



125-B Pine Meadow Drive  
Pooler, Georgia 31322

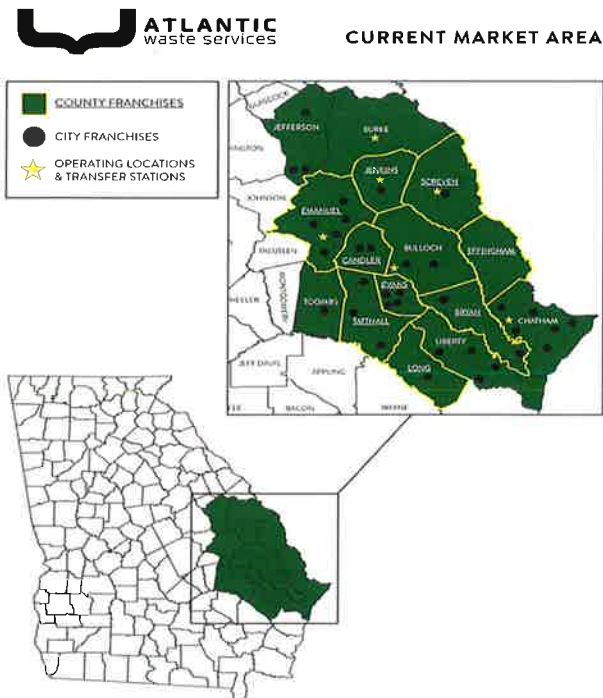
Office: 912-852-5700  
Fax: 912-852-5709

Dr. Hameed Malik, P.E., Director  
City of Augusta Engineering and Environmental Services Department  
452 Walker Street, Suite 110  
Augusta, Georgia 30901

Re: Solid Waste Management Plan Consistency Response to Comments  
Three Oaks Solid Waste Transfer Station at 927 Molly Pond Road  
Atlantic Waste Services, Inc.  
Harbin Engineering Project No.: 1210-025-01

Dear Dr. Malik:

Atlantic Waste Services (Atlantic Waste) is pleased to present our answers to your questions regarding the proposed Three Oaks Solid Waste Transfer Station (Three Oaks Transfer). Atlantic Waste is committed to be a good business partner with Augusta-Richmond County and create a win-win relationship. We partner with over 40 individual County and City contracts in the State of Georgia. Atlantic Waste, a family-owned business, has been in business for 26 years and is successful by creating mutually beneficial relationships with municipalities. Below shows our current footprint and locations and our answers in blue.



## Questions:

- 1) **What is current waste collection & disposal service level within Augusta-Richmond County Service area?** Atlantic Waste currently does not operate in the Augusta-Richmond County area. The new Three Oaks Transfer and waste collection truck yard will be our entry into the market place. Atlantic Waste also hauls waste from transfer stations to landfills and will haul the waste from the Three Oaks Transfer to the Augusta-Richmond County Deans Bridge Road Landfill (Deans Bridge Landfill). Current, direct haul to the Deans Bridge Landfill creates inefficiencies with the collection trucks in the amount of waste a collection truck can collect in a day. Collection trucks having to travel to the Deans Bridge Landfill to dump (as opposed to Three Oaks Transfer) are less efficient due to travel times to and from the Deans Bridge Landfill, hours of operation, and wait times at the landfill and increased maintenance costs. From observations and from our discussions with other haulers in the area, wait times to dump at the Deans Bridge Landfill can be long. This inefficiency and additional cost is passed onto the businesses in the Augusta area. Atlantic Waste plans to offer front load, roll-off and residential collection services to the Augusta-Richmond County area businesses and surrounding municipalities as a new option to further reduce costs to businesses and municipalities by the use of the Three Oaks Transfer. The consolidation of collection trucks will also reduce the traffic and wait times at the Deans Bridge Landfill and make the Deans Bridge Landfill users more efficient (more tons on less truck traffic). The Three Oaks Transfer will also have more flexible hours to make collection trucks more efficient.
- 2) **Will proposed transfer station accept waste from other waste haulers and other localities?** Yes, as part of our business offerings, Atlantic Waste will offer disposal services at the Three Oaks Landfill to 3<sup>rd</sup> Party waste companies and other localities in the same manner that we currently operate at the Pooler Transfer Station in the Savannah area and the Allgreen Transfer Station in the Statesboro area. For example, the City of Savannah dumps at our Pooler Transfer Station and Bullock County dumps at our Allgreen Transfer Station. Both municipalities enjoy the efficiencies and convenience of dumping on a well-located, concrete covered floor, and under roof.
- 3) **Has Atlantic Waste Services affiliation with other waste hauler serving Augusta-Richmond County residents & business?** JS Rowe Inc. is the Atlantic Waste landlord of the Three Oaks Transfer Station property. They operate C&D recycling activities in the area, however, they are independent and a separate business from Atlantic Waste.
- 4) **Where Atlantic Waste Services is taking solid waste presently?** Atlantic Waste does not operate in the Augusta-Richmond County area currently. However, Atlantic Waste will commit to taking 100% of the MSW waste collected at the Three Oaks Transfer to the Deans Bridge Landfill. Atlantic Waste will take C&D waste collected at the Three Oaks Transfer to the Atlantic Waste operated Jenkins County C&D Landfill. The Three Oaks Transfer is designed to be able to separate C&D from MSW in separate piles on the tip floor. Atlantic Waste currently separates waste at the Pooler and Allgreen Transfer Stations.
- 5) **What is Transfer Station operation start date?** Estimated January 1, 2027.
- 6) **What is projected monthly waste stream tonnage receiving at proposed transfer station?** We have designed the transfer station to take 400 plus tons per day with one piece of equipment. And, the Three Oaks Transfer can scale up transfer operations with additional equipment if needed. The transfer station will likely open with no committed volumes. Rates will be quoted

to 3<sup>rd</sup> party waste haulers based on market conditions on a case-by-case basis. Atlantic Waste will open a waste collection fleet based at the Three Oaks Transfer location to compete with local waste collection haulers and grow the volume to the Three Oaks Transfer over time. Our new presence will create savings to the area businesses through competition.

- 7) **What is projected monthly waste stream tonnage hauling to Richmond County Deans Bridge Road landfill?** Atlantic Waste will commit to taking 100% of the MSW waste collected at the Three Oaks Landfill to the Bridge Road Landfill. Volumes will start low and could grow to 400 plus tons per day over a few years. Atlantic Waste anticipates 15-20% of volume to be C&D waste and 80-85% of the volume to be MSW waste in the future. Atlantic Waste will target C&D waste that is currently going to the Sample and Sons C&D Landfill in Columbia County and the permitted Dixon Airline Road C&D Landfill in Richmond County for a majority of the C&D waste anticipated to be disposed at the Three Oaks Transfer. We anticipate competing against the Waste Management Transfer Station in Columbia County for MSW waste. As well as Waste Management Transfer Station at Goshen Road which is anticipated to take MSW waste to their Columbia SC Landfill. The Three Oaks Transfer will act as a long-term extension of the gate at the Deans Bridge Landfill for MSW waste.
- 8) **Is Richmond County landfill current tipping fee acceptable to you?** The current 2026 attached tipping fee schedule is acceptable to Atlantic Waste.

**Assurance:**

- 1) **Letter of Consistency request submittal stated that waste received at the proposed transfer station will be taken to Richmond County Deans Bridge Road Landfill. What assurance Atlantic Waste Service providing that waste received at proposed transfer station will be hauled to, and disposed of at the Richmond County Deans Bridge Road Landfill?** Atlantic Waste is prepared to sign a long-term exclusive commitment that 100% of the MSW collected at the Three Oaks Transfer will be disposed of at the Deans Bridge Landfill. C&D waste collected will be disposed of at the Jenkins County C&D Landfill operated by Atlantic Waste. This long-term commitment will be based on the current 2026 rate structure, future rate increases of no more than CPI, and that Richmond County will maintain ingress and egress times for our Atlantic Waste transfer station tractor trailers at an industry standard level. This is a win-win for Atlantic Waste and Augusta-Richmond County. Atlantic Waste wants to think of Richmond County as a business partner like our other 40+ municipal partners we have today. To further demonstrate this, we will also offer to install a Landfill Trailer Tipper at the Deans Bridge Landfill which can significantly grow the MSW volumes into the Deans Bridge Road Landfill. For example, Transfer Stations such as the Sandersville Transfer Station that hauls tractor trailer waste to Twiggs County to a private landfill or McDuffie County Transfer Station that hauls to Banks County to a private landfill with a Landfill Trailer Tipper could be new customers at the Deans Bridge Landfill by Atlantic Waste installing a Landfill Tipper. Walking floor trailers currently required to be able to dump tractor trailer waste at the Deans Bridge Landfill are more expensive, have a less payload capacity, have 3 times the maintenance cost and higher downtime than a 'tipper' trailer. Atlantic Waste would supply an Atlantic Waste Landfill Trailer Tipper at the Deans Bridge Landfill at no cost to the County, maintain our landfill tipper, and charge Non-Atlantic Waste users \$35 per tip by Atlantic Waste initially and increase with CPI. This Landfill Tipper will create a higher demand and opportunity to use the Deans Bridge Landfill that is currently not available.

This would also allow Atlantic Waste and other waste haulers to effectively bid and win other County Transfer Stations transportation and disposal contracts and bring the MSW to the Deans Bridge Landfill more effectively to increase the revenue for Augusta-Richmond County as well as help other municipalities solve their solid waste needs.

- 2) Is it acceptable to you making zoning exception conditions that proposed transfer station waste will be disposed of at the Richmond County Deans Bridge Road Landfill? Yes, Atlantic Waste is prepared to sign a long-term exclusive commitment or mutually beneficial zoning exception that 100% of the MSW collected at the Three Oaks Transfer will be disposed of at the Deans Bridge Landfill. This commitment or zoning exception will be based on the current 2026 rate structure, future rate increases no more than CPI, and that Richmond County will maintain ingress and egress times for our transfer station tractor trailers at an industry standard level. C&D waste collected will be disposed of at the Atlantic Waste operated Jenkins County C&D Landfill.

We hope we have demonstrated our commitment to align with Augusta-Richmond County to create a win-win relationship with our proposed development at 927 Molly Pond Road. We are also willing to sit down and discuss our plans further with you in more detail if necessary.

Sincerely,

A handwritten signature in blue ink that reads "Ben B Wall, Jr." in a cursive style.

Ben B Wall, Jr.

President



WASTE TYPE	PRICE	UNIT OF MEASURE
<b>WASTE AND RECYCLING FEES</b>		
Asbestos	\$25.80	Cubic Yard
Construction & Debris	\$32.70	Per Ton
Inert Waste	\$22.40	Per Ton
<b>Municipal Solid Waste &amp; Special Waste</b>		
0 to 1,999 Ton Per Month	\$40.30	Per Ton
2,000 to 3,999 Ton Per Month	\$36.30	Per Ton
4,000 to 7,999 Ton Per Month	\$33.30	Per Ton
Greater than 8,000 Ton Per Month	\$30.30	Per Ton
Non-Profit MSW	\$30.10	Per Ton
Tires 17 inches or smaller	\$3.00	Each Tire
Tires Larger than 17 inches	\$8.00	Each Tire
Tires by the Truck Load	\$180.00	Per Ton
Loads Weighting <u>Less Than 6,000 lbs.</u>	\$5.00	Occurrence
Recycling - Free	\$0.00	Per Ton
3 Household Bags or Less	No Charge	Occurrence



# HARBIN ENGINEERING, P.C.

CIVIL & ENVIRONMENTAL CONSULTANTS

G. Curtis Reynolds, P.E.  
President

March 12, 2026

Mr. Walt Corbin, P.E.  
City of Augusta Engineering and Environmental Services Department  
4330 Deans Bridge Road  
Blythe, Georgia 30805

**Re: Solid Waste Management Plan Consistency  
Three Oaks Solid Waste Transfer Station at 927 Molly Pond Road  
Atlantic Waste Services, Inc.  
Harbin Engineering Project No.: 1210-025-01**

Dear Mr. Corbin:

Harbin Engineering, P.C. in association with James G. Swift and Associates, on behalf of Atlantic Waste Services, Inc. (AWS), is providing this letter to fulfill the requirements for the developer of a new solid waste transfer station in Augusta-Richmond County to demonstrate the facility is consistent with the current Solid Waste Management Plan. Section 6.1 of the Augusta, Georgia Solid Waste Management Plan (SWMP) entitled *Local Procedures for Demonstrating Facility Consistency with Solid Waste Management Plan* provides the procedure for determining whether a proposed facility is consistent with the SWMP as follows with our responses in bold.

