



# DEVELOPMENTS OF REGIONAL IMPACT

## *Regional Review Notification*

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • [www.negrdc.org](http://www.negrdc.org)

The Project described below has been submitted to this Regional Development Center 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. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and submit your comments at: <http://negplanning.org/dri/search>

RDC Name:	<b>Northeast Georgia</b>		
Address:	<b>305 Research Drive, Athens, GA 30605-2795</b>		
RDC Contract Person:	<b>Jim Moneyhun</b>	Telephone No.:	<b>706.369.5650</b>
Date Issued:	<b>10/20/08</b>	Fax No.:	<b>706.369.5792</b>
Comments Due By:	<b>11/07/08</b>	E-mail:	<a href="mailto:jmoneyhun@negrdc.org"><b>jmoneyhun@negrdc.org</b></a>
Review Completed By:	<b>11/12/08</b>	Project I.D.:	<b>DRI #1944</b>

### **Project Information**

Name of Project:	<b>Biotran Transfer Station</b>
Name of Host Government:	<b>Newton County</b>
Name of Developer:	<b>Biotran, Inc.</b>
Type of Development:	<b>Waste Handling Facility</b>
Specific Location of Proposed Development:	<b>The project is located in Newton County along Moore Street and Oxford West Drive, 0.05 mile west of the City of Oxford and 0.23 mile north of the City of Covington.</b>

Description of Proposed Development:

**The proposed project is a medical waste transfer station. The Northeast Georgia Regional Development Center concurs with the Newton County's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review.**

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

<b>Preliminary Report:</b>	October 20, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1944 Biotran Transfer Station</b>	<b>Project: #1944</b>	Newton County
<b>Comments Due By:</b>	November 7, 2008		<b>Finding Completed:</b>	November 12, 2008

**PROPOSED DEVELOPMENT:**

The proposed project consists of construction of an opaque fence no less than six feet in height with a locked gate. Within this 1,000 square-foot fenced-in area, trailers will be used to store packaged regulated medical waste in accordance with Environmental Protection Division (EPD) of the Georgia Department of Natural Resources. Vans will be used to collect the packaged medical waste and transfer it to the project site once every business day. Drop off waste from clients at the proposed project site will not be permitted. These trailers will be transported to a decontamination and destruction facility in either Cleveland, Tennessee or Columbia, South Carolina at least once every seven calendar days.

**LOCATION:**

The project is located in Newton County along Moore Street and Oxford West Drive approximately 0.05 mile west of the City of Oxford and 0.23 mile north of the City of Covington.

**PROJECT PHASING:**

The proposed project is scheduled for completion by December 2008.

**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* on Newton County’s Future Land Use Map. The initial action sought is for a business license.

**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.

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

No.

**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?**

Stream Corridor and Watershed Protection

No river or stream corridors are located on or adjacent to the proposed project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Yellow River. Newton County has adopted regulations consistent with the Department of Natural Resources rules for environmental planning criteria and the proposed project will have to meet the requirements in accordance with Chapter 391-3-16-.01 Criteria for Water Supply Watersheds.

Wetlands and Recharge Areas

The National Wetlands Inventory map does not indicate the presence of wetlands on or adjacent to the proposed project site. The entire project is located within a groundwater recharge area. There are no other significant environmental features located on or adjacent to the project site.

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**Will the proposed project undertake initiatives to mitigate the impacts on stormwater management?**

An automobile transmission repair business and parking for that business are currently located on the project site. The project site is estimated to currently be approximately 25% impervious surface. According to the applicant, the surface of the 1,000 square-foot fenced-in area to be utilized by the proposed project is pervious gravel, which will not be altered.

Air Quality

**Will the proposed project greatly reduce the existing tree canopy?**

It is not expected that the existing tree canopy will be reduced due to the proposed project.

**HISTORIC RESOURCES:**

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

The Oxford Historic District is located approximately 0.5 mile east of the project site.

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

Georgia's NAHGIS (Natural, Archaeological, and Historic Resources GIS) does not identify the presence of historic resources on or adjacent to the project site.

