

*Finding*

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**TO:** Affected Local Governments and Other Interested Parties  
**FROM:** James R. Dove, Executive Director *JRD*  
**DATE:** May 24, 2011

The Northeast Georgia Regional Commission (RC) has completed its review of the following Development of Regional Impact (DRI). The Northeast Georgia RC reviewed the proposed project with regard to conflicts with regional plans, goals, and policies and the 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.

DRI ID Number: 2197  
Name of Proposed Project: Greenway Recycling  
Submitting Local Government: Walton County

**Finding:** After review of information submitted by the host government and comments received from affected agencies, the Northeast Georgia RC finds that the development is in the best interest of the Region and therefore the State.

**Additional Comments:**

- See attached comments received from Affected Local Governments and other interested parties.

DRI Review Committee Members: Andrew Ainslie, Melvin Davis, Tom Mayers, Billy Pittard

If you have any questions regarding this review, Please contact Jim Moneyhun, Project Administrator, at [jmoneyhun@negrdc.org](mailto:jmoneyhun@negrdc.org).  
This finding will be published to the NEGRC website at: [http://www.negrc.org/resource-1.php?page\\_ID=1292597438](http://www.negrc.org/resource-1.php?page_ID=1292597438).

## **DRI #2197 Comments**

During the DRI review process comments are solicited from Affected Parties. According to the Rules of the Georgia Department of Community Affairs Chapter 110-12-3-.06(a), for the purposes of the DRI review, “Affected Parties” are defined as:

- 1) Any local governments within geographic proximity that may be impacted by a DRI project located outside of its jurisdictional limits; and*
- 2) Any local, state, or federal agencies including the Department that could potentially have concern about a project’s impact on regional systems and resources;*
- 3) Georgia Regional Transportation Authority, if the proposed project is located within GRTA’s jurisdiction; and*
- 4) The host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about a project’s impact on regional systems and resources.*

*This term should be liberally construed to ensure that all potentially affected local governments, public agencies, or Regional Commissions are included in the DRI Review Process.*

All comments submitted by Affected Parties and/or other entities have been attached to this document and will be transmitted to the host government upon completion of this review.



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS  
COMMISSIONER

DR. DAVID CRASS  
DIVISION DIRECTOR

MEMORANDUM

TO: Jim Moneyhun  
Northeast Georgia Regional Commission  
305 Research Drive  
Athens, Georgia 30605

FROM: Elizabeth Shirk *ES*  
Environmental Review Coordinator  
Historic Preservation Division

RE: Development of Regional Impact 2197  
Proposed Material Recovery Facility/Recycling Facility Construction,  
Unincorporated Walton County, US Hwy 78.  
Applicant: Greenway Recycling

DATE: May 10, 2011

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Walton County, Georgia. Our comments are offered to assist the Northeast Georgia Regional Commission in assessing the potential impacts of the proposed project as it pertains to the Georgia Planning Act.

Regarding historic structures that may be located in the area, we recommend a survey be conducted by a qualified historian to identify historic structures located within the project's area of potential effects.

Regarding archaeological resources, due to the size and topographic setting of the subject property, we recommend that an intensive (Phase I) archaeological survey be conducted by a qualified archaeologist.

We offer these comments now as technical assistance; however HPD looks forward to reviewing this project under Section 106 of the National Historic Preservation Act if at some stage in development Federal funding, permitting or licensing becomes required, or under the Georgia Environmental Policy Act (GEPA) if state funds are utilized.

If we may be of further assistance, or for more information on compliance requirements for Section 106, please contact Betsy Shirk, Environmental Review Coordinator, at (404) 651-6624.

ES:mcv

## Jim Moneyhun

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**From:** Gavin.Hassemer@athensclarkecounty.com

**Sent:** Monday, May 16, 2011 8:31 AM

**To:** Jim Moneyhun

**Subject:** Re: DRI available for review and comment: 2197 Greenway Recycling, Walton County

Mr. Moneyhun,

The proposed development consisting of a 24,500 square foot material recovery and recycling facility located in Walton County (DRI-#2197), as proposed, would not have a measurable impact on Athens-Clarke County's transportation infrastructure, solid waste management services, natural or historic resources, or other community facilities or services. Should you have any questions or comments regarding the enclosed materials, please contact Brad Griffin, Planning Director, or myself at 706-613-3515.

