

NWGRC

NORTHWEST GEORGIA REGIONAL COMMISSION

A Region With A Bright Future

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MEMORANDUM

To: Local Governments, State Agencies, and Interested Parties

From: Lloyd Frasier, Executive Director

Date: May 26, 2022

Subject: Report on DRI 3656 West Dallas LLC Materials Recovery Facility

The Northwest Georgia Regional Commission has conducted a regional Development of Regional Impact review for DRI 3656 West Dallas LLC Materials Recovery Facility, and offers this report with comments received from affected parties, including Georgia DNR Floodplain Unit and GDOT. GRTA's Letter of Understanding, and Methodology Meeting Packet as revised, are included with this report. In making local planning decisions, the City of Dallas is encouraged to review the comments received.

The Georgia Regional Transportation Authority or GRTA is preparing the Notice of Decision for the project and its transportation impacts, including the applicable transportation conditions for the project. The Methodology Meeting documents and Letter of Understanding accompany this report.

Georgia DNR Floodplain Unit comments, "From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the proposed project is located outside of the Special Flood Hazard Area (SFHA), in Zone X (unshaded), an area of minimal flood hazard. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRM are attached." Please see full comments.

GDOT Aviation advises, "This proposed addition of a municipal solid waste transfer station and materials recovery facility to an existing construction and demolition waste transfer station is 4.4 miles from the Paulding Northwest Atlanta Airport (PUJ). Municipal solid waste landfills are known to attract large numbers of hazardous wildlife, particularly birds. If the proposed transfer station does not meet the FAA's definition of a fully enclosed trash transfer station, or admits putrescible waste, the FAA recommends a separation distance of 5 miles from an airport to protect the approach, departure and circling airspace. An FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov...>" Please see full comments.

Regional Planning Economic Development Area Agency on Aging Workforce Investment Program

*An Equal Opportunity Employer / Programs
Auxiliary Aids / Services Available Upon Request to Individuals with Disabilities*

