCA
Mr. Wayne Shackelford, Ga. DOT

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D. Shepherd Asphalt Plant
(From Request for Comments Form)Name of Commenting Organization: Georgia DNR / EPPAddress: 205 Butler Street, S.E., Suite 1050
Atlanta, Georgia 30334Contact Person: Randy DurhamTelephone Number: 651-5476Do you believe your jurisdiction will be affected by the proposed development? Yes ☐ No ☒

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

None

(Attach Additional Pages if Necessary)

Form Completed By: Randy C. Durham Title: Environmental EngineerSignature: Randy C. Durham Date: 1/28/93RETURN TO: ATLANTA REGIONAL COMMISSION
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, Ga. 30327

ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/1/91

ARC STAFF NOTICE OF REVIEW
3715 NORTHSIDE PARKWAY
200 NORTHCREEK, SUITE 300
ATLANTA, GEORGIA 30327

DATE: JANUARY 20, 1993

MEMO TO: ** ENVIRONMENTAL PLANNING
** TRANSPORTATION

FROM: BEVERLY RHEA, REVIEW COORDINATOR EXTENSION: 2562

SUBJECT: NAME OF PROPOSAL: SHEPHERD ASPHALT MIXING PLANT
SUBMITTING AGENCY: COBB COUNTY
TYPE OF REVIEW: DEVELOPMENT OF REGIONAL IMPACT

LOCATION: S/D: SHEPHERD ASPHALT	LAND LOT: 134
DISTRICT: 20	SECTION:
SIZE: 5.0 ACRES	
CITY:	COUNTY: COBB

ACTION UNDER CONSIDERATION: ISSUANCE OF PERMIT

DESCRIPTION OF PROPOSAL: PROPOSED ASPHALT MIXING PLANT ON FIVE ACRES ON THE NORTH SIDE OF DUNCAN ROAD SLIGHTLY WEST OF BARRETT LAKES BOULEVARD, LL 134, 20TH DISTRICT, COBB COUNTY. THE PURPOSE OF THE PLANT IS TO PROVIDE MATERIALS FOR THE RESURFACING OF I-75 NORTH TO THE STATE LINE. THE USE, THEREFORE, IS TEMPORARY AND FOR ONLY 2-3 YEARS.

DATE RECEIVED BY ARC: 01/19/93

DATE BY WHICH TO RETURN WRITTEN COMMENTS TO REVIEW OFFICE: 02/01/93
PLEASE NOTIFY THE P.R.O. IF YOU ANTICIPATE A PROBLEM MEETING THE RESPONSE DEADLINE.

ATTACHED IS INFORMATION CONCERNING THIS REVIEW. NOTIFICATION WAS SENT TO THE FOLLOWING:

CITY OF KENNESAW
GEORGIA DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF NATURAL RESOURCES

PLEASE COMPLETE THE COMMENT FORM AND RETURN IT TO THE REVIEW OFFICE BY THE DATE INDICATED. YOU SHOULD ALSO KEEP A COPY FOR YOUR RECORDS.

Facility: Shepherd Asphalt Mixing Plant
Preliminary Report: January 21, 1993
Final Report: February 2, 1993

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.

Yes. The site already has appropriate zoning, in addition.

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

No inconsistencies were identified during the review.

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

No.

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?

The proposed project will generate approximately 45 short-term jobs and 45 long-term jobs. The expected life of the plant is approximately three years as it will serve for the widening/resurfacing of I-75 from the Atlanta Region north to the state line. Infrastructure improvements should not be needed to accommodate the plant.

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

The site is located between the recently reviewed Town Point Center and the Barrett development.

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 proposed project is located in northern unincorporated Cobb County near the city limits of Kennesaw. It is on the north side of Duncan Road, slightly west of Barrett Lakes Boulevard.

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.

See above.

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.

No. The project is in a heavy industrial area and is also a temporary use.

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?

Cobb County estimates that the plan will generate \$10,000 total taxes.

ECONOMY OF THE REGION (continued)

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

45 - also 45 long-term jobs.

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?

Since this asphalt mixing plant is both temporary and for a specific road project, it will have little impact on existing industry or business.

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.

No.

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

N/A. The plant's major impacts could be noise and air pollution. The developer is proposing measures to abate these. (See attached.)

HISTORIC RESOURCES

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

No.

HISTORIC RESOURCES (continued)

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?

