



DEVELOPMENTS OF REGIONAL IMPACT

Final Report

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • www.negrc.org

The Northeast Georgia Regional Commission (NEGRC) has completed its review of the following Development of Regional Impact (DRI). This report contains the NEGRC’s assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties and others during the fifteen-day comment period.

The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction’s right to determine for itself the appropriateness of development within its boundaries.

Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

Project I.D.:	DRI #3237
Name of Project:	Titan Readymix
Name of Host Jurisdiction:	Walton County

Background

DRI review was initiated following the developer’s request for permits from Walton County. Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 02/02/21—02/17/21.

Proposed Development

Titan Readymix LLC is proposing construction of ready-mix concrete plant on an 8.5-acre site on Adamson Drive near its intersection with Vine Street, in Walton County (parcel number: C1350018A00). The project would include concrete production facilities, truck parking, and a detention pond. The site plan that was submitted was a sketch of the proposal and the site layout should be considered approximate at best. The developer stated there are no plans to expand the scope of project. However, if the scope of the project is significantly expanded in the final design, a new Development of Regional Impact (DRI) review may be necessary. The project would be completed in one phase with an estimated completion date of September 1st, 2021. Currently, the site is an open field adjacent to several light-industrial facilities.

Compatibility with Existing Plans

The site is identified as “Employment Center” on the Walton County Comprehensive Plan’s Character Area-Future Development Map (dated 6/6/2017). The Walton County Plan states this area is intended for large-scale, employment-intensive, commercial uses. The area is designed to provide a compatible mix of commercial development, professional offices, and light industrial uses. Commercial, Office, and Industry are listed as appropriate land uses. Industrial development is permitted and encouraged in these areas as long as

appropriate water and sewer service is available. The proposal fits the character of adjacent light industrial uses and the Plan's vision for the area.

The site is identified as "Developed" on the Northeast Georgia Regional Plan's Regional Land Use Map (dated 6/7/2018). It is also identified as a "Redevelopment" area on the Areas Requiring Special Attention (ASRA) Map (dated 6/7/2018). The Regional Plan recommends development of, "businesses and industries that are suitable for the community, protect sensitive environmental resources, make efficient use of infrastructure, and avoid the costly conversion of undeveloped land at the periphery of the community." It does not appear that the proposal would seriously violate these recommendations; measures to minimize the proposed development's effects on air, water, and soil quality in the area should be required.

Potential Interjurisdictional Impacts

The applicant states that the project is unlikely to affect any of the environmental quality factors identified on the DRI Additional Form, including water supply watersheds, groundwater recharge areas, wetlands, protected mountain and river corridors, floodplains, historic resources, and other environmentally sensitive resources. An estimated 20% of the site would be covered in impervious surfaces, and one retention pond is planned to manage stormwater runoff. A natural buffer (likely the existing tree line) of unspecified depth is proposed along the western edge of the property between the proposal and a subdivision.

The National Wetland Inventory (NWI) does not identify any wetlands onsite; 46 acres of wetlands are located within one mile of the site. The Northeast Georgia Regional Plan's Conservation and Development Map (dated 7/19/2018) identifies zero acres of "Conservation" land onsite and 125 acres of "Conservation" land within one mile of the site. This acreage is part of the Northeast Georgia Green Infrastructure Network as identified in the Northeast Georgia Resource Management Plan for Regionally Important Resources (dated 8/7/2018). No Regionally Important Resource sites are identified within one mile of the proposed site. Low impact design measures, like bioswales, should be incorporated into the project design. At minimum, the project should be in accordance with the latest edition of the Georgia Stormwater Management Manual (Blue Book) and meet all relevant EPD requirements.

No traffic study has been performed, but the applicant estimates that the project would generate 50 trips per day. Concrete trucks would likely form the majority of those trips. There are no estimates for peak hour traffic. No additional infrastructure is proposed by the applicant. The additional heavy truck trips could accelerate the decline of the road surface. Prior to approval, the County should measure the maintenance costs of the infrastructure serving this project and ensure the project's tax revenue would cover those expenses.

The project would be served by the City of Monroe's water and sewer systems with an estimated daily demand of 0.015-0.020 MGD for water service and 0.00014 MGD for sewer service. The applicant states that these demands can be covered by existing capacity. No water or sewer line extensions are anticipated. The applicant estimates the project would generate five tons of solid waste, annually, and that sufficient landfill capacity exists to handle this waste. Coordination with nearby Keep Walton Beautiful could be beneficial and help reduce the amount of landfill space required to serve this project. No hazardous waste would be generated.

The applicant estimates that the project would be worth an estimated \$1.8 million and generate \$25,200 in annual local tax revenue. On a per-acre basis, the project would be worth an estimated \$211,765 and generate \$2,965 in annual local tax revenue. Prior to approval, the County should measure the life cycle costs of the

infrastructure serving this project to ensure that they would not be committing to more maintenance expenses than the new tax revenue can cover.

Comments from Affected Parties

Alan Hood, Airport Safety Data Program Manager, Georgia Department of Transportation

The proposed Readymix plant 1.3 miles from the Cy Nunnally Memorial Airport (D73) and located under the departure surface for Runway 3. It will not impact the airport as long as construction, and construction equipment remain below 90' above the ground.

If any construction equipment or construction exceeds 90' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.



February 9, 2021

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Re: Development of Regional Impact- Titan Readymix Concrete Plant in Monroe (DRI# 3237)

The Gwinnett County Department of Planning and Development has reviewed the Regional Review Notification (Review) prepared by the Northeast Georgia Regional Commission regarding the proposed Titan Readymix concrete plant on the outskirts of Monroe, Georgia in Walton County.

The following comments are offered:

INFRASTRUCTURE

A hand-drawn sketch was provided as the site plan. This gave no details of impervious surface, buffers or setbacks, or storm water management provisions.

Transportation

No traffic study was provided, since the project is not advanced enough to produce the site plan necessary to generate traffic estimates. A rough estimate of 50 trips a day was provided once the plant is operating, with a high proportion of those as cement mixer trucks. No breakdown of truck traffic was given. Since cement plants usually have a small service radius, most of the traffic generated is expected to remain within Walton County. State Highway 11 within Walton County may experience some traffic impacts. Monroe is roughly in the center of Walton County, about ten miles from the Gwinnett County boundary.

Gwinnett County Department of Transportation has no comment on this DRI.

Water Supply and Wastewater

The proposed project is located within the Walton and Morgan County service areas; therefore, Gwinnett County Department of Water Resources does not have any comments on water or sewer.

Stormwater Management

Gwinnett County recommends that all work at a minimum be in accordance with the Gwinnett County Stormwater Management Manual.

Gwinnett County appreciates the opportunity to comment on this proposed development, and sincerely hopes that these comments will be given full consideration as the review process moves forward. Please feel free to contact me if you have any questions regarding Gwinnett County's position on this issue.

Best regards,

Cyndi Sloan, Planning Division Director
Gwinnett County Department of Planning and Development