1. How the proposed facility or facility expansion will meet the specific goals and/or needs identified in the current Solid Waste Management Plan, include a description of:

- a. The impact upon the collection capability within the planning area.

***Response:* The Three Oaks Solid Waste Transfer Station will be an extension of the front gate of the Richmond County Municipal Solid Waste Landfill as the accepted municipal solid waste will be taken to the Richmond County Municipal Solid Waste Landfill for disposal. The proposed Three Oaks Transfer Station will be in closer proximity to more densely populated areas in and around the downtown Augusta area. As a result, this facility will improve solid waste collection efficiency, reduce costs to individuals and businesses, reduce truck traffic and wait times at the landfill, reduce operating costs per ton at the landfill, and aid to Keep Augusta Beautiful.**

- b. The impact upon disposal capacity identified in the planning area.

***Response:* AWS is proposing a complementary facility to Richmond County Municipal Solid Waste Landfill. Whereas the transfer station will not change the disposal capacity of the existing Richmond County Municipal Solid Waste Landfill, it will increase waste transportation efficiency and reduce trucks to the landfill to improve traffic flow and safety. This will enable the landfill to receive and manage additional trucks and increase the tons per day accepted at the landfill.**

- c. The impact to the waste reduction and recycling efforts with Augusta, specifically how the proposed facility or facility expansion will contribute toward waste reduction.

***Response:* The proposed Three Oaks Transfer Station will enable Reworld Augusta or**

*the Georgia Waste Systems, Inc waste sorting and transfer station on Goshen Industrial Boulevard to manage recyclables only while Three Oaks manages waste to reduce contamination of the recovered materials and recyclables. This will allow for solid waste transfer operations to be performed further from the Augusta Regional airport.*

2. How the proposed facility or facility expansion and its operation will impact the community. Specifically, it will address:

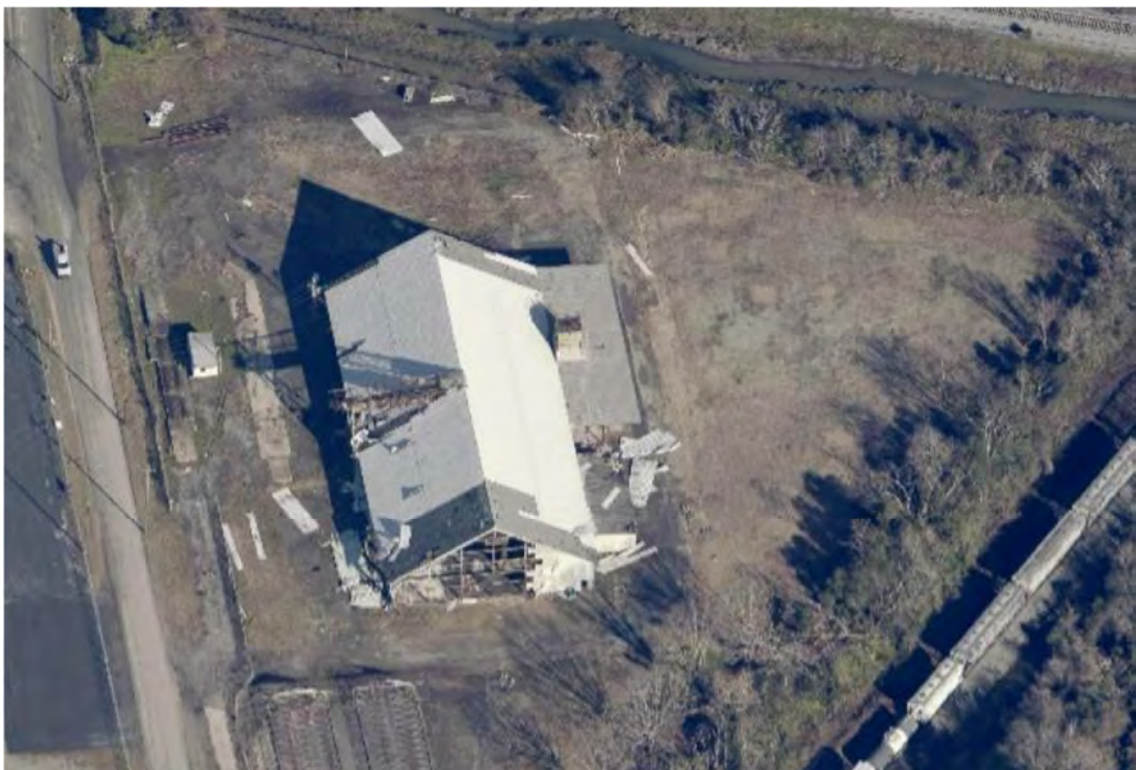
- a. The impact to vehicle traffic and public safety around the proposed facility and throughout the planning area;

***Response: Three Oaks Transfer Station is projected to add 90-110 AADT to Molly Pond Road that currently has 600-800 AADT. Traffic estimates from 2015-2019 ranged from 1200 to 1300 AADT for Molly Pond Road. Three Oaks Transfer Station will improve traffic at the landfill by more efficient hauling of 22 tons of waste per trip on semi-trailers rather than an average of 3 tons per roll off container truck and 8-10 tons per curbside truck.***

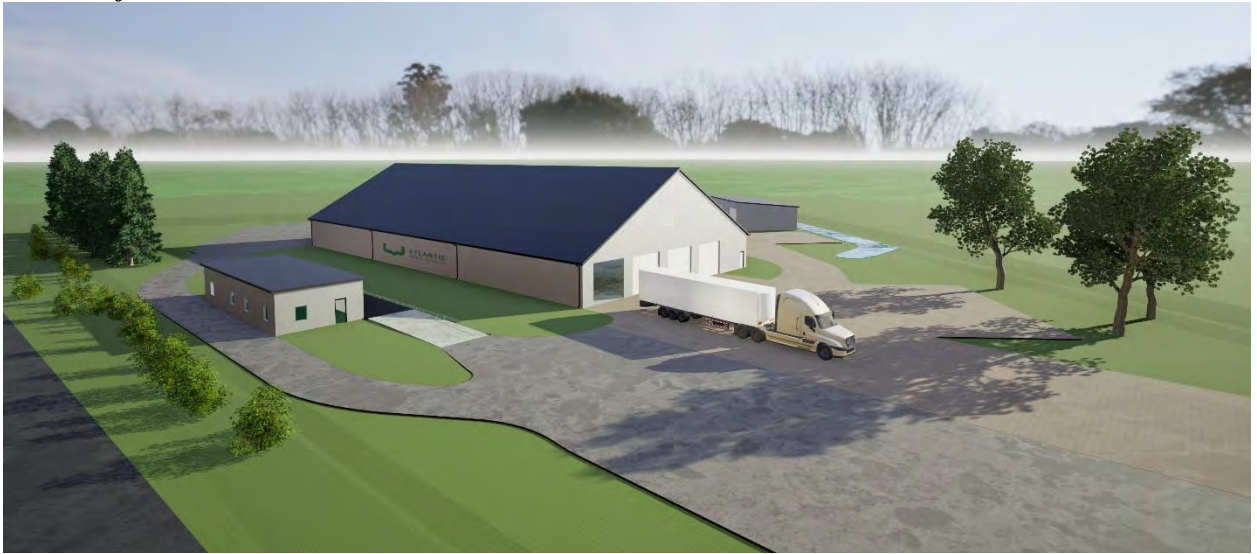
- b. The impact on natural or cultural resources within the planning area.

***Response: Three Oaks Transfer Station is designed to re-purpose a dilapidated fertilizer building damaged by Hurricane Helene. The proposed transfer station will improve the visual aesthetics of the area by replacing the missing metal panels and planting more trees onsite. The site is located  $\pm 1650$  feet south of the Bethlehem neighborhood beyond both CMC Recycling and SA Recycling and closer to other industry and commercial establishments along Gordon Highway/US Highway 78.***

***Before (1/28/2025):***



*After:*



- c. The impact to the financial viability of the existing solid waste management system within the planning area, both public and private;

***Response:*** *Three Oaks Transfer Station will support the Augusta Landfill by transferring municipal solid waste there for disposal. Atlantic Waste Services and the Three Oaks Transfer Station can partner with City to improve solid waste collection efficiency within the planning area.*

- d. The impact to individual and business solid waste management rates.

***Response:*** *Atlantic Waste Services' Three Oaks Transfer Station will lower solid waste management rates to individuals and businesses by increasing the competition of solid waste collection providers. Front-load and roll-off container suppliers will be significantly more efficient in the area and be able to offer lower cost disposal services to individuals and businesses.*

- e. The impact on the current solid waste management infrastructure within the planning area, both public and private.

***Response:*** *Atlantic Waste Services' Three Oaks Transfer Station will improve the solid waste management infrastructure within the planning area by reducing the haul distance to densely populated areas, thereby improving collection efficiency. The proposed facility will also reduce truck traffic to the landfill, which will improve traffic flow and safety, and enable the landfill to receive additional waste volume in the future. Lastly, the proposed Three Oaks Transfer Station will increase solid waste collection competition thereby lowering prices for individuals and businesses.*

3. Evidence that the proposed facility or facility expansion is sited in a location deemed suitable according to the criteria listed in this plan.

- a. Water Supply Watersheds

**Response:** *The proposed Three Oaks Transfer Station is located within the Savannah River watershed; however, it is downstream of the City of Augusta-Richmond County water supply intakes and the Augusta Canal. Oates Creek receiving the site discharge flows east into the brickyard ponds and wetlands before reaching the Savannah River.*

b. Groundwater Recharge Areas

**Response:** *Enclosed Figure 1 provides documentation that the proposed Three Oaks Transfer Station is located outside of the Cretaceous-Tertiary Aquifer system recharge area based on Hydrologic Atlas 18. Additionally enclosed is the generalized wellhead Protection Area Map for the City of Augusta groundwater wells used to provide drinking water indicating that the proposed site is outside of any wellhead protection area. The nearest drinking water well is 2.2 miles away per Georgia EPD Source Water Assessment Team.*

c. Wetlands

**Response:** *There are not wetlands indicated on the property on the National Wetlands Inventory Map and confirmed by a site visit. The nearest wetlands are those riverine stream bed and bank wetlands associated with Oaks Creek.*

d. River Corridors

**Response:** *The proposed Three Oaks Transfer Station site is located over 2 miles from the Savannah River and outside of the Savannah River Corridor.*

e. Floodplains

**Response:** *The Letter of Map Revision Case No. 20-04-6164P, effective date June 6, 2022, indicates that the 100-year floodplain elevation ranges from 131.1 at Molly Pond Road to 130.2 along the eastern property line. The finished floor is currently outside 100-year floodplain at an elevation of 132.41 (per J.G. Swift and Associates) and will be raised. Any surface improvements within 100-year floodplain will be offset by onsite floodplain replacement excavation to offset any fill added to the floodplain for construction of a ramp in to the transfer station. Documentation of offsetting cut and fill will be provided or a FEMA No-Rise Certification, if requested.*

f. Local Zoning/Land Use

**Response:** *The property of the proposed Three Oaks Transfer Station is currently zoned Heavy Industrial. A special use application will be submitted for the use of the site as a solid waste transfer station to the City of Augusta Planning and Development Department.*

g. Historic Resources

**Response:** *The proposed site of the Tree Oaks Transfer Station is greater than 5,708 yards from any National Historic Site and outside of the National Register Historic*

***Districts in Augusta-Richmond County. The proposed facility is located  $\pm 1650$  feet south of the Bethlehem Historic District beyond CMC Recycling and SA Recycling. Refer to Figure 2 enclosed.***

h. Airport Proximity

***Response: The proposed Three Oaks Transfer Station is located  $\pm 4.4$  miles north of Augusta Regional Airport and  $\pm 3.2$  miles southeast of Daniel Field as shown on Figure 3. The proposed transfer station is greater than 10,000 feet from an airport, but located within five (5) miles of two (2) airports. Therefore, the FAA will be notified of the facility prior to construction and operation. FAA Advisory 150/5200-33C recommends that the transfer station be a fully enclosed facility not open on one or more sides, not storing uncovered quantities of municipal solid wastes outside and not using leaking semi-trailers or those with trash clinging to the outside of the trailer.***

i. Jurisdictional Boundaries

***Response: The proposed site is greater than 2 miles from South Carolina or other jurisdictional boundaries. A Development of Regional Impact process has been completed with no comments from surrounding jurisdictions. Refer to the enclosed final report.***

j. Access

***Response: Three Oaks Transfer Station is proposed to be located  $\pm 1600$  feet north of the Molly Pond Road intersection with Gordon Hwy/US Hwy 78, and  $\pm 1650$  feet south of the Molly Pond Road intersection with Old Savannah Road. The facility is on same road as inert landfill and scrap metal recycling.***

k. Fault Areas

***Response: There is no fault within 200 feet of the proposed Three Oaks Transfer Station based on the USGS Georgia Geologic Map. The nearest fault is in the Belair Fault Zone in Columbia County.***

l. Seismic Impact Zone

***Response: The proposed site is not a landfill, but is in a seismic impact zone with a peak acceleration greater than 0.1g for a two-percent probability of exceedance in 50-years. The structural design and construction of the transfer station will take this into consideration.***

m. Unstable Areas

***Response: Engineering measures such as geotechnical testing of soil bearing capacity and compaction along with other investigations and testing will be performed during construction of the proposed facility to ensure its integrity for the design purpose of solid waste transfer stations.***

4. Evidence that the proposed facility or facility expansion is sited in an area deemed suitable location with local zoning ordinances.