Gavin J. Hassemer, LEED AP  
Long Range / Planner II  
Athens-Clarke County Planning Dept.  
120 W. Dougherty St. Athens, GA 30601  
706.613.3515 706.613.3844 (fax)

## Jim Moneyhun

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**From:** Wayne Provost [wprovost@oconee.ga.us]  
**Sent:** Monday, May 16, 2011 1:32 PM  
**To:** Jim Moneyhun  
**Cc:** Melvin Davis; Alan Theriault  
**Subject:** RE: DRI available for review and comment: 2197 Greenway Recycling, Walton County

Jim,

It appears that the new facility will utilize the existing entrance on US 78 and will not generate significant storm water runoff, solid waste or waste water. The DRI application states that any runoff from the tipping floor will be collected in an on-site tank and trucked to a permitted waste water treatment facility.

It also appears that the new facility will primarily have the function of diverting recyclable products from the waste stream which now goes into the existing on site inert landfill.

Water usage will be very minimal and will be supplied from the existing adjacent county line.

Storm water detention appears to be provided with ultimate discharge to the US 78 right-of-way per DOT requirements.

Given these observations and the distance from the river, it does not appear that the facility will create any significant impact on Oconee County.

Thank you for sending the enlarged site plan.

### *Wayne S. Provost*

Director, Strategic & Long-Range Planning Dept.  
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## MEMORANDUM

**TO:** Jon Tuley, Land Use Division

**FROM:** Patrick Bradshaw, Transportation Planning Division

**DATE:** May 17, 2011

**SUBJECT:** TPD Review of DRI # 2197

Project: Greenway Recycling

County: Walton

Location: Unincorporated Walton County along the north side of US 78, approximately three-quarters of a mile south of the Oconee County line

Analysis:

Expedited

Non-Expedited

Other (Out-of-Region Review)

cc: David Haynes

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The Transportation Planning Division has reviewed the site plan and description of the proposed development provided by Northeast Georgia Regional Commission. The proposed development will consist of a 24,500 square foot material recovery and recycling facility on 4.43 acres located approximately 0.75 miles south of the Oconee County line on the north side of US 78. The project is expected to generate 24 AM & PM peak hour vehicle trips per day. The access will be via the existing Walton C&D Landfill access road off of US 78.

This DRI proposal is being considered for review due to request from Northeast Georgia Regional Commission to consider the potential inter-jurisdictional conflicts that could impact the Atlanta Regional Commission.

### INFRASTRUCTURE

#### Transportation

**How many site access points will be associated with the proposed development? What are their locations?**

The site will be accessible through the existing Walton C&D Landfill access road off of US 78, via one proposed driveway.

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

24 peak AM/PM trips are projected, contributing to a total of 75 daily projected trips.

**List the transportation improvements that would affect or be affected by the proposed project.**

None known.

**Summarize the transportation improvements as recommended by consultant in the traffic study for the DRI.**

None known.

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

No.

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

None proposed.

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

ARC TPD staff does not perceive any large inter-jurisdictional conflicts arising out of this development that would affect the Metro Atlanta 10-county RC region. The site is outside of the Atlanta Regional Commission MPO boundary, in an area classified as “rural” on current UGPM. The traffic volumes expected at peak periods (24 AM/PM peak trips) would be low and should not present a concern as the adjacent segment of US 78 operates at LOS A according to GDOT 2009 AADT.

ARC recommends investigating the possibility of signalizing the intersection of US 78 and the Walton C&D Landfill to improve the safety of left turn movements on to US 78 from the site’s primary access road, especially for any potential semi-trailer truck users of the facility.



**DRI COMMENTS for DRI #2197**

**Prepared by Bryce Jaeck, Planner**

**Date: 5/18/2011**

**Re: DRI #2197 Greenway Recycling – Walton  
County**

**Regional.** The proposed use does not appear to be detrimental to the region.

Staff adds the following comments for Local Consideration:

**1. Compliance with Comprehensive Plan:** According to the provided information, there is no indication on whether or not the proposed use complies with the *Highway Corridor* designation on Walton County's Future Development Map.

As the development appears to have a minimal impact on the City, Madison offers no objection to a positive recommendation for this DRI.

If there are any questions, please contact Bryce Jaeck at the City of Madison Planning Department at 706- 342-1251 ext 226 or [bjaeck@madisonga.com](mailto:bjaeck@madisonga.com).

Bryce Jaeck  
Planner