<u>Acres</u>	<u>Daily # of Trips</u>	<u>AM</u>		<u>PM</u>	
		<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
5	254	36	3	6	37

The above trip generation figures were calculated using the Institute of Transportation Engineers Trip Generation (5th Edition) manual. The trip generation figures were adjusted to account for 2 percent transit usage.

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 1991 GDOT coverage counts from area facilities.

<u>Facility</u>	<u># of Lanes</u>	<u>1991 Volume</u>	<u>V/C Ratio</u>
Big Shanty Road from McCollum Pkwy to I-75	4	14,443	.30
I-75 South of Chastain Road	6	79,389	.57
I-75 North of Chastain Road	6	71,460	.52

INFRASTRUCTURE

Transportation (continued)

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

<u>Facility</u>	<u># of Lanes</u>	<u>2010 Volume</u>	<u>V/C Ratio</u>
Big Shanty Road from McCollum Pkwy to I-75	4	18,500	.38
I-75 South of Chastain Road	6	92,400	.67
I-75 North of Chastain Road	6	78,100	.56

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)?

R75 - Implement HOV lanes in I-75 from Ernest Barrett Parkway to the Brookwood Interchange. The project is scheduled for Tier 1 of the FY 1993 - FY 1998 TIP.

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.

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

The area is served by CCT buses with a park/ride lot slightly south of the proposed project at Cobb Place Shopping Center in the Barrett Development.

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.)?

None.

INFRASTRUCTURE

Transportation (continued)

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

<u>Facility</u>	<u>Average Daily # of Trips</u>	<u>AM</u>	<u>PM</u>
Barrett	118,500	21,300	15,600
I-575/Big Shanty	43,365	4,700	4,500
Falls at Bells Ferry	4,750	360	430
Cobb North	69,810	7,940	8,390
Town Point Center	<u>7,860</u>	<u>940</u>	<u>720</u>
Subtotal	244,285	35,240	29,640
Shepherd Asphalt	<u>254</u>	<u>39</u>	<u>43</u>
Total	244,539	35,279	29,683

Cobb County completed improvements to Chastain Road and Frey Road in 1992. This facility is temporary, and adds a small incremental increase to traffic in the project vicinity.

Wastewater and Sewage

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

The plant is expected to have a very low water demand of 0.001 million gallons per day and generate a similar amount of wastewater.

Which facility will treat wastewater from the project?

Noonday Creek Wastewater Treatment Plant.

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

Noonday Creek Wastewater Treatment Plant has a permitted capacity of 10.0 MGD and a 1990 average flow of 7.48 MGD.

INFRASTRUCTURE

Wastewater and Sewage (continued)

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

Since 1984 ARC has reviewed five major developments which together would add 3.517 MGD flow to the Noonday Plant. While some of these developments are partially or totally complete, and therefore included in the 1990 average flow of 7.48 MGD, wastewater treatment capacity remains a concern, particularly since ARC figures represent only major developments and not the total development picture. This project, however, is temporary and, therefore, will not have long-term impact on the treatment capacity.

Water Supply and Treatment

How much water will the proposed project demand?

Approximately 0.001 MGD.

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

The impact will be minimal. The water will come from the Quarles and/or Wykoff (interconnected) Water Treatment Plants.

Solid Waste

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

The plant will generate approximately two tons per year of solid waste and will contract with a private waste collection company which will determine where the waste is disposed.

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.

No.

Other facilities

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

Levels of governmental services? No.

Administrative facilities? No.

Schools? No.

Libraries or cultural facilities? No.

Fire, police, or EMS? No.

Other government facilities? No.

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?

Minimal.

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?

Yes.

It is likely or unlikely that potential employees of the proposed project be able to find affordable* housing?

Likely

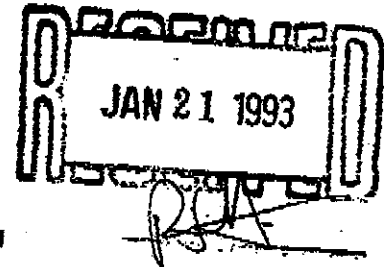
* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region - 1990 median family income if \$41,500 for Atlanta MSA.



Shepherd
CONSTRUCTION
COMPANY, INC.