***Response: The proposed facility is to be sited on property zoned as Heavy Industrial. A special use for a solid waste transfer station will be submitted to the City of Augusta Planning and Development Department after the determination of Solid Waste Management Plan Consistency.***

5. Evidence that the proper public notification was given, including notification to all adjacent property owners.

***Response: Proper public notice will be provided for the proposed Three Oaks Solid Waste Transfer Station to the public by publication in the newspaper and adjacent property owners by letter of intent no less than 15 days prior to the date of the scheduled hearing, if determined necessary by the Administrator.***

6. Past performance of other waste handling facilities owned or operated by the applicant as a determining factor in the feasibility of the new facility or facility expansion.

***Response: Atlantic Waste Services currently provides solid waste collection services covering an area from Long, Liberty and Chatham Counties west to Toombs County and north to Jefferson, Jenkins and Screven County. AWS operates a solid waste transfer station in Pooler, Georgia that transfers 1,200 to 1,800 tons per day of municipal solid waste and construction and demolition waste. Photos of the AWS Pooler Transfer Station are provided below for reference. AWS understands the challenges of transfer station operation and the changing waste stream. One example of this is the proposed Fire Rover 24/7 fire detection, suppression and protection system proposed to be installed at the Three Oaks Transfer Station.***

***Allgreen Services, a division of AWS provides additional waste collection and transfer in the southeast Georgia region. Allgreen Services' owned or serviced transfer stations are located in Jenkins, Screven, Emanuel and Bulloch Counties.***

***AWS was established in 1999 as a privately owned and locally operated solid waste and recycling company. AWS is now looking to expand its market reach as a complementary facility to the City of Augusta and their Richmond County Municipal Solid Waste Landfill. Ben Wall, the owner of Atlantic Waste Services, and his team would be happy to meet with you to discuss in detail the plans for the Three Oaks Transfer Station.***



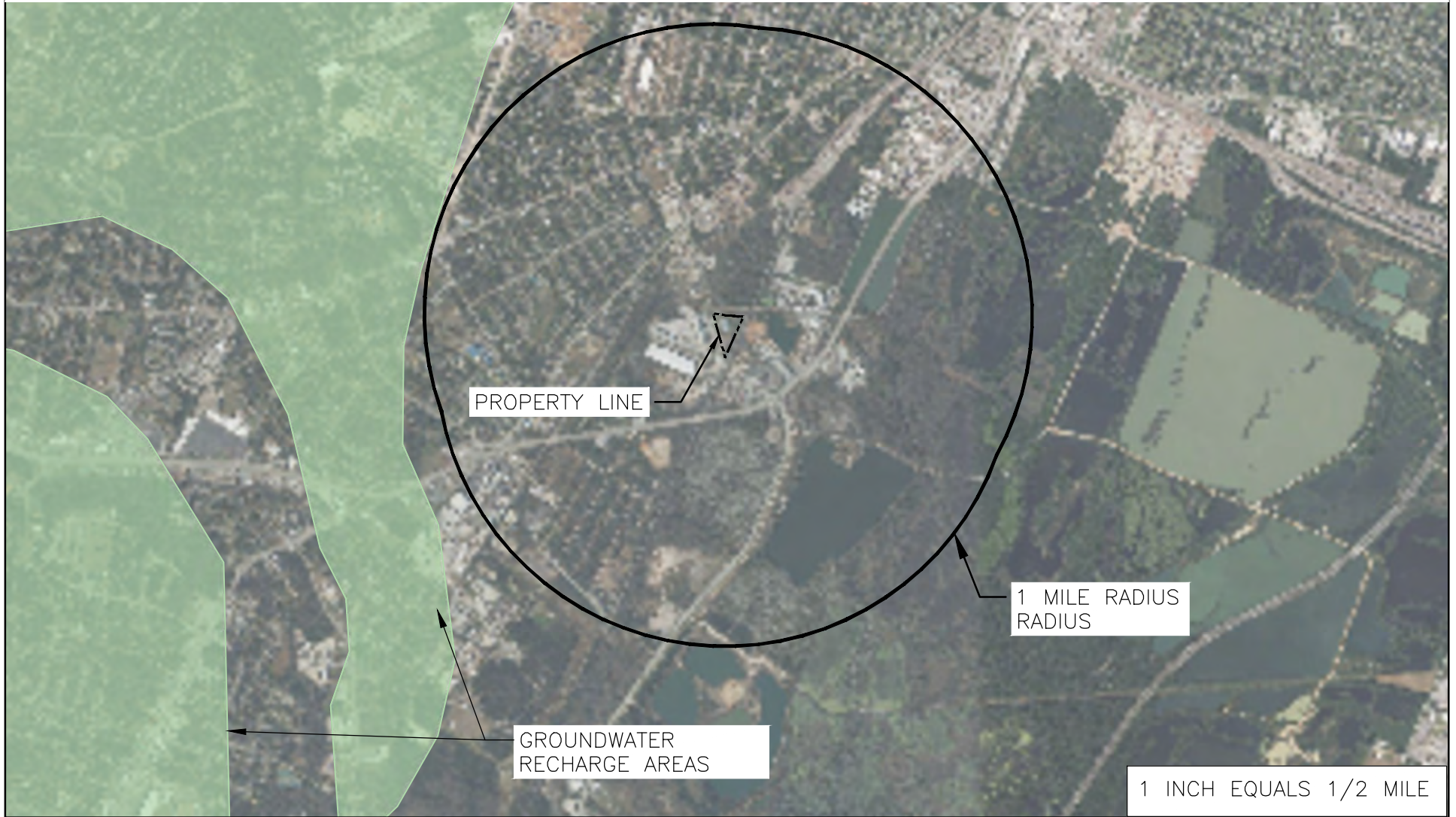
Contact us if you have any questions or comments.

Sincerely,  
**HARBIN ENGINEERING, P.C.**

A handwritten signature in blue ink that reads "G. Curtis Reynolds".

G. Curtis Reynolds, P.E.  
*Principal Engineer*

NOTE: BASE IMAGE FROM MICROSOFT CORPORATION DATED 2026. GROUNDWATER RECHARGE AREAS LOCATED FROM GEORGIA GEOLOGICAL SURVEY HYDROLOGIC ATLAS 18 (HA18).



1 OF 3  
1  
FIGURE

SOLID WASTE MANAGEMENT PLAN  
CONSISTENCY

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SIGNIFICANT GROUNDWATER RECHARGE AREAS

ATLANTIC WASTE SERVICES  
3 OAKS TRANSFER STATION

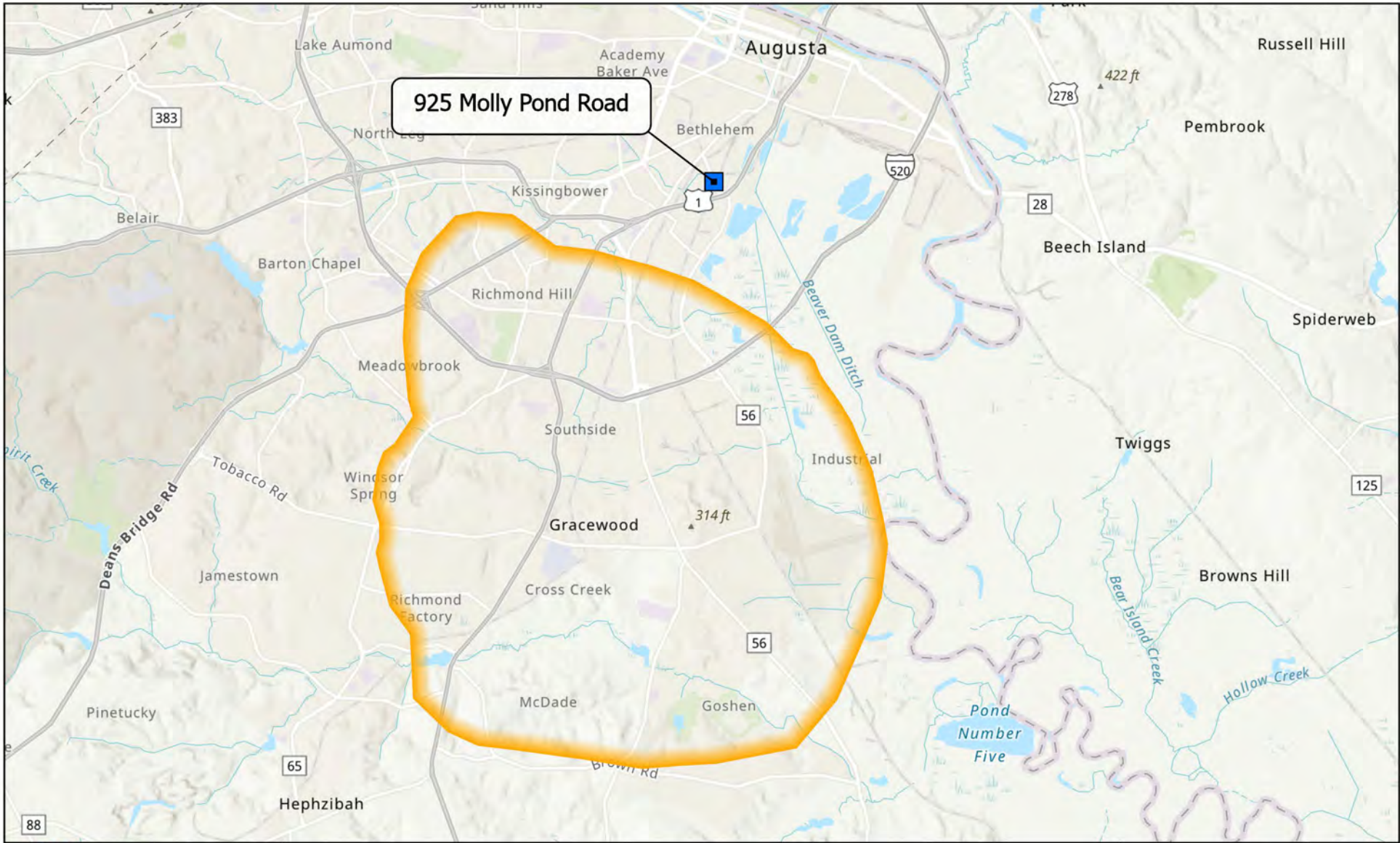
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927 MOLLY POND RD,  
AUGUSTA, GA.

