

MEGA-LANDFILL

PROPOSED IN MORGAN COUNTY

LANDFILL DEVELOPERS want to take advantage of Morgan County. A rezoning application has been filed to build a 25-story mega-landfill just one mile south of the City of Madison. With access to the Norfolk Southern rail line, this proposed landfill could import waste from all over the country.

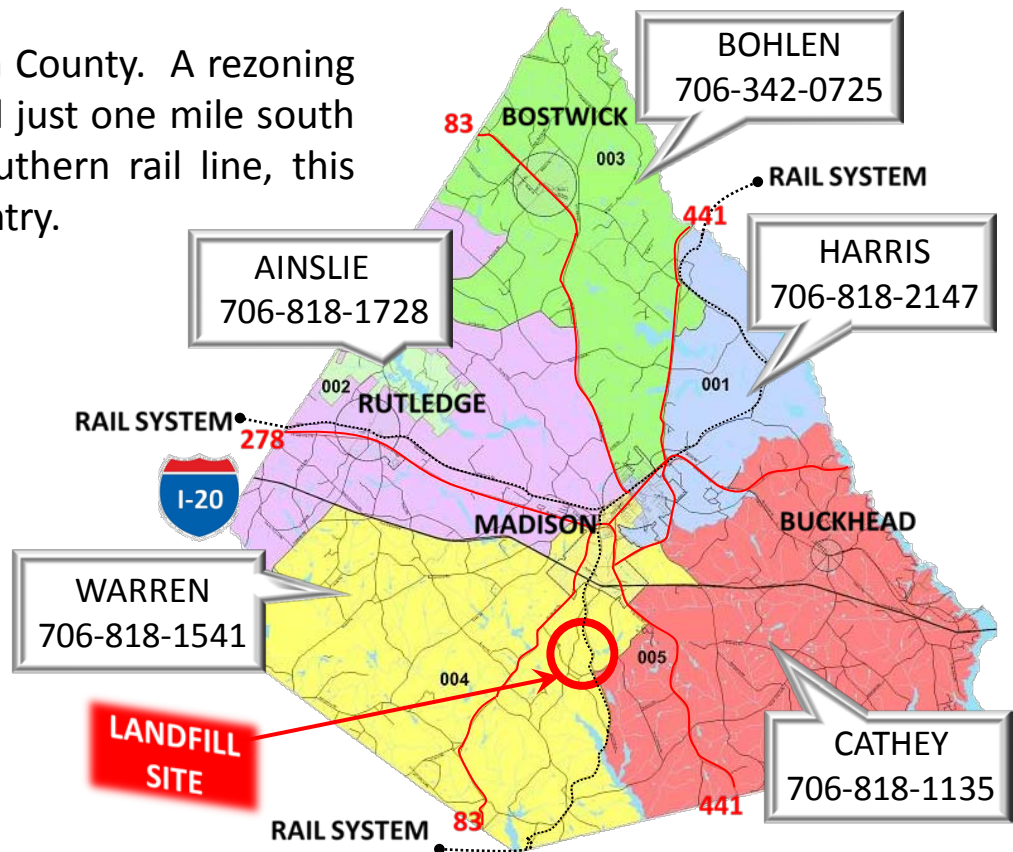
CALL YOUR COMMISSIONER TODAY
Urge them to:

VOTE "NO" on REZONING

Join us at the scheduled meeting of the
Morgan County Planning Commission:

April 29th
7:00 pm

Morgan County High School Auditorium



Help us Protect our quality of life by joining
Citizens To Preserve Morgan County, Inc.

www.CTPMC.org



Citizens To Preserve Morgan County, Inc
P.O. Box 831
Madison, GA 30650
(706) 474-2020

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DO YOU KNOW THE FACTS ABOUT THE LANDFILL ?

WRONG ZONING: The proposed mega-landfill site is not zoned Heavy Industrial District (I-2) Conditional Use as required by zoning ordinance. In addition, the mega-landfill would be inconsistent with the Future Land Use Plan. That plan calls for this area to be developed into a Large Site Industrial Area (I-3) that would bring quality, complementary economic development and jobs to the county. A landfill does not qualify for I-3 zoning and would detract from the goals of a large industrial site as outlined in the Comprehensive Plan.

IF ZONING IS GRANTED, A 25-STORY MEGA-LANDFILL WOULD RESULT: The applicant will request a variance to pile waste as high as 250ft, which would harm views all across the area. If this landfill were being proposed only to serve the needs of Morgan County residents, there would be no need to seek a variance from the 60ft landfill cell height limitation in the County ordinance. The applicant's own petition admits they have no intention of operating within the County ordinance: *"If a variance from this limitation cannot be obtained, the feasibility of developing a landfill may be in question"* (Applicant Evaluation of Property, page 1).



NO BUFFERS: County ordinance requires a 500ft natural buffer for landfills, yet this property has been timbered recently and cannot meet that requirement, thereby exposing area residents to an unsightly waste operation. The application says the project will likely need a buffer variance (Letter of Intent to Rezone, paragraph 10).



WASTE WILL BE IMPORTED FROM OUT OF STATE: The landfill developer is seeking to import waste from outside Morgan County by using the on-site Norfolk Southern rail line. Each rail car can accept as much as 21 tons of trash. Legal opinions issued by attorneys for the County have acknowledged that if zoning is granted the County cannot legally stop a landfill operator from accepting waste from all over the country.



PROPERTY VALUES WILL BE HARMED: Property values will be diminished in areas adjacent to the proposed landfill and along haul routes where, according to the application, at minimum an estimated 128 truck trips per day will result.

A FUTURE EXPANSION IN THE WORKS?: The proposed landfill would sit on a 518-acre tract of land. The family of the applicant owns another 635 acres adjacent to the site which they could use for future expansion.