

Dorfman Consulting

1131 Scotland Bend
Watkinsville, GA 30677

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Morgan County Board of Commissioners
P.O. Box 168
Madison, GA 30650

Dear Commissioners:

As a friend of Morgan County (albeit only a neighbor, not a resident) I appreciate this opportunity to comment on the proposal to rezone the possible industrial mega-site property for a landfill (Jefferson Lamar Banks and JCLL Partners, LP, application 2010.4.A). I strongly recommend against such a rezoning and the granting of other approvals necessary to make this site into a large, regional landfill. I believe that this would be a colossal mistake for Morgan County and the City of Madison. Please allow me to list my main concerns.

1. **Potential jobs lost.** The Kia plant in West Georgia currently is ramping up from 1,200 employees to 2,400 and may not top out until they have 3,500 employees working in the plant. That plant is on 650 acres. While I am not implying a new car plant will one day be built on the site in question (although it almost happened a few years ago, as we all remember), the employee numbers listed above are representative of what could be expected if Morgan County eventually lands a major industrial facility. Since this is the best site for such an investment in the county (and is considered one of the best in Georgia), it seems a huge loss to the community to instead place a landfill there which is likely to employ around 10 people.

With this location developed, Morgan County is highly unlikely to ever secure such a large industrial project. I might take 500 jobs in hand over 2-3,000 possible future jobs, especially in our current economy. However, does the Board of Commissioners really wish to forego the future possibility of thousands of jobs to secure 10 certain jobs?

2. **Damage to the nearby existing industrial park and businesses.** Stone Mountain Industrial Park is ready to operate very close to this site and is likely to any lose future development prospects due to its proximity to such a large landfill. This would be a significant loss of jobs (several hundred at least). Many of the various businesses at the nearby I-20 interchange with US-441 could also be severely impacted. A landfill that large nearby could hurt the restaurants, the hotels, and the Lowe's (especially outdoor sales). That interchange currently generates quite a bit of sales tax for Morgan County (a rough guess is in the neighborhood of \$1.5-2 million per year counting SPLOST funds). Losing a significant portion of that business would hurt the County budget. I also suspect that operation of such a landfill will effectively halt further residential development at Madison Lakes just south of the interchange as well as likely severely impacting the RV park on the east side of 441 south of I-20. These businesses are already operating and paying taxes in Morgan County; should they suffer economic harm to add a new business?

Morgan County Board of Commissioners

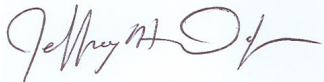
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- 3. Loss of tourism appeal for the City of Madison.** The City of Madison is clearly one of Morgan County's greatest assets. Thousands of people come to visit Madison annually, with almost all of them spending money locally in the shops and restaurants, leaving sales tax dollars behind. Madison could be harmed by odor from the landfill and would certainly be harmed by the stream of trash trucks driving up Main Street on the way to the landfill (and estimated 80 truck trips per day). Even if odor only caused issues a few times, the word of mouth could cause significant damage to Madison's reputation and lead of a considerable loss of business (and resulting tax revenue).

Given these major concerns, and not commenting at all on any environmental issues (since, as you know, I am an economist), a large-scale landfill in the proposed site seems like a small gain in tax base in exchange for large offsetting economic losses. Existing businesses in the immediate vicinity will be harmed by the odor, traffic, and perception. The City of Madison, slightly farther away, will be harmed by traffic and maybe by odor and perception. I generally take a pretty pro-business and pro-property rights stance but this instance seems to offer disproportionate harm to other property and business owners without any community benefit to offset these negative impacts.

Thus, I respectfully urge the Board of Commissioners to reject the proposal and to not allow a landfill on the site in question. Thank you for the opportunity to speak on this issue as a non-resident friend of Morgan County.

Sincerely,



Jeffrey H. Dorfman