



DEVELOPMENTS OF REGIONAL IMPACT

Regional Review Notification

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • www.negrcc.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 has published the attached project summary for review by and comment from all potentially Affected Parties. For the purposes of this review, "Affected 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>

RDC Name:	Northeast Georgia		
Address:	305 Research Drive, Athens, GA 30605-2795		
RDC Contract Person:	Jim Moneyhun	E-mail:	jmoneyhun@negrcc.org
Project I.D.:	DRI #2081	Date Issued:	12/22/09
Comments Due By:	01/08/10	Review Completed By:	01/15/10

Project Information

Name of Project:	Plant Granite, LLC
Name of Host Government:	Elbert County
Name of Developer:	GreenFirst, LLC
Type of Development:	Waste Handling Facility
Specific Location of Proposed Development:	The project is located in Elbert County along State Route 72 / Athens Highway.

Description of Proposed Development:

The proposed development project consists of the construction of a 39 acre Subtitle D Municipal Solid Waste landfill, a 40,000 square foot renewable energy facility, and associated support facilities located on approximately 260 acres. The Northeast Georgia Regional Commission concurs with Elbert 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>

DRI #2081	Elbert County	Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2081 Plant Granite, LLC	Comments Due By:	01/08/10
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PROPOSED DEVELOPMENT:

The proposed development project consists of the construction of a 39 acre Subtitle D Municipal Solid Waste (MSW) landfill, a 40,000 square foot renewable energy facility, and associated support facilities located on approximately 260 acres. The applicant has identified the following uses associated with the proposed development:

Municipal Solid Waste Landfill	39 acres
Renewable Energy Facility	40,000 square feet
Offices	4,000 square feet

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.

According to information submitted by the applicant, the renewable energy facility will accept approximately 1,500-1,800 tons per day of combined municipal solid waste, construction and demolition (C&D) debris, wood biomass, wastewater treatment sludge, and other permitted fuel stock. The fuel stocks will then be mixed and incinerated in a combustion chamber. The heat from the combustion process will convert water to steam which then is sent to a turbine generator(s) where it will produce an estimated 35-50 megawatts of electricity. The residue (ash) left over from the combustion process will be captured and directed into hoppers by an enclosed conveyor system. The ash is then wetted to prevent dust and will then be hauled via trucks to an on-site solid waste landfill, which will be designed in accordance with Subtitle D-MSW landfill standards.

According to information submitted by the applicant, the proposed development will be designed and built according to the applicable state and federal regulations with a planned permitted capacity of the landfill of approximately 10 million cubic yards.

LOCATION:

The project is located in Elbert County along State Route 72 / Athens Highway approximately 3.25 miles south-west of the City of Elberton, 1.25 miles east of Madison County, and 1.35 miles north of Oglethorpe County.

PROJECT PHASING:

The applicant has identified that the estimated completion date for the proposed project is late 2013.

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 *Agriculture* on Elbert County’s Future Land Use Map. The initial action sought by the applicant is for a Special Use Permit under the Elbert County Solid Waste Ordinance.

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 site is located approximately two miles south of DRI #2080 Sweet City Landfill, LLC.

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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 \$335,000,000. Annual estimated local tax revenues at build-out are expected to be \$350,000.

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?

Several unnamed intermittent tributaries and one perennial tributary of Dove Creek 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 Augusta Canal. The National Wetlands Inventory map does not indicate the presence of wetlands on or adjacent to the proposed project site.

The applicant has provided a Preliminary Wetland and Threatened & Endangered Species Assessment, which can be found here: <http://negplanning.org/dri/search>.

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

The applicant has provided a Cultural Resources Evaluation, which can be found here: <http://negplanning.org/dri/search>.

INFRASTRUCTURE:

Transportation

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

Access to the project is proposed by the existing Dove's Creek Church Drive.

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How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Proposed Development

Land Use	Intensity	24-Hour AADT		
		IN	OUT	TOTAL
Renewable Energy Facility	70 employees 1800 tons of feedstock	220	220	440

Source: Plant Granite Renewable Energy Facility Traffic Impact Study

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 Impact 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

Water demand will be negligible and the applicant has identified Elbert County (City of Elberton) as the water service provider.

Wastewater and Sewerage

Wastewater generation will be negligible and handled by an on-site septic tank.

According to the applicant, any other wastewater generated, such as the process water used in the plant will be recycled on-site and will not be discharged to City or County utilities or any surface water body.

Other Community Facilities and Services

Will the proposed development create increased demand for public safety services in the region that cannot be supplied with currently planned expansions?

The applicant reports that fire protection will be provided by a future Fire Station to be located at 1781 Athens Highway, approximately five miles from the proposed project site. According to information submitted by the applicant, the anticipated response time should vary between 6 and 8 minutes.

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DRI #2081

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:	Elbert
Individual completing form:	Bob Thomas
Telephone:	(706) 283-2000
E-mail:	bobthomas@elberton.net

*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:	Plant Granite, LLC
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	484 Mulberry Street, Suite 265 Macon, Georgia 31201
Brief Description of Project:	Wate to Energy -Renewable Energy Facility and Solid Waste Landfill

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.):	240 acres	
Developer:	GreenFirst LLC	
Mailing Address:	132 Riverstone Terrace Suite 103	
Address 2:		
	City:Canton State: GA Zip:30114	
Telephone:	(770) 720-2717	
Email:	ekaufmann@greenfirstllc.com	
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No	
If yes, property owner:		
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 type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" type="checkbox"/> Permit <input type="checkbox"/> Other	
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: 2010 Overall project: 2012	
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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:	Elbert
Individual completing form:	Bob Thomas
Telephone:	(706) 283-2000
Email:	bobthomas@elberton.net

Project Information

Name of Proposed Project:	Plant Granite, LLC
DRI ID Number:	2081
Developer/Applicant:	GreenFirst LLC
Telephone:	(770) 720-2717
Email(s):	ekaufmann@greenfirstllc.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.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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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
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If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	335 million
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	350,000
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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
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Water Supply

Name of water supply provider for this site:	Elbert County(City of Elberton Water System)
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.4
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? 2-3 miles (County will install water lines-Still in negotiations)	
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Wastewater Disposal

Name of wastewater treatment provider for this site:	N/A Septic Tank for domestic/recycle process water
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.005
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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	

Land Transportation

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.)	440 new external trips
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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: East bound right turn-lane onto Doves Creek Church Dr.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	365 tons
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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:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	Approximately 35 %
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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: There will be a minimum of 200 feet undisturbed buffers and sediment ponds.

Environmental Quality

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

1. Water supply watersheds? (not selected) Yes No

2. Significant groundwater recharge areas? (not selected) Yes No

3. Wetlands? (not selected) Yes No

4. Protected mountains? (not selected) Yes No

5. Protected river corridors? (not selected) Yes No

6. Floodplains? (not selected) Yes No

7. Historic resources? (not selected) Yes No

8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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