**HARBIN ENGINEERING, P.C.**  
CIVIL & ENVIRONMENTAL CONSULTANTS



41 West Johnston Street  
Forsyth, Georgia 31029  
Phone (478) 992-9122

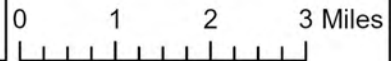


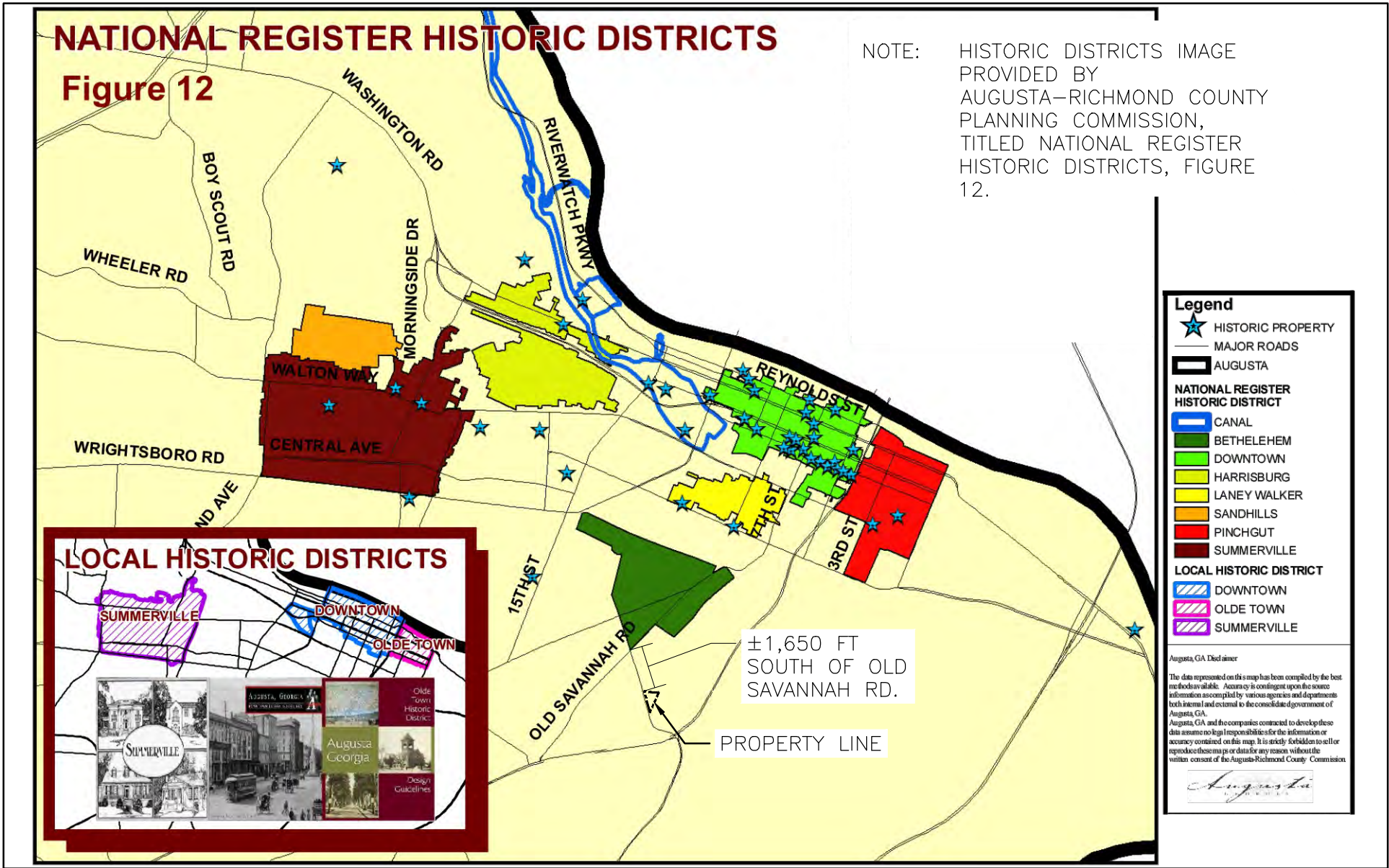
# Generalized WHPA Area

Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, Aiken County Government, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Aiken County Government, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS

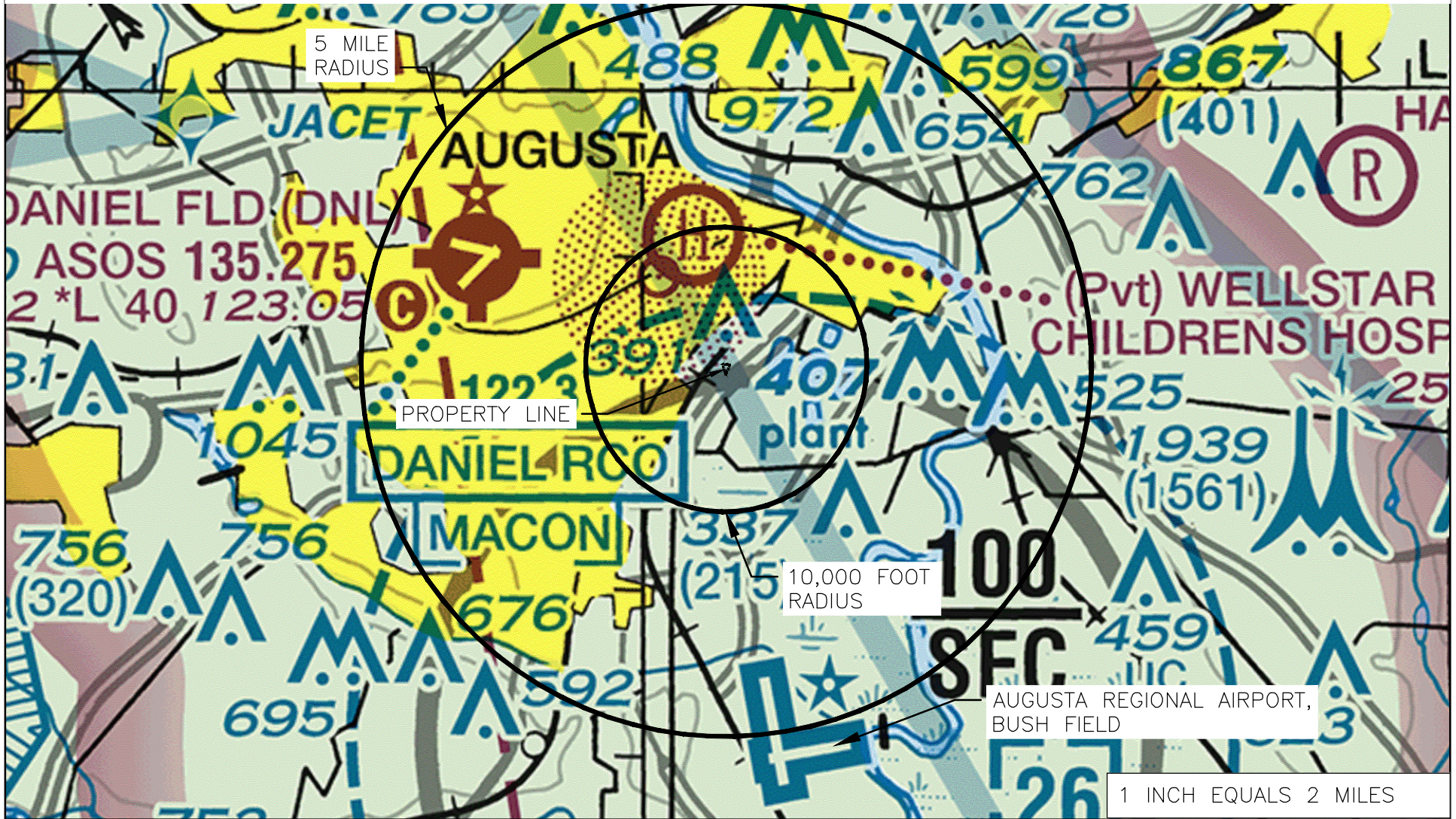
2026

WGS 1984 Web Mercator Auxiliary Sphere





NOTE: SECTIONAL AERONAUTICAL CHART PROVIDED BY FEDERAL AVIATION ADMINISTRATION CHART TITLED "ATLANTA SECTIONAL" EFFECTIVE DATE 19 MARCH 2026.



3 OF 3  
3  
FIGURE

SOLID WASTE MANAGEMENT PLAN  
CONSISTENCY

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FAA SECTIONAL MAP

ATLANTIC WASTE SERVICES  
3 OAKS TRANSFER STATION

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927 MOLLY POND RD,  
AUGUSTA, GA.

**HARBIN ENGINEERING, P.C.**  
CIVIL & ENVIRONMENTAL CONSULTANTS



41 West Johnston Street  
Forsyth, Georgia 31029  
Phone (478) 992-9122



# CENTRAL SAVANNAH RIVER AREA REGIONAL COMMISSION



3626 Walton Way Extension, Suite 300  
Augusta, GA 30909  
(706) 210-2000 · fax (706) 210-2006  
[www.csrarc.ga.gov](http://www.csrarc.ga.gov)



Counties  
Served:

## MEMORANDUM

Burke

To: Local Governments, State Agencies and Other Affected Parties

Columbia

From: April Young – Regional Planner, CSRA RC

Glascok

RE: DRI #4614 – Final Report – Solid Waste Transfer Station  
(Augusta/Richmond County)

Hancock

Date: February 27, 2026

Jefferson

The CSRA Regional Commission (RC) has completed its review of “Solid Waste Transfer Station”, Development of Regional Impact. Pursuant to Chapter 110-12-3-.02 (DRI Communication Procedures) of the Rules of the Georgia Department of Community Affairs, the RC has assembled a DRI report. This report contains the RC’s assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regionally Important Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties during the comment period.

Jenkins

Lincoln

McDuffie

Richmond

The final attached report does not address whether the DRI is or is not in the best interest of the host local government. The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction’s right to determine for itself the appropriateness of development within its boundaries. Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

Taliaferro

Warren

Washington

Wilkes

April Young  
Regional Planner  
CSRA Regional Commission



For information on the Area Agency on Aging (AAA), a division of the CSRA Regional Commission, call (706) 210-2018 or toll free (and TDD) 1-888-922-4464. The AAA is your “Gateway to Community Resources” for senior citizens and those with disabilities.

Auxiliary aids and services available upon request to individuals with disabilities.

*The CSRA Regional Commission is an Equal Opportunity Employer and Provider.*

**Developments of Regional Impact  
Potential Impacts – Final Report  
DRI#4614: Solid Waste Transfer Station  
Richmond County**

**Background**

This DRI review was initiated following a special exemption request in Augusta/Richmond County for the development of a new solid waste transfer station, truck maintenance facility and solid waste collections office. The subject parcel is zoned Heavy Industrial (HI). Approximately 500 tons of solid waste per day or more will be unloaded from collection vehicles inside the transfer station for loading into semi-trailers to haul waste more efficiently to solid waste handling facilities. This will include a 20,000 square foot transfer station and 3,500 square foot offices/shop.

Potentially affected parties were asked to submit their comments about the proposed development during the 15-day comment period February 10, 2026 – February 25, 2026. Further unresolved concerns will be addressed directly to the county, the applicant, and other parties.

The following potentially interested parties were notified:

Augusta-Richmond County  
City of Grovetown  
City of Blythe  
City of Hephzibah  
McDuffie County  
Fort Gordon  
Jefferson County  
Burke County  
Columbia County  
Georgia Department of Community Affairs  
Georgia Department of Transportation  
Georgia Soil & Water Conservation Commission  
Savannah-Upper Ogeechee Regional Water Planning Council

**Project Description**

The full development of this project is expected to be complete by 2028.

The proposed property to be developed is located at 927 Molly Pond Road, in Augusta/Richmond County. The nearest government entities are City of Blythe, City of Grovetown, City of Hephzibah, Columbia County, McDuffie County, Jefferson County, and Burke County.

## **COMPATIBILITY WITH EXISTING PLANS**

This project appears to be located within the “Old Augusta” Character Area of the Augusta-Richmond County Comprehensive Plan update 2023, Future Land Use Map. The vision for the Old Augusta character area is to Maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Continue to reflect the predominant characteristics of a historic Downtown core business district, while at the same time adapting to the changing environment around it. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. Redevelopment should include the removal of deteriorated and dilapidated structures, construction or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities. Adaptive reuse of historic buildings will be a key component. New development should respect the scale, massing, architecture, of the existing historic structures and acknowledge stable neighborhoods with long term property ownership.