GRADING = PAVING = HIGHWAYS = SEWERS = AIRPORTS = DAMS
1800 Briarcliff Rd., N.E., P.O. Box 8088, Station F, Atlanta, Georgia 30308 404/325-9350

LVP-1
RJA
COBB CO-PLANNING
& ZONING DEPT.



NOISE POLLUTION ABATEMENT PLAN
ASPHALT PLANT
KENNESAW, GEORGIA

THE PROPOSED PLANT LOCATION IS IN AN AREA OF THE COUNTY ZONED HEAVY INDUSTRIAL AND IS LOCATED IN VULCAN MATERIALS QUARRY NEAR KENNESAW. FUTHERMORE VERY FEW RESIDENCES EXISTS NEAR THE PROPOSED PLANT LOCATION. CONSEQUENTLY NUISANCE NOISE COMPLAINTS SHOULD BE MINIMIZED.

THE SUBJECT PLANT UTILIZES THE LATEST BURNER AND BLOWER TECHNOLOGY TO KEEP NOISE LEVEL TO A MINIMUM. A CONVERSATION CAN BE CONDUCTED WITHIN 50 FEET OF ANY OF THE PLANT COMPONENTS. IN FACT THE PLANT OPERATION IS QUIETER THAN MANY MOTOR VEHICLES ON THE ROAD.

ALL PLANT AND EQUIPMENT NOISE CONTROL DEVICES SUCH AS MUFFLERS WILL BE MAINTAINED FOR PROPER CONTROL EFFICIENCY.

ANY COMPLAINTS RECEIVED WILL BE ADDRESSED PROMPTLY AND IF NECESSARY NOISE BARRIERS WILL BE CONSTRUCTED TO REDUCE ESCAPE OF EXCESSIVE NOISE FROM THE SITE.

napa



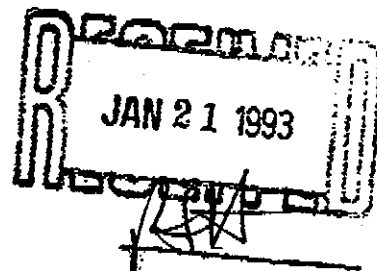
MEMBER: AMERICAN ROADBUILDER'S ASSOCIATION
NATIONAL ASPHALT PAVEMENT ASSOCIATION
ASSOCIATED GENERAL CONTRACTORS OF AMERICA





GRADING - PAVING - HIGHWAYS - SEWERS - AIRPORTS - DAMS
1800 Briarcliff Rd., N.E., P.O. Box 8088, Station F, Atlanta, Georgia 30306 404/325-8350

LVP-1
COBB CO. PLANNING
& ZONING DEPT.



AIR POLLUTION ABATEMENT PLAN
ASPHALT PLANT
KENNESAW, GEORGIA

THE SUBJECT PLANT IS PRESENTLY OPERATING NEAR PERRY, GEORGIA UNDER AIR OPERATING PERMIT NO.2951-076-10926 ISSUED BY GEORGIA DEPARTMENT OF NATURAL RESOURCES AIR PROTECTION BRANCH. AN APPLICATION FOR SITE APPROVAL AT KENNESAW, GEORGIA HAS BEEN FILED WITH GEORGIA DEPARTMENT OF NATURAL RESOURCES. THIS PLANT WILL OPERATE UNDER AND MEET ALL REQUIREMENTS OF GEORGIA AND FEDERAL REGULATION. THIS PLANT IS PERMITTED AND OPERATES UNDER THE NEW SOURCE PERFORMANCE STANDARDS AS PROMULGATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND EMPLOYS THE MOST LATEST TECHNOLOGY IN CONTROLLING EMISSIONS.

ALL PLANT EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER OR ACCEPTED INDUSTRY PRACTICES. RECORDS OF MAINTENANCE AND REPAIRS WILL BE KEPT FOR PERIODIC REVIEW AS MAY BE REQUESTED BY ENFORCEMENT AGENCIES.

ALL HAUL ROADS IN THE PLANT AREA WILL BE PAVED OR WET PERIODICALLY TO PREVENT THE ESCAPE OF EXCESSIVE FUGITIVE PARTICULATE FROM THE SITE.

napa



MEMBER: AMERICAN ROADBUILDER'S ASSOCIATION
NATIONAL ASPHALT PAVEMENT ASSOCIATION
ASSOCIATED GENERAL CONTRACTORS OF AMERICA

