

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 #4726
Name of Project:	Sunbelt Asphalt Plant Expansion
Name of Host Jurisdiction:	City of Auburn

Background

DRI review was initiated following the developer’s request for a special use permit. Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 6/5/2026 to 6/20/2026.

Proposed Development

The Scruggs Company is proposing the construction of an asphalt production facility on a 16-acre site in the City of Auburn. The project site is currently developed and operating as an asphalt production facility with a supporting industrial site. The proposed project would construct a new asphalt facility on the same site with updated equipment. The existing facility would be maintained for use at times of overflow demand. The proposed development would occupy property at the intersection of Sunbelt Way and Parks Mill Road in the City of Auburn. The parcel number is AU09 022. The project would be completed in one phase with an estimated completion date in February 2027.

Compatibility with Existing Plans

Compatibility with Regional Plan

The site is identified as “Developing” on the Northeast Georgia Regional Plan’s Regional Land Use Map (dated 6/15/2023). The Regional Plan recommends development that

- Enhances economic mobility and competitiveness
- Elevates public health and equity
- Supports and adds value to existing communities
- Creates housing that is diverse, adequate, equitable, and affordable
- Includes transportation choices and is well-connected with existing and planned transportation options, and
- Protects natural and historic resources.

The following table outlines the proposal’s alignment with these recommendations:

REGIONAL PLAN RECOMMENDATIONS	PROPOSED PROJECT’S COMPATIBILITY WITH RECOMMENDATION
Enhances economic mobility and competitiveness	According to the applicant, the proposed project would generate 2 additional full-time employees, which would benefit the surrounding area by providing employment opportunities. The project would also increase the City’s tax revenue.
Elevates public health and equity	Due to its industrial nature, the proposed development has the potential to negatively impact surrounding areas due to noise, heavy truck traffic, and air pollution. The applicant should maximize buffers to mitigate impacts on surrounding areas.
Supports and adds value to existing communities	The proposed development would support infrastructure development.
Creates housing that is diverse, adequate, equitable, and affordable	Not applicable to this project type.
Includes transportation choices and is well- connected with existing and planned transportation options	The proposed development includes two site entrances off Sunbelt Road to facilitate the flow of traffic through the site.
Protects natural and historic resources	Rock Creek flows along the western corner and southern border of the site. The proposal’s design does not include any development on Rock Creek, and the site plan includes a 50-foot stream buffer and a 25-foot impervious setback from the buffer. However, the development’s proximity to the creek could have negative impacts due to contaminated stormwater runoff containing heavy metals, oil, and fine dust. Mitigation of stormwater runoff should be a high priority for this project to mitigate any downstream effects of erosion, sedimentation, and pollution. The developer should consider installing berms, curbs, grassed swales or other diversion measures to ensure that stormwater runoff from other parts of the facility does not flow over the maintenance area.

Compatibility with Regional Resource Management Plan

The chart below summarizes the number of acres within the site area as well as within a one-mile buffer around the site that contains 1) wetlands, 2) conservation land, 3) regionally important resources, and 4) threatened regionally important resources. Please refer to the footnotes for definitions for each of these terms.

Wetland, Conservation, and Regionally Important Resources

	AREA TYPE	AREA (ACRES)	PERCENT OF AREA
SITE AREA (16 Acres)	Wetland Acres ¹	1.8	11.3%
	“Conservation Land” ²	2.5	15.6%
	Regionally Important Resource Land ³	0	0.0%
	Threatened Regionally Important Resource Land ⁴	2.5	15.6%
1 MILE BUFFER AROUND SITE (2,649 Acres)	Wetland Acres	115.0	4.3%
	“Conservation Land”	574.0	21.7%
	Regionally Important Resource Land	0	0.0%
	Threatened Regionally Important Resource Land	574.0	21.7%

No specific Regionally Important Resource sites are identified within one mile of the proposed site.