Recommended development patterns for the “Old Augusta” character area are:

1. New residential, commercial, and institutional development built in accordance with established design guidelines and with respect for the historic character, traditional development patterns and scale of the neighborhood involved.
2. Medium and high-density housing in both new structures and existing buildings.
3. Infill residential development at densities compatible with the surrounding area. Site design should reflect traditional neighborhood patterns and existing architectural styles.
4. Office and commercial development in both new and existing structures. Effort should be made to provide needed services to the underserved neighborhoods.
5. Enhanced arts, entertainment, and sports facilities.
6. Stronger physical connections between the Downtown core, including the riverfront, and the remainder of the Old Augusta character area.
7. Public infrastructure (public buildings, streets, landscaping, parks, sidewalks, etc.) that support and complement other developments.
8. Transportation system that accommodates all modes of travel and is accessible to all.

The full text of the Augusta-Richmond County comprehensive plan can be found on the Georgia Department of Community Affairs website at:

<https://dca.georgia.gov/augusta-richmond-county-comprehensive-plan>

The proposed project site is in the “Developed” section of the regional land use map of the CSRA Regional Plan 2040. Developed areas are those exhibiting increasingly dense development patterns and where higher levels of public services (ie., water, sewer, etc.) are already being provided at the time of planning preparation. This project site is also located in the “Conservation” area of the Conservation and Development Map. “Conservation” on this map represents important natural and cultural resources and environmentally sensitive areas of the region, including wetlands and groundwater recharge areas. These conservation areas include those identified in the CSRA’s Regionally Important Resource Plan, adopted by the CSRA Regional Commission board in 2011.

The full text of the CSRA-RC Regional Plan can be found on the CSRA RC's website at: <https://csrarc.ga.gov/regional-planning>.

## **ECONOMIC DEVELOPMENT**

The proposed project's estimated value at build-out is \$2 million; estimated annual local tax revenues are likely to be generated is \$25K property tax.

The regional workforce is sufficient to fill employment demand generated by the development, with an estimated generation of 25 full-time jobs.

## **NATURAL AND HISTORIC RESOURCES**

The placement of buildings, percentage of impervious surface, and plans for stormwater management should be examined during the site plan and development review process. Consideration of significant site features (water features, wetlands, etc.) as amenities for the development is encouraged.

According to the applicant, the site will not affect any water supply watersheds, groundwater recharge areas, wetlands, or other environmentally sensitive resources.

Project site is located downstream from the surface water intakes on the Augusta Canal. Wetlands are found within the bed and banks of the adjacent Oates Creek but will not be impacted.

A 100-year floodplain is on the property within the existing driving and parking areas. The existing finished floor elevation of the structure is above the 100-year flood elevation and is proposed to be raised. The proposed concrete ramp to be added into the transfer station will be offset by cutting a floodplain replacement area for stormwater management in the northeast portion of the site.

The percentage of impervious surface for the entire project is 30% (pavement and buildings), 30% gravel areas, 6% stormwater management and the remaining 34% will be grassed or planted with other vegetation or trees. Gravel or other pervious pavements will be applied where possible (pending local approvals). A stormwater management swale and floodplain replacement area will be graded in the northeast portion of the site.

No known historic resources are known to be present on the proposed site.

## **INFRASTRUCTURE**

### **Energy**

Georgia Power will supply this site. Estimated energy supply demand to be generated by this site is 1 megawatt per day. Sufficient energy supply is available to serve this project.

### **Transportation**

At 500 tons/day, 63 collection trucks per day will be diverted from the landfill and redirected to the transfer station. Waste is unloaded on the tipping floor and loaded into semi-trailers carrying

20 tons/load for an additional 25 ADT. Including some office and shop staff, an additional 110 ADT will be added to Molly Pond Road.

A traffic study has not been conducted. No transportation improvements are reported to be needed for this development.

### **Wastewater and Sewerage**

The site will be served by the City of Augusta. The proposed project will generate an estimated up to 0.001375 MGD based on 35 employees, 35 gpd/employee and 150 gpd washdown. Sufficient wastewater treatment capacity is available to serve the project. Gravity sewer service lines will be installed onsite to the gravity sewer manhole in the Molly Pond Road right-of-way. A pump station will be installed to pump water from the transfer trailer pit into the sewer system.

### **Water Supply and Treatment**

The site will be served by the City of Augusta/Savannah River. The estimated water supply demand to be generated by the project is 0.0012 (MGD) millions of gallons per day. Sufficient water supply capacity is reported to be available to serve the project. A Fire Rover thermal camera fire detection system with an automatic foam suppression system will be installed for fire protection. Waterlines are accessible in the right-of-way of Molly Pond Road.

### **Solid Waste**

The facility is expected to handle 500 or more tons of solid waste each day to be transferred to the Richmond County Landfill. This facility will generate very little solid waste. Sufficient landfill capacity is reported to be available to serve this project. No hazardous waste will be generated by this development.

### **Comments from notified Parties Attached**

None





# HARBIN ENGINEERING, P.C.

CIVIL & ENVIRONMENTAL CONSULTANTS

G. Curtis Reynolds, P.E.  
*President*

January 21, 2026

Mr. Kevin Boyd, Development Services Manager  
City of Augusta Planning and Development Department  
535 Telfair Street, Suite 300  
Augusta, Georgia 30901

**Subject: Atlantic Waste Services, Inc. Solid Waste Transfer Station  
Letter of Intent for 927 Molly Pond Road, Parcel No. 079-3-013-00-0  
Harbin Engineering Project No. 1210-025-01**

Dear Mr. Boyd:

On behalf of Atlantic Waste Services, Inc. (AWS), Harbin Engineering, P.C. is submitting this Letter of Intent along with the Rezoning Application and supporting documents for the referenced property. AWS proposes repurposing the fertilizer building located at 927 Molly Pond Road into a solid waste transfer station and truck maintenance shop through a lease with the property owner DM Property Holdings, LLC. The solid waste transfer station is a complimentary facility to the other industrial in the general vicinity of the proposed site.

The proposed transfer station is designed for 500-tons per day, or more, of municipal solid waste and construction and demolition waste from curbside, front-load and roll off container collection vehicles. The facility will also receive recyclables, such as metals, for processing at the nearby Newell Recycling facility at 960 Molly Pond Road.

The waste will be unloaded inside the structure at a finished-floor elevation above the 100-year floodplain. Routine operations will result in loading the waste into a transfer trailer within one (1) hour, but in no case will waste be allowed to remain on the transfer station floor more than 24 hours based on EPD Rules. The facility will be equipped with a Fire Rover system that is monitored 24 hours a day, seven (7) days a week for fire detection and fire suppression.

The waste will be loaded into semi-trailers for more efficient hauling and disposal of the waste. Each trailer of municipal solid waste will be transported to the Augusta-Richmond County's Deans Bridge Municipal Solid Waste Landfill (Augusta Landfill) for disposal. Each trailer of waste reduces the number of smaller trucks making trips to the landfill by 3-7 trucks per trailer. Fewer trucks travelling to the Augusta Landfill results in less air pollution, and less wear and tear on the roads. The larger 20-ton trailers will greatly reduce traffic, wait times and operational costs at the Augusta Landfill.

The southern portion of the building will be repurposed for a truck maintenance and dispatch facility for the collection vehicles. Three (3) bays will be available for collection truck maintenance with roll-up doors. Other areas of the site will be used for employees, collection trucks and semi-trailer parking. A future shop, truck maintenance and office building may be constructed onsite. Due to a proposed ramp into the north side of the building for the transfer station, a floodplain replacement area will be constructed to contain offsetting or greater flood volume from Oates Creek.

Contact us should you have any questions or would like to review the project or project site.

Sincerely,  
**HARBIN ENGINEERING, P.C.**



G. Curtis Reynolds, P.E.  
*Principal Engineer*

cc: Mr. Ben Wall, Atlantic Waste Services, Inc.

# DEVELOPMENT REVIEW COMMITTEE APPLICATION



**Department of Planning and Development**

Planning Division

535 Telfair Street, Suite 300

Augusta, GA. 30901

(706) 821-1796

**Note: Only Completed Applications will be accepted**



# Augusta Planning and Development Department

## DRC Application (Page 1 of 2)

### Development Review Committee Application

In order to make an application to the DRC you must submit the following:

- Development Plan / Site Plan / Concept Plan / Sketch Plan of proposed project
- Aerial view of subject property from Augusta’s Geographic Information System (GIS)
- Aerial view of subject property from Augusta’s Geographic Information System (GIS) showing zoning
- Aerial view of subject property from Augusta’s Geographic Information System (GIS) showing topography
- Aerial view of subject property from Augusta’s Geographic Information System (GIS) showing floodplain, wetlands and other distinguishing features of the property
- Proposed floor plan, if applicable
- Proposed exterior elevations
- Proposed signage

Requestor: Applicant /Petitioner’s / Engineer’s Information	Property Owner Information
<b>Name:</b> <u>Curtis Reynolds</u> <b>Address:</b> <u>41 W. Johnston St</u> <b>City:</b> <u>Forsyth</u> <b>State:</b> <u>GA</u> <b>Zip:</b> <u>31029</u> <b>Phone:</b> <u>478-992-9122</u>	<b>Name:</b> <u>DM Property Holdings LLC</u> <b>Address:</b> <u>1223 George C Wilson Drive</u> <b>City:</b> <u>Augusta</u> <b>State:</b> <u>GA</u> <b>Zip:</b> <u>30909</u> <b>Phone:</b> _____
<b>Primary Contact Person Name:</b> <u>Bo Slaughter</u> <b>Phone:</b> <u>706-868-8803</u> <b>Email:</b> <u>bo@jgswift.com</u>	
<b>Petitioner/ Applicant is the: (please check or circle one of the following):</b> <input type="radio"/> Property Owner <input type="radio"/> Contract Purchaser <input type="radio"/> Owner’s Agent <input checked="" type="radio"/> Owner’s Engineer <input type="radio"/> Owner’s Attorney	



**Augusta Planning and Development Department**

**DRC Application (Page 2 of 2)**

Address of Property: 927 Molly Pond Road, Augusta, Georgia 30901

Tax Parcel Number(s): 073-3-013-00-0

Description of Proposed Development: Renovate and repurpose the old fertilizer building as a proposed solid waste transfer station. The transfer station will receive and transfer up to 400 tons per day (annual average) of solid waste to a state approved solid waste handling or disposal facility. Up to 6,500 square feet of the existing building will be repurposed for truck servicing, maintenance and dispatch or a new 3,200 square foot office and truck shop will be constructed.

