



# DEVELOPMENTS OF REGIONAL IMPACT

## *Regional Review Notification*

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • [www.negrc.org](http://www.negrc.org)

The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties.

The Northeast Georgia Regional Commission (NEGRC) has published the attached project summary for review by and comment from all potentially Affected Governmental Parties. For the purposes of this review, "Affected Governmental Parties" are defined as: 1) any local governments within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the 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 the project's impact on regional systems and resources. Please review the information about the project described in the attached project summary and submit your comments at: <http://negplanning.org/dri/search>

RC Name:	<b>Northeast Georgia</b>		
Address:	<b>305 Research Drive, Athens, GA 30605-2795</b>		
RC Contract Person:	<b>Jim Moneyhun</b>	E-mail:	<b><a href="mailto:jmoneyhun@negrc.org">jmoneyhun@negrc.org</a></b>
Project I.D.:	<b>DRI #2117</b>	Date Issued:	<b>04/13/10</b>
Comments Due By:	<b>04/23/10</b>	Review Completed By:	<b>04/29/10</b>

### **Project Information**

Name of Project:	<b>Banks Solid Waste Management Facility</b>
Name of Host Government:	<b>Morgan County</b>
Name of Developer:	<b>Jefferson Lamar Banks, Jr.</b>
Type of Development:	<b>Waste Handling Facility</b>
Specific Location of Proposed Development:	<b>The project is located in Morgan County along Aqua Road and Indian Creek Road.</b>

Description of Proposed Development:

**The proposed development project consists of the construction of a Municipal Solid Waste landfill and associated support facilities on 518.437 acres. The NEGRC concurs with Morgan County's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review. All information required in order to proceed with the official regional review process has been provided by the applicant and host government to the NEGRC.**

This DRI is available for review at: <http://negplanning.org/dri/search>

<b>DRI #2117</b>	Morgan County	<b>Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2117 Banks Solid Waste Management Facility</b>	<b>Comments Due By:</b>	04/23/10
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**PROPOSED DEVELOPMENT:**

The proposed development project consists of the construction of an approximately 179.18 acre Municipal Solid Waste (MSW) landfill, 2,400 square-foot scale house, and 8,100 square-foot maintenance building located on 518.437 acres. The applicant has identified the following uses associated with the proposed development:

Municipal Solid Waste disposal cells	179.18 acres
Facilities Operations	33.33 acres
Open Space	305.93 acres
Railroad Right-of-Way	7.846 acres

According to information submitted by the applicant, the proposed project would also include a composting operation for yard and food waste as well as a residential drop-off area with separate containers for recyclables. Future development would include a landfill gas-to-energy facility. The applicant estimates the design capacity of the landfill will be approximately 32 million cubic yards.

Subtitle D landfills in the state of Georgia are permitted and regulated by the Department of Natural Resources (DNR) Environmental Protection Division (EPD). The proposed development will be required to obtain and operate within the requirements of a number of environmental permits issued by the Georgia Environmental Protection Division (EPD), Solid Waste, Air Quality and Water Quality Divisions, the U.S. Army Corps of Engineers, and/or the Georgia State Historic Preservation Office.

**LOCATION:**

The proposed project site is located in Morgan County along Aqua Road and Indian Creek Road approximately 1 mile south of the City of Madison, 4.8 miles north of Putnam County, and 5.8 miles northeast of Jasper County.

**PROJECT PHASING:**

The applicant has identified that the development will be constructed in nine to ten phases. According to the applicant, the first phase will be completed within 12 months of the issuance of all required permits for the project. The life of each phase is currently undetermined but anticipated to be approximately three to five years per phase.

**COMPATIBILITY WITH EXISTING PLANS:**

**Is the proposed project consistent with the host local government’s comprehensive plan?**

The project site is located within an area designated as *Industrial Mega-Site* on Morgan County’s Future Land Use Map. The initial actions being requested of the local government for this project are: Rezoning, Variance, and Conditional Use.

**Is the proposed project inconsistent with any potentially affected local government’s comprehensive plan or short-term work program?**

This will be further determined based upon comments received from potentially impacted local governments.