Potential Interjurisdictional Impacts

Natural Resources and Stormwater Management

Rock Creek flows along the site’s western and southern border and portions of the site contain wetlands and floodplains. The applicant states that an estimated 46.35% of the site would be covered in impervious surfaces, of which 27.93% would be gravel. The site plan includes a 50-foot stream buffer around Rock Creek and 25-foot impervious setback from the stream buffer. The site plan also includes two detention ponds to manage stormwater runoff. The applicant states that the project will implement an integrated stormwater management plan to prevent the pollution of Rock Creek. The proposal should be designed to minimize disruption to the existing streams, associated wetlands, and floodplains to avoid future erosion, flooding, and degraded water quality onsite and downstream from the site. Low impact design measures, like bioswales, rain gardens, and other green infrastructure 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.

The applicant states that the project is likely to affect water supply watersheds, wetlands, and floodplains. The site is located within a small watershed of the Upper Oconee River. The applicant states that the proposed development will not be in the site area containing floodplains or wetlands, and all stormwater requirements will comply with the Georgia Stormwater Management Manual.

Transportation

No traffic study was submitted for the proposed development. The applicant estimates that the project would not generate any additional trips from its current volume of 146 trips per day. Refer to the attached site plan for the location of proposed transportation infrastructure.

Water Supply and Wastewater

The project would be served by the City of Auburn water system with an estimated daily demand of 2893.15 GPD. The office on the site is served by septic, and no additional sewer demand will result from the proposed expansion. The applicant states that these demands can be covered by existing capacity. No water or sewer line extensions are anticipated.

¹ Wetland acres are derived from the National Wetland Inventory (NWI)

² “Conservation” land is derived from the Northeast Georgia Regional Plan’s Conservation and Development Map (6/15/2023).

³ Regionally Important Resources were identified as a part of the Northeast Georgia Resource Management Plan for Regionally Important Resources (2/15/2018).

⁴ This area represents the intersection between Conservation areas (identified on the Conservation and Development Map, 6/15/2023), adopted Regionally Important Resources (RIR), and “Developed” and “Developing” Regional Land Use areas (identified on the Regional Land Use Map,6/15/2023).

Energy Supply

The applicant states that the proposed project's estimated peak electrical load is 292.7 kWh in the summer and 294.3 kWh in the winter. Jackson EMC would be the project's electricity supply provider and Buford Gas would be the project's natural gas provider.

Solid Waste

The applicant estimates the project would not generate any additional waste. The development currently generates 240 tons of solid waste annually and sufficient landfill capacity exists to handle this waste. According to annual tonnage reports from the Georgia Environmental Protection Division, almost all municipal solid waste (MSW) generated in Barrow County is disposed of in a landfill in Barrow County. The applicant states that no hazardous waste would be generated.

Lifecycle Costs and Revenues

The applicant estimates that the project would be worth \$7,500,000 at build-out in 2027 and generate \$1,600,000 in annual local taxes. On a per-acre basis, the project would be worth approximately \$468,750 and generate approximately \$100,000 in tax revenue. Prior to approval, the City should measure the life cycle costs of the infrastructure needed to serve 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

See the attached comments from the City of Winder.

Plan Review Comments

City of Winder
25 East Midland Avenue
Winder, GA 30680
770.867.3106



Permit Number: 10745

Job Location: 1410 SUNBELT WAY
City, State, Zip: Auburn, GA 30011
Parcel: AU09 022

Project Name: Sunbelt Asphalt Plan Expansion
Project Type: DRI- Development of Regional Impact
Proposed Use:

Project Description: Quarries, Asphalt, & Cement Plants

REVIEW INFORMATION	COMPLETED	RESULT
Engineer - Site	06/15/2026	Completed
Water	06/10/2026	Completed
Gas	06/15/2026	Completed
Zoning Planner	06/12/2026	Completed
Sewer	06/12/2026	Comments
<p>1. Any diesel spills, oil residual, etc. would flow directly into Rock Creek and potentially the reservoir.</p> <p>2. The DRI states that there is a 50' stream buffer and 25' impervious setback around Rock Creek. This is confusing as you cannot put impervious service within a stream buffer. This could mean that the 25' impervious setback is from the stream buffer, not the creek bank. Clarification is needed considering the facility is in close proximity to the reservoir.</p>		