Zoning: H-I Commission District: 2

Petitioner's/ Owner's Signature: \_\_\_\_\_

Petitioner's Phone: 706-868-8803

\*\*\*\*\*

**Planning & Development Use Below Only**

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_

Date to be heard at DRC: \_\_\_\_\_ DRC Case#: \_\_\_\_\_

Zoning Cases Associated with subject property: \_\_\_\_\_

HPC? Yes / No

PDR? Yes / No

CBD? Yes / No

Within 3000 of Fort Gordon? Yes / No

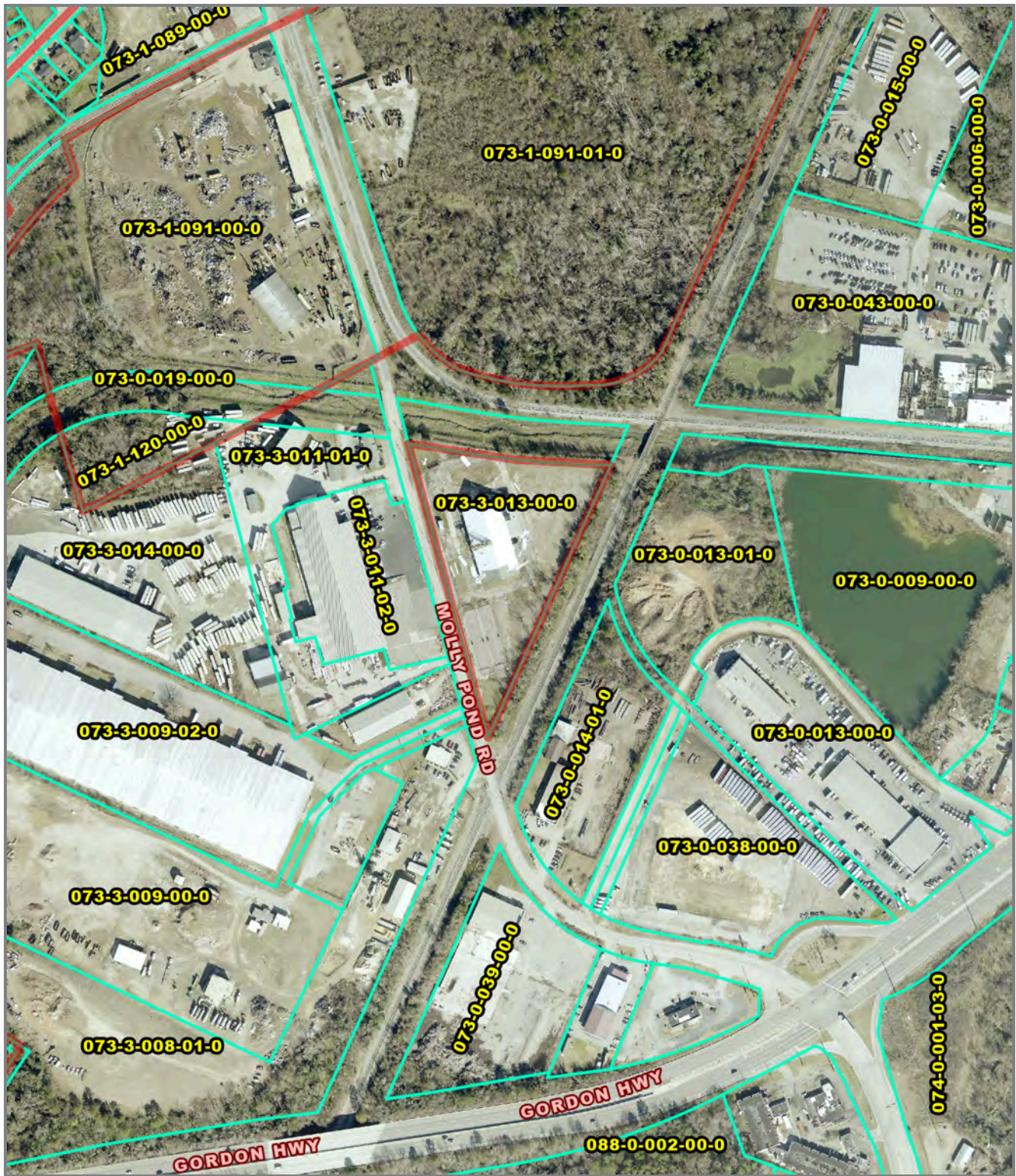
Affected by / in Columbia County? Yes / No

Floodplain? Yes / No

Floodway? Yes / No

Wetlands? Yes / No

### Aerial View of 927 Molly Pond Road

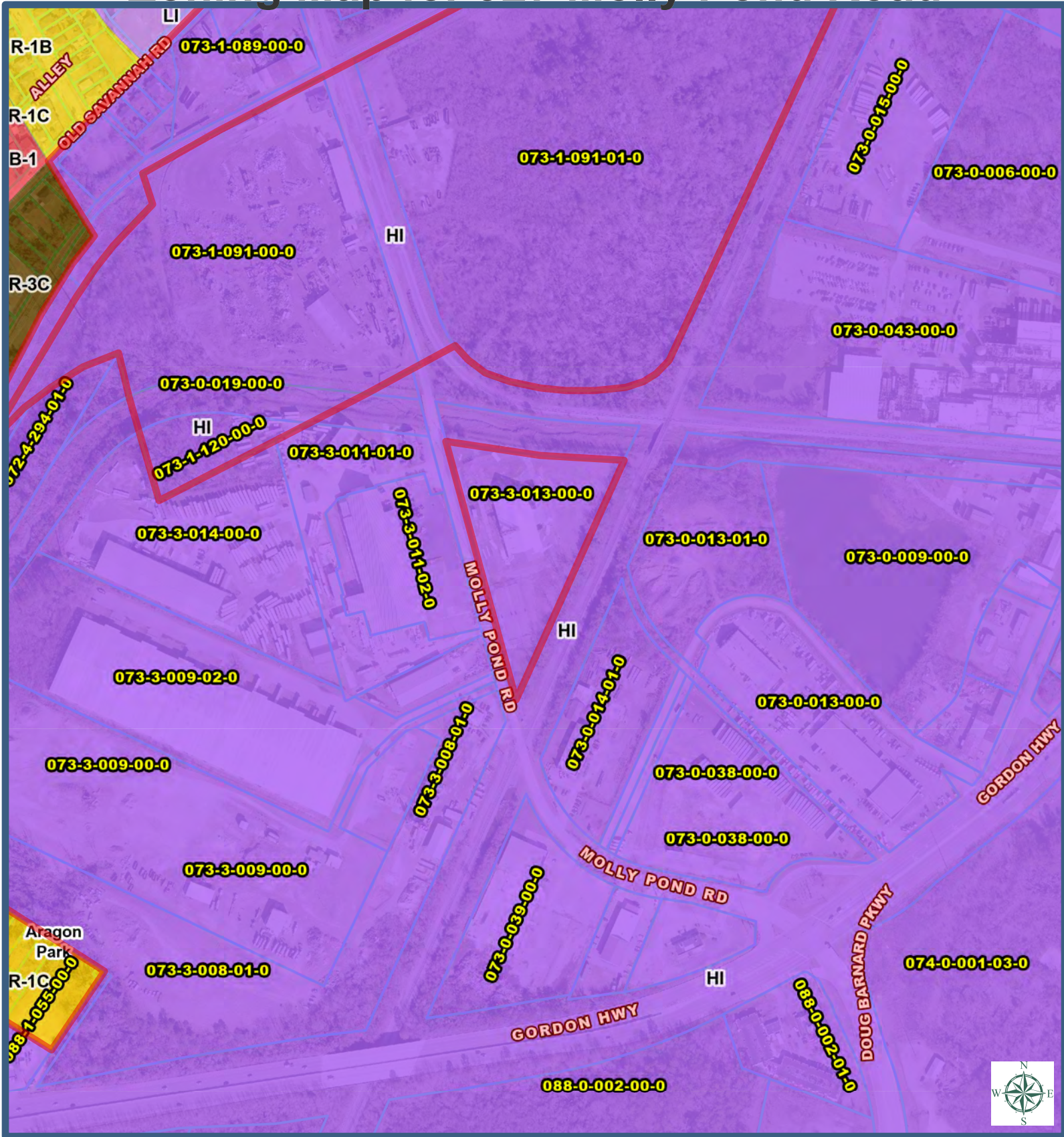


*Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.*



Map Scale  
**1 inch = 400 feet**  
1/8/2026

# Zoning Map for 927 Molly Pond Road



## Legend

Augusta, GA Disclaimer

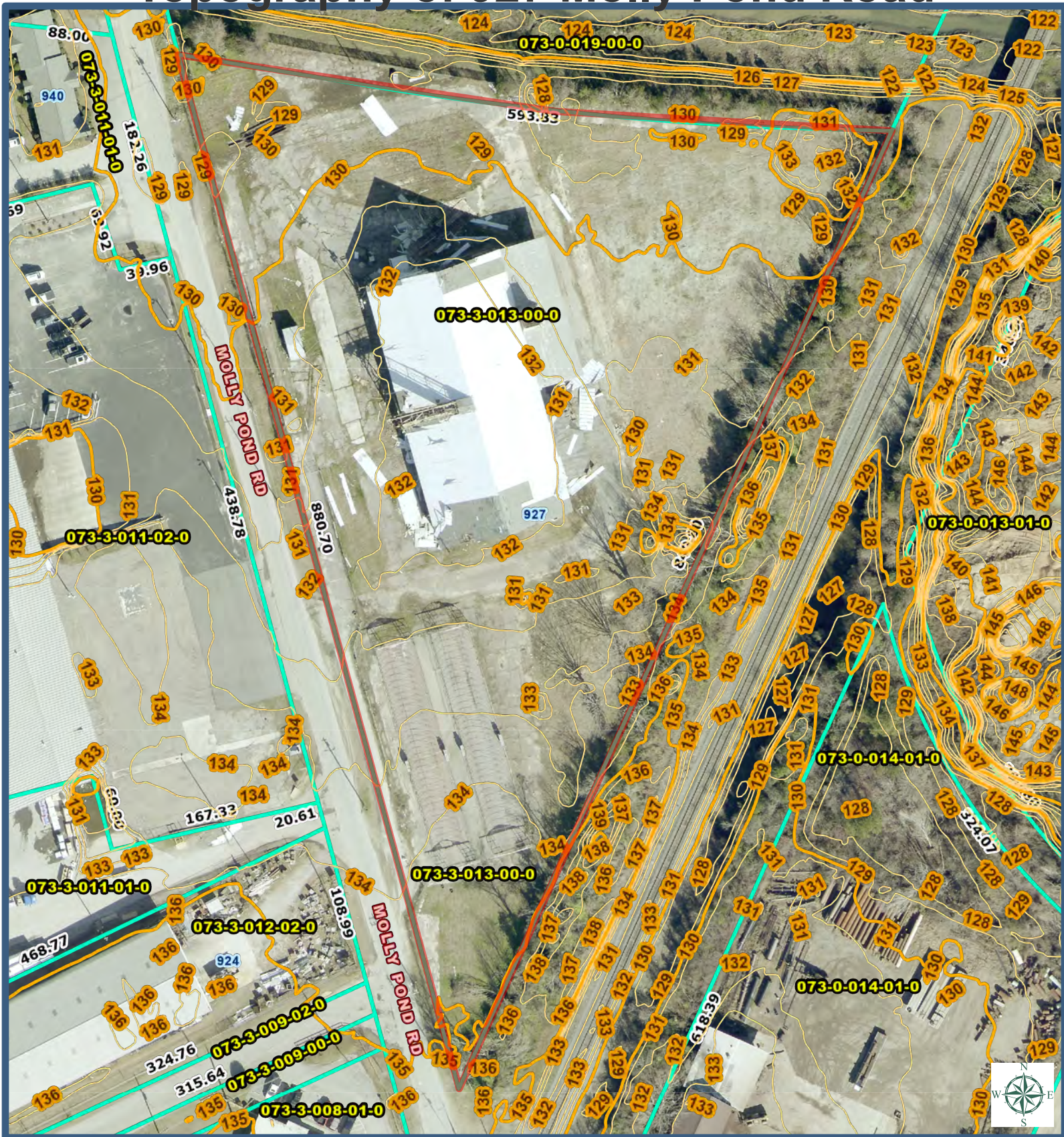


The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta Commission.