**What other Developments of Regional Impact are planned that may affect the proposed development?**

The proposed project is within a 2-mile radius of the following Developments of Regional Impact:

- DRI #0768 Madison Water Reclamation Facility: wastewater treatment facility
- DRI #0890 Harris Commercial Development: 260,000 square feet commercial
- DRI #0996 Belvedere Forest Residential Development: 444 residential units
- DRI #1150 Silver Mixed-Use Development: 741 residential units, 185,000 square feet commercial
- DRI #1704 Pattillo Industrial Park: 3,100,000 square feet warehousing

<b>DRI #2117</b>	Morgan County	<b>Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2117 Banks Solid Waste Management Facility</b>	<b>Comments Due By:</b>	04/23/10
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**Will the proposed project likely generate population increases beyond those forecast in the region?**

No.

**Will the proposed project displace any existing housing units or community facilities?**

No.

**ECONOMY OF THE REGION:**

**Will the proposed project significantly affect the tax base of the region? If so, how?**

The proposed project's value at build-out is expected to be \$30,000,000. Annual estimated local tax revenues at build-out are expected to be \$80,000.

**NATURAL RESOURCES:**

**Will the proposed project be located within or near environmentally sensitive areas of the region, such as wetlands, groundwater recharge areas, water supply watersheds, protected river corridors, or protected mountains?**

Little Indian Creek and Four Mile Branch have been identified on the proposed project site. The project site is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Little River and the City of Eatonton's water intake.

Wetlands and floodplains associated with Little Indian Creek and Four Mile Branch are located on the proposed project site and have been identified on the site plan. The proposed project site is located approximately 1.8 miles east of a significant groundwater recharge area. Big Indian Creek, which is listed on Georgia's 305(b)/303(d) list for fecal coliform violations, is located 0.8 mile southwest (3.5 miles downstream) of the proposed project site.

**HISTORIC RESOURCES:**

**Will the proposed project be located near a National Register site?**

No.

**Will the proposed project be located within or near an historic resource with local or regional importance?**

Georgia's NAHRGIS (Natural, Archaeological, and Historic Resources GIS) registry has identified the following historic resources located within a one-mile radius of the proposed project site:

Resource Number	Original Use	Construction Date
200267	Single dwelling	c. 1845
200445	Single dwelling	c. 1850
200570	Single dwelling	c. 1880
200297	Single dwelling	c. 1930

For more information on these structures, please refer to the NAHRGIS historic resources registry located here: <https://www.itos.uga.edu/nahrgisjsp/historic>

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**INFRASTRUCTURE:**

Transportation

**How many site access points are associated with the proposed project? Where are they located?**

Access to the project is proposed by one access point along Indian Creek Road.

**How much traffic will be generated by the proposed project?**

**Estimated New Vehicle Trips from Proposed Development**

Vehicle Type	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Passenger Cars	20	10	0	10	0	10	10
Route Trucks (Single Unit Trucks)	48	4	4	8	6	6	12
Transfer Trucks (Tractor Trailer Combinations)	80	12	12	24	10	10	20
<b>Total</b>	<b>148</b>	<b>26</b>	<b>16</b>	<b>42</b>	<b>16</b>	<b>26</b>	<b>42</b>
% Trucks	86%	62%	100%		100%	62%	

*Source: DRI #2117 Traffic Study (p. 8, table 2)*

**What are the existing traffic patterns and volumes on the local, state, and interstate roads that serve the site?  
What transportation improvements are planned that would affect or be affected by the proposed project?**

The applicant has provided a Traffic Study, which can be found here: <http://negplanning.org/dri/search>. Further information regarding transportation impacts may be provided by GDOT.

Water Supply and Treatment

According to estimates provided by the applicant, the project will require approximately 3,500 gallons of water per day at full build-out. Water service is proposed to be supplied by an on-site well.

Wastewater and Sewerage

Approximately 1,000 gallons of sewage are expected to be generated per day at full build-out. Wastewater is proposed to be processed through an on-site septic system until such time as public sewer service is made available.

According to information submitted by the applicant, any other wastewater generated, such as leachate, will be re-circulated on-site and/or disposed of at a permitted waste water treatment facility.

# Developments of Regional Impact

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## DRI #2117

### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government: Morgan County

Individual completing form: Chuck Jarrell, Director Planning & Development

Telephone: 706-342-4373

E-mail: cjarrell@morganga.org

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed Project: Banks Solid Waste Management Facility

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Northeast corner of Aqua Rd and Indian Creek Rd. Land Lots 297, 298, 306, 307, 316. 15th Land Dist.