**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 existing paved access point along Moore Street.

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

All waste will be collected from clients' locations during the hours of 9:00 a.m. and 5:00 p.m. every business day. The waste will then be transported to the proposed project site between the hours of 5:00 p.m. and 8:00 p.m. to be unloaded. No drop off waste from clients at the proposed project site will be permitted. The storage trailers will be transported to a decontamination and destruction facility at least once every seven calendar days.

Solid Waste

**Will the proposed project adversely impact the existing or planned capacity of landfills in the region? Will the project create any unusual waste handling or disposal problems?**

It is proposed that the project site will be used to store regulated medical waste, which is separate from hazardous waste according to the EPD. EPD regulations require that medical waste be packaged inside of red biohazard bags and placed inside fiberboard boxes that meet UN3291 standards. The boxes will have a tracking number associated with the waste generator. The waste will remain in this packaging from the point of generation, collection, and transfer to the destruction facility. Waste will be taken to a decontamination and destruction facility every seven days as any longer storage would require refrigeration according to EPD. The receiving destruction facilities have been identified as Diversified Medical Services in Columbia, SC and EnServ in Cleveland, TN. These facilities assume responsibility for the treatment and disposal of the medical waste.

# Developments of Regional Impact

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## DRI #1944

### 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:	Newton County
Individual completing form:	Scott Sirotkin
Telephone:	678-625-1657
E-mail:	ssirotkin@co.newton.ga.us

\*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:	Biotran, Inc.
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	636 Moore St Oxford, GA 30054
Brief Description of Project:	The land will be used, as is (no additional buildings), for storage as a Transfer Station following the ordinances of the GAEPD and Newton County, GA. This consists of a privacy fence no less than six feet in height and a locked gate. Within this thousand square-foot fenced-in lot there will be a trailer(s) that will be used to store the packaged regulated medical waste. These trailer(s) will be transported to a decontamination facility, in either Cleveland, Tennessee or Columbia, South Carolina, at the end of every work week (5 days). There will be a van(s) that will be used to collect the packaged regulated medical waste and transfer it into the trailers every day after the route(s) is collected, predominantly in the evening avoiding rush hour traffic. All supplies will be stored at an offsite location. Initially there will be one stop a day for transfer and once a week the trailer will be a transported from the property to the destruction facility.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |

<input type="radio"/> Housing	<input type="radio"/> Waste Handling Facilities	<input type="radio"/> Any other development types
<input type="radio"/> Industrial	<input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:		
<hr/>		
Project Size (# of units, floor area, etc.):	1,000 square-foot fenced-in area	
Developer:	Biotran, Inc.	
Mailing Address:	3260 Hwy 78	
Address 2:		
	City:Snelville State: GA Zip:30078	
Telephone:	770-362-2097	
Email:	Biotran2008@gmail.com	
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No	
If yes, property owner:	Oxford Property Investments, LLC	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input 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 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 type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Business License	
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No	
If yes, what percent of the overall project does this project/phase represent?		
Estimated Project Completion Dates:	This project/phase: 1 week Overall project: 1 week	
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# Developments of Regional Impact

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## DRI #1944

### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

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 [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government:	Newton County
Individual completing form:	Scott Sirotkin
Telephone:	678-625-1657
Email:	ssirotkin@co.newton.ga.us

#### Project Information

Name of Proposed Project:	Biotran, Inc.
DRI ID Number:	1944
Developer/Applicant:	Biotran, Inc.
Telephone:	770-362-2097
Email(s):	Biotran2008@gmail.com

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

(not selected)  Yes  No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

(not selected)  Yes  No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out:	Build out will be fencing to enclose about 1000 sq
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$2,876.06 for 2008 (Property Tax)
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:	N/A
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0 MGD
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:	N/A
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	N/A
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: N/A	
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.)	Typically one to two trips per day during the hours of 6:00 to 8:00 pm

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 type="radio"/> Yes <input checked="" type="radio"/> No
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Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, please describe below:

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### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	0
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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 type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, please explain:

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### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	The land will not be altered from its current conditions, a gravel lot.
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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: The subject site currently has a pervious gravel lot that will not change in order to maintain its current stormwater management.

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### 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 type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" type="radio"/> No

7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	
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