IT Department - GIS Division  
 535 Telfair St Bldg 2000 | Augusta, GA 30901  
[www.augustaga.gov/gis](http://www.augustaga.gov/gis) | [gis@augustaga.gov](mailto:gis@augustaga.gov)

Map Scale: 1:4,800  
 Print Date: Jan 8, 2026

# Topography of 927 Molly Pond Road



## Legend

Augusta, GA Disclaimer

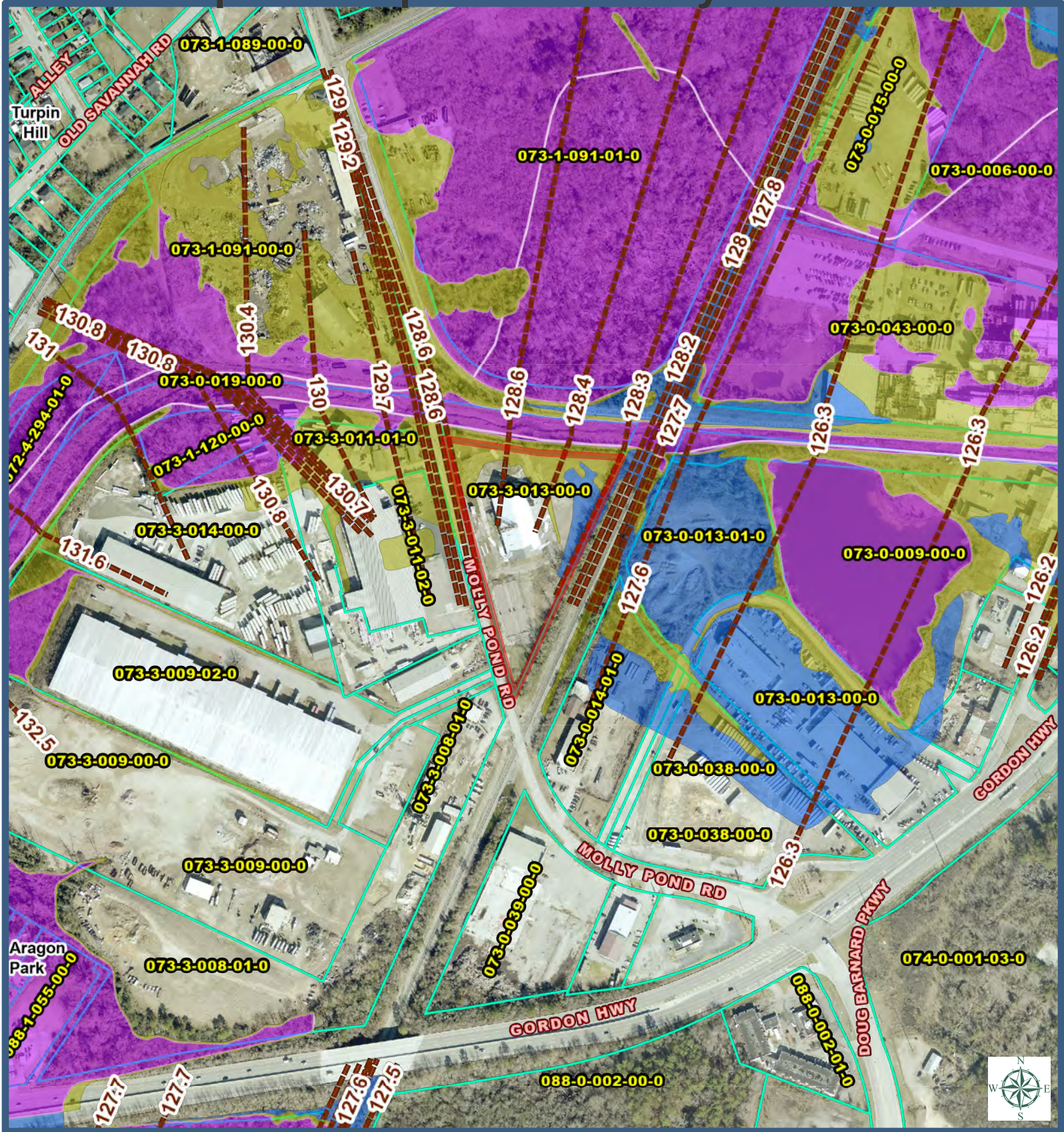


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Map Scale 1:1,200  
 Print Date Jan 8, 2026

# Floodplain Map for 927 Molly Pond Road



## Legend

Augusta, GA Disclaimer



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Map Scale: 1:4,800  
 Print Date: Jan 8, 2026



# ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director  
John Ussery, PE, Assistant Director of Traffic

## PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 927 Molly Pond Road

Tax Parcel Number: 073-3-013-00-0

Type of Development (Circle One): *Commercial or Industrial or Residential or Other*

Any new public roadways? (Circle One): *Yes or No*

Proposed Development Less Than 20 Lots (Circle One): *Yes or No; if "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.*

Existing streets adjacent to property: 1) Molly Pond Rd 3) \_\_\_\_\_  
2) \_\_\_\_\_ 4) \_\_\_\_\_

Volume on each existing street (AADT): 1) < 1,000 3) \_\_\_\_\_  
2) \_\_\_\_\_ 4) \_\_\_\_\_

Level of Service (LOS) on each street: 1) B 3) \_\_\_\_\_  
2) \_\_\_\_\_ 4) \_\_\_\_\_

Land Use Type / Code (ITE Trip Generation): General Light Industrial - LUC 110

Basis for Calculation (sq ft, # units, etc.): tons of waste per truck per day

Trips Generated by Proposed Development: 8-10 tons per truck + 20 tons per semi + office staff = 80-110 addition ADT

Adjusted street volumes based on trips generated:

1) <1000 3) \_\_\_\_\_  
2) \_\_\_\_\_ 4) \_\_\_\_\_

Projected Level of Service (LOS) on each street based on trips generated:

1) C 3) \_\_\_\_\_  
2) \_\_\_\_\_ 4) \_\_\_\_\_

D: DEED B: 1968 P: 161 QCD  
05/19/2025 12:23 PM  
Doc # 2025019205 Pages: 3 Rec Fees: \$25.00  
Transfer Tax: \$0.00  
Hattie Holmes Sullivan  
Clerk of Superior Court, Augusta-Richmond County, GA

Record and Return to:  
David L. Huguenin, P.C.  
4070 Columbia Road  
Martinez, GA 30907  
File Number: R24-912

STATE OF GEORGIA     )  
                                  )  
COUNTY OF COLUMBIA    )

TITLE NOT EXAMINED  
QUIT CLAIM DEED

THIS INDENTURE is made this 16<sup>th</sup> day of May, 2025 by and between **BAMCO Enterprises, LLC**, a Georgia Limited Liability Company, organized and existing under the laws of the State of Georgia, hereinafter referred to as "Grantor", and **DM Property Holdings, LLC**, hereinafter referred to as "Grantee". The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and plural and include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby remise, convey and forever quit claim unto the said Grantee the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION

TOGETHER WITH all the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's heirs, successors and assigns, forever, in FEE SIMPLE.

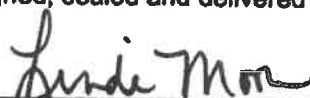
TO HAVE AND TO HOLD, the said Property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said Property or its appurtenances.


IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, under seal, the day and year first above written.

BAMCO Enterprises, LLC,  
a Georgia Limited Liability Company

By:  (Seal)  
Benjamin E. Cadle  
As: Managing Member

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Notary Public

My Commission Expires:

(NOTARY SEAL)



**EXHIBIT "A"**  
Legal Description

ALL that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, in the City of Augusta, being identified and designated as Tract "C", containing 6.86 acres, more or less, on a plat of survey recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 44, pages 898-910; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

**LESS AND EXCEPT:**

ALL that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, in the City of Augusta, being identified and designated as Tract 107, containing 1.44 acres, more or less, and a temporary construction easement identified and designated as Tract 107.E.1, containing 0.07 acres, more or less, on a plat of survey recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 318, page 1210; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Said property is conveyed subject to and with notice of the following matters: a) drainage easements, building setback lines, and all other matters shown on the plat of record; b) general utility easements and road right-of-way grants and easements, including, but not limited to, easements recorded in Realty Book 13-D, page 446; Reel 44, page 898, Realty Book 33-N, page 883 and Realty Book 37-E, page 341, aforesaid records.

Said property is hereby conveyed subject to any and all other easements, restrictions and rights of way of record in the aforesaid Clerk's Office.

Tax map & parcel number: 073-3-013-00-0

REALTY  
REEL  
NO. 44

LINE  
848.30'

LINE

(163.80' TOTAL)  
438.80'

468.80'

909

1116.71'

S 64° 45' 00" W

N.R. IRON FOUND  
(P.O.B.)

N 19° 30' 00" W  
5101.00'

888.00'

SPIKE  
(P.O.B.)  
M.P.

✓ AUGUSTA HARDWOOD CO. ✓

S 25° 16' W

PLAT

for

**INTERNATIONAL MINERAL CORP.**

PROPERTY LOCATED PARTLY WITHIN AND WITHOUT THE CITY LIMITS OF AUGUSTA  
RICHMOND COUNTY, GEORGIA

SCALE: 1" = 100'

JANUARY 6, 1975  
REV. 1/11/75

**BALDWIN & CRANSTON ASSOCIATES, Inc.**

1103 GREENE ST.

AUGUSTA, GEORGIA

ENGINEERS - PLANNERS - CONSULTANTS



REALTY  
REEL  
44

971



INSERT "A"

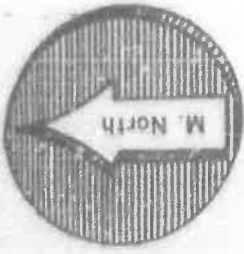
N.T.S.

*In My Opinion, This Plat Is A Correct Representation  
Of The Land Platted And Has Been Prepared In Ac-  
cordance With The Minimum Standards Of Law.*

*s. Cecil Lantton*

GA RLS No 1407  
GA P.E. No 6416

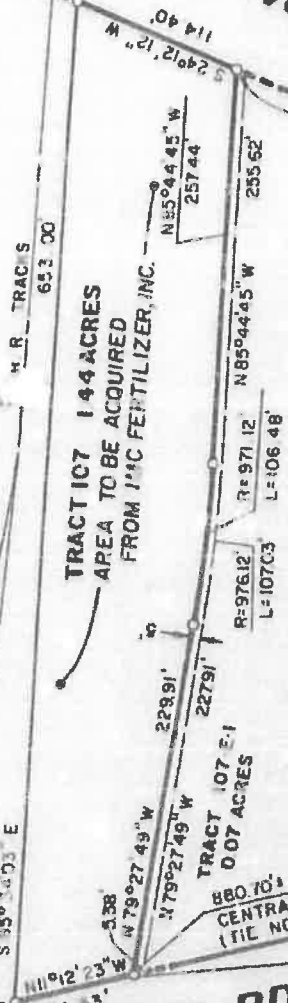
GEORGIA: Richmond County, Clerk Superior Court  
 Filed for Record MAR 21 1925 971  
 Recorded MAR 31 1925



MOLLY POND RD.  
R/W VARIES

C.S.X. RAILWAY

CENTRAL OF GA RAILWAY  
150' R/W



IMC FERTILIZER, INC.  
(5.42 AC.)

(P.O.B.)  
N 253714 0794  
E 555412 2820

COMPILED  
R/W ACQUISITION  
EASEMENT  
- PLAT FOR -

# Richmond County Board of Commissioners

RICHMOND COUNTY, GEORGIA

LOCATED IN THE 65TH S.W.C.  
100 50 0  
Scale  
Feet  
100  
SEPTEMBER 12, 1983  
REV 01/24/89 (P.O.B.)  
REV 01/27/89 (TRACT NO. 1)  
REV 07/10/81 (T.C.E. DIST.)

W. R. Toole Engineers, Inc.

349 GREENE ST. AUGUSTA, GA 31701 R.L.M.



PLAT CLOSURE IN 71,766  
59,513 (T.C.E.)