Brief Description of Project: Per submittal documents the project is to include disposal areas for Municipal Solid Waste (MSW) and Construction and Demolition (C&D). The project would also include a composting operation for yard waste and food waste. The facility would include a drop-off area for residents with separate containers for recyclables. Future development would include a landfill gas to energy facility. The total area of subject property is listed as 518.437 acres per the application. However, the survey submitted only shows 510.591 acres. The area that will be used for waste management operations will be 212 acres, with approximately 180 acres being the foot print for the waste disposal cells.

#### Development Type:

(not selected)

Hotels

Wastewater Treatment Facilities

Office

Mixed Use

Petroleum Storage Facilities

Commercial

Airports

Water Supply Intakes/Reservoirs

Wholesale & Distribution

Attractions & Recreational Facilities

Intermodal Terminals

Hospitals and Health Care Facilities

Post-Secondary Schools

Truck Stops

<input type="radio"/> <b>Housing</b>		<input checked="" type="radio"/> <b>Waste Handling Facilities</b>		<input type="radio"/> <b>Any other development types</b>	
<input type="radio"/> <b>Industrial</b>		<input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>			
If other development type, describe:					
<hr/>					
Project Size (# of units, floor area, etc.):	212 acres for waste management operations; foot print of disposal cells will be approx 180 acres				
Developer:	Jefferson Lamar Banks, Jr. - c/o Harold Buckley, Jr. Attorney for Applicant				
Mailing Address:	One Atlantic Center -1201 West Peachtree Street				
Address 2:					
	City:Atlanta State: GA Zip:30309				
Telephone:	404 - 881-7860				
Email:	Harold.buckley@alston.com				
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No				
If yes, property owner:	Jefferson Lamar Banks, Jr. and JCLL Partners, LP				
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No				
If no, in what additional jurisdictions is the project located?					
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No				
If yes, provide the following information:	Project Name:				
	Project ID:				
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> <b>Rezoning</b> <input checked="" type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input type="checkbox"/> <b>Permit</b> <input checked="" type="checkbox"/> <b>Other</b> Conditional Use				
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No				
If yes, what percent of the overall project does this project/phase represent?					
Estimated Project Completion Dates:	This project/phase: 2040 Overall project: 2040				
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**DRI #2117**

<b>DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information</b>	
This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.	
<b>Local Government Information</b>	
Submitting Local Government:	Morgan County
Individual completing form:	Chuck Jarrell, Director Morgan County Planning & D
Telephone:	706-342-4373
Email:	cjarrell@morganga.org
<b>Project Information</b>	
Name of Proposed Project:	Banks Solid Waste Management Facility
DRI ID Number:	2117
Developer/Applicant:	Jefferson Lamar Banks, Jr. - c/o Harold Buckley, Jr. Attorney for Applicant
Telephone:	404 - 881-7860
Email(s):	Harold.buckley@alston.com
<b>Additional Information Requested</b>	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
<b>Economic Development</b>	
Estimated Value at Build-Out:	\$30,000,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$80,000.00
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
<b>Water Supply</b>	
Name of water supply provider for this site:	Private Well
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0035MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Septic Tank
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0001 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	42 peak trips per day per their traffic study. Morgan County feels this may be a low figure.

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, please describe below: Indian Creek Road is an unimproved county road that has limited ROW and/or prescriptive easements. There is a railroad crossing that will need to be improved. There are 2 creek crossing (culvert and bridge) that will be required to be widen and/or replaced. Also, where Indian Creek intersects Highway 441 a traffic light will be required, if it will meet GDOT requirements for distance between traffic signals. If it does not meet GDOT requirements then the road will have to be relocated or another route will have to be created. Decel and accel lanes will need to be installed at the 441 intersection of Indian Creek Road.

**Solid Waste Disposal**

How much solid waste is the project expected to generate annually (in tons)?	This will be a MSW Landfill
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Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, please explain: Leachate and Methane Gas

**Stormwater Management**

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	41%
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Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Their conceptual site plan shows 3 sediment basins that I have to assume will be used to control storm water along with sediment storage. I have do not have specific information from the applicant concerning storm water management.

**Environmental Quality**

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
<p>If you answered yes to any question above, describe how the identified resource(s) may be affected: The property is located in the Upper Oconee Watershed that supplies water for the City of Eatonton and others. The Property is located within 2 miles of a significant groundwater recharge area. The property has a significant amount of designated wetlands. The property has a significant amount of flood plain. The property has two tributaries that flow into Big Indian Creek which is on the 303D list for impaired streams. There is one historic home that adjacent to the property that is not designated, but retains enough historical integrity to qualify for historic register.</p>	
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