LEGEND  
OLD R/W LINE  
REQUIRED R/W LINE



# HARBIN ENGINEERING, P.C.

CIVIL & ENVIRONMENTAL CONSULTANTS

G. Curtis Reynolds, P.E.  
*President*

January 21, 2026

Mr. Kevin Boyd, Development Services Manager  
City of Augusta Planning and Development Department  
535 Telfair Street, Suite 300  
Augusta, Georgia 30901

**Subject: Atlantic Waste Services, Inc. Solid Waste Transfer Station  
Letter of Intent for 927 Molly Pond Road, Parcel No. 079-3-013-00-0  
Harbin Engineering Project No. 1210-025-01**

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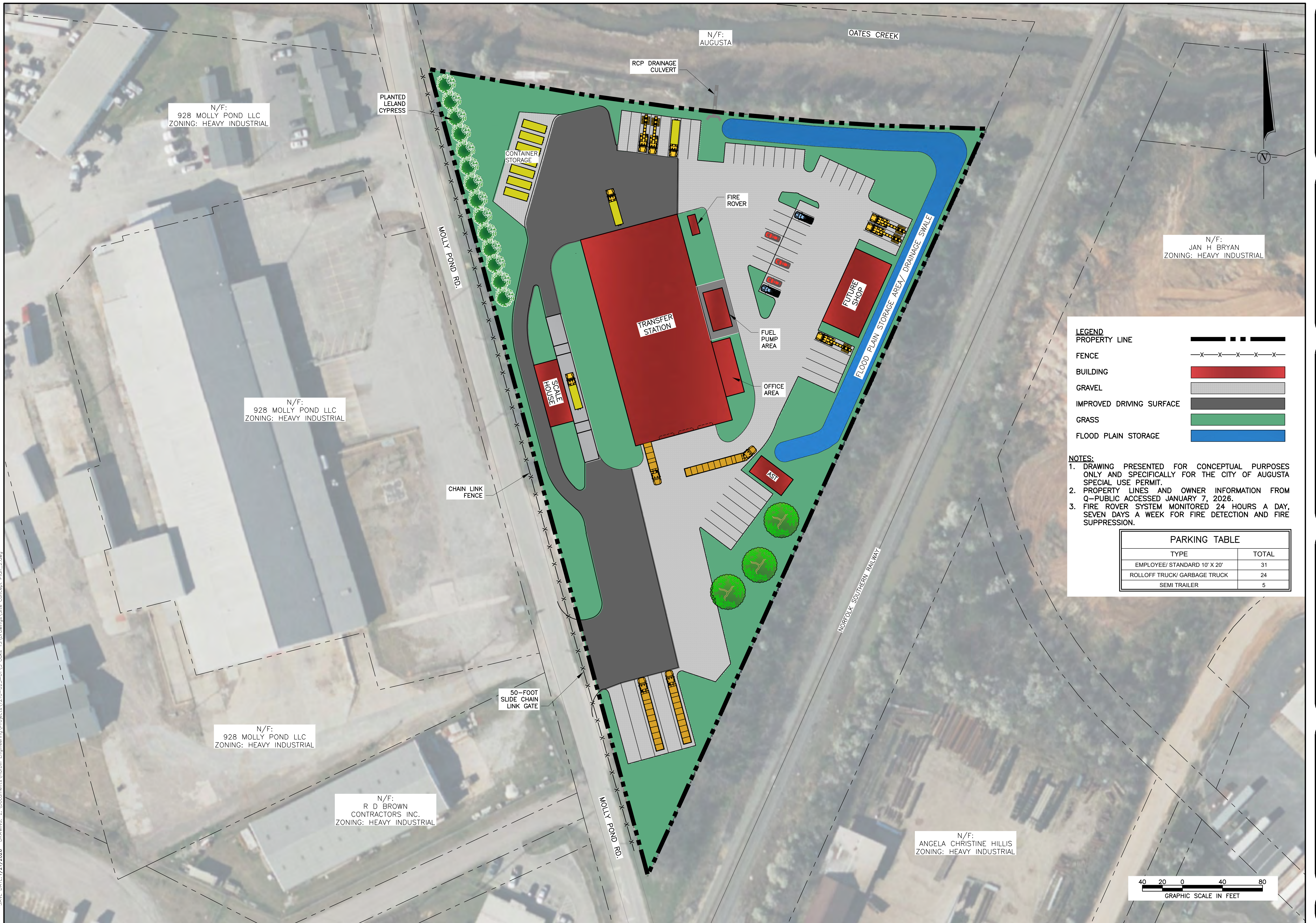
Sincerely,  
**HARBIN ENGINEERING, P.C.**



G. Curtis Reynolds, P.E.  
*Principal Engineer*

cc: Mr. Ben Wall, Atlantic Waste Services, Inc.

SAVE DATE: 1/21/2026 DRAWING: Z:\Documents\Harbin\_Engineering\Projects\1210-025-01\3 Oaks TS\Drawings\Site Concept Plan\_2.dwg



N/F:  
928 MOLLY POND LLC  
ZONING: HEAVY INDUSTRIAL

N/F:  
928 MOLLY POND LLC  
ZONING: HEAVY INDUSTRIAL

N/F:  
928 MOLLY POND LLC  
ZONING: HEAVY INDUSTRIAL

N/F:  
R D BROWN  
CONTRACTORS INC.  
ZONING: HEAVY INDUSTRIAL

N/F:  
AUGUSTA

N/F:  
JAN H BRYAN  
ZONING: HEAVY INDUSTRIAL

N/F:  
ANGELA CHRISTINE HILLIS  
ZONING: HEAVY INDUSTRIAL

**LEGEND**

PROPERTY LINE:

FENCE:

BUILDING:

GRAVEL:

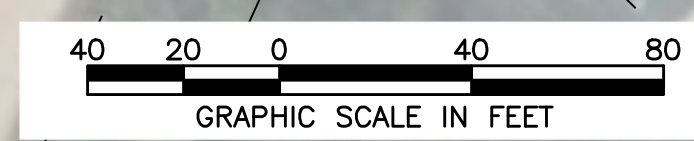
IMPROVED DRIVING SURFACE:

GRASS:

FLOOD PLAIN STORAGE:

- NOTES:**
- DRAWING PRESENTED FOR CONCEPTUAL PURPOSES ONLY AND SPECIFICALLY FOR THE CITY OF AUGUSTA SPECIAL USE PERMIT.
  - PROPERTY LINES AND OWNER INFORMATION FROM Q-PUBLIC ACCESSED JANUARY 7, 2026.
  - FIRE ROVER SYSTEM MONITORED 24 HOURS A DAY, SEVEN DAYS A WEEK FOR FIRE DETECTION AND FIRE SUPPRESSION.

PARKING TABLE	
TYPE	TOTAL
EMPLOYEE/ STANDARD 10' X 20'	31
ROLLOFF TRUCK/ GARBAGE TRUCK	24
SEMI TRAILER	5



**H. ARBIN ENGINEERING, P.C.**  
CIVIL & ENVIRONMENTAL CONSULTANTS

41 West Johnson Street  
Forsyth, Georgia 30203  
Phone: (770) 994-0439  
Fax: (770) 994-0438  
www.harbinengineering.com

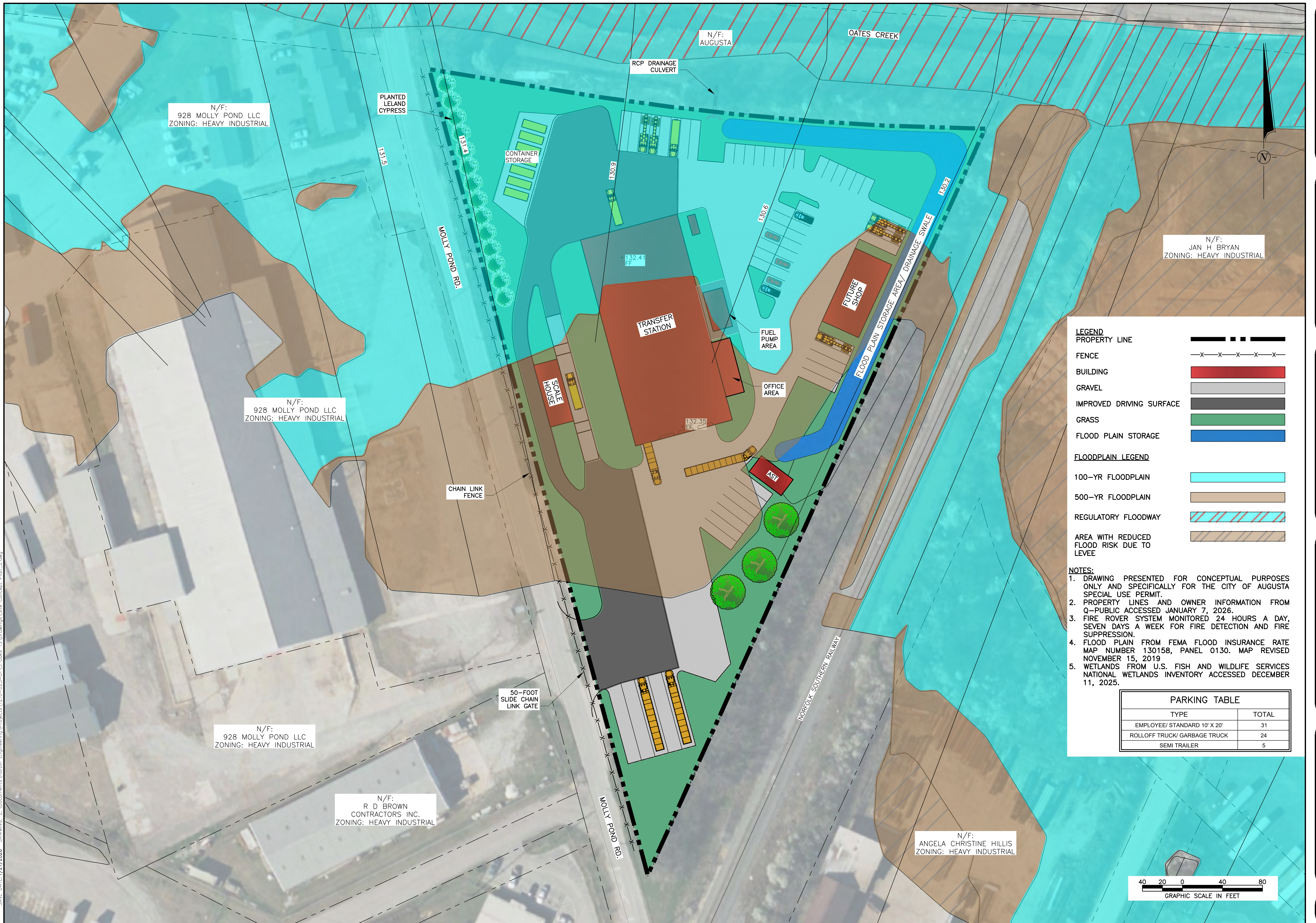
ATLANTIC WASTE SERVICES INC.  
3 OAKS TRANSFER STATION

SPECIAL USE PERMIT  
CONCEPTUAL SITE PLAN

REVISION	DATE	INITIALS
0	1/21/2026	
1		
2		
3		
4		
5		
6		

DRAWING: Site Concept Plan\_2.dwg  
HE PROJECT NO. 1210-025

SAVE DATE: 1/21/2026 DRAWING: Z:\Documents\Harbin\_Engineering\Projects\1210-025-01\3 Oaks\_13\Drawings\Site\_Concept\_Plan\_2.dwg



N/F:  
928 MOLLY POND LLC  
ZONING: HEAVY INDUSTRIAL

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ZONING: HEAVY INDUSTRIAL

N/F:  
928 MOLLY POND LLC  
ZONING: HEAVY INDUSTRIAL

N/F:  
R D BROWN  
CONTRACTORS INC.  
ZONING: HEAVY INDUSTRIAL

N/F:  
ANGELA CHRISTINE HILLIS  
ZONING: HEAVY INDUSTRIAL

N/F:  
JAN H BRYAN  
ZONING: HEAVY INDUSTRIAL

**LEGEND**

**PROPERTY LINE**

**FENCE**

**BUILDING**

**GRAVEL**

**IMPROVED DRIVING SURFACE**

**GRASS**

**FLOOD PLAIN STORAGE**

**FLOODPLAIN LEGEND**

**100-YR FLOODPLAIN**

**500-YR FLOODPLAIN**

**REGULATORY FLOODWAY**

**AREA WITH REDUCED FLOOD RISK DUE TO LEVEE**

- NOTES:**
- DRAWING PRESENTED FOR CONCEPTUAL PURPOSES ONLY AND SPECIFICALLY FOR THE CITY OF AUGUSTA SPECIAL USE PERMIT.
  - PROPERTY LINES AND OWNER INFORMATION FROM Q-PUBLIC ACCESSED JANUARY 7, 2026.
  - FIRE ROVER SYSTEM MONITORED 24 HOURS A DAY, SEVEN DAYS A WEEK FOR FIRE DETECTION AND FIRE SUPPRESSION.
  - FLOOD PLAIN FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 130158, PANEL 0130. MAP REVISED NOVEMBER 15, 2019
  - WETLANDS FROM U.S. FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY ACCESSED DECEMBER 11, 2025.

**PARKING TABLE**

TYPE	TOTAL
EMPLOYEE/ STANDARD 10' X 20'	31
ROLLOFF TRUCK/ GARBAGE TRUCK	24
SEMI TRAILER	5



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ATLANTIC WASTE SERVICES INC.  
3 OAKS TRANSFER STATION

SPECIAL USE PERMIT  
CONCEPTUAL SITE PLAN WITH FLOOD PLAN

REVISION	DATE
0	1/17/2026
1	
2	
3	
4	
5	
6	

INITIAL SUBMITTAL

DRAWING: Site Concept Plan\_2.dwg  
HE PROJECT NO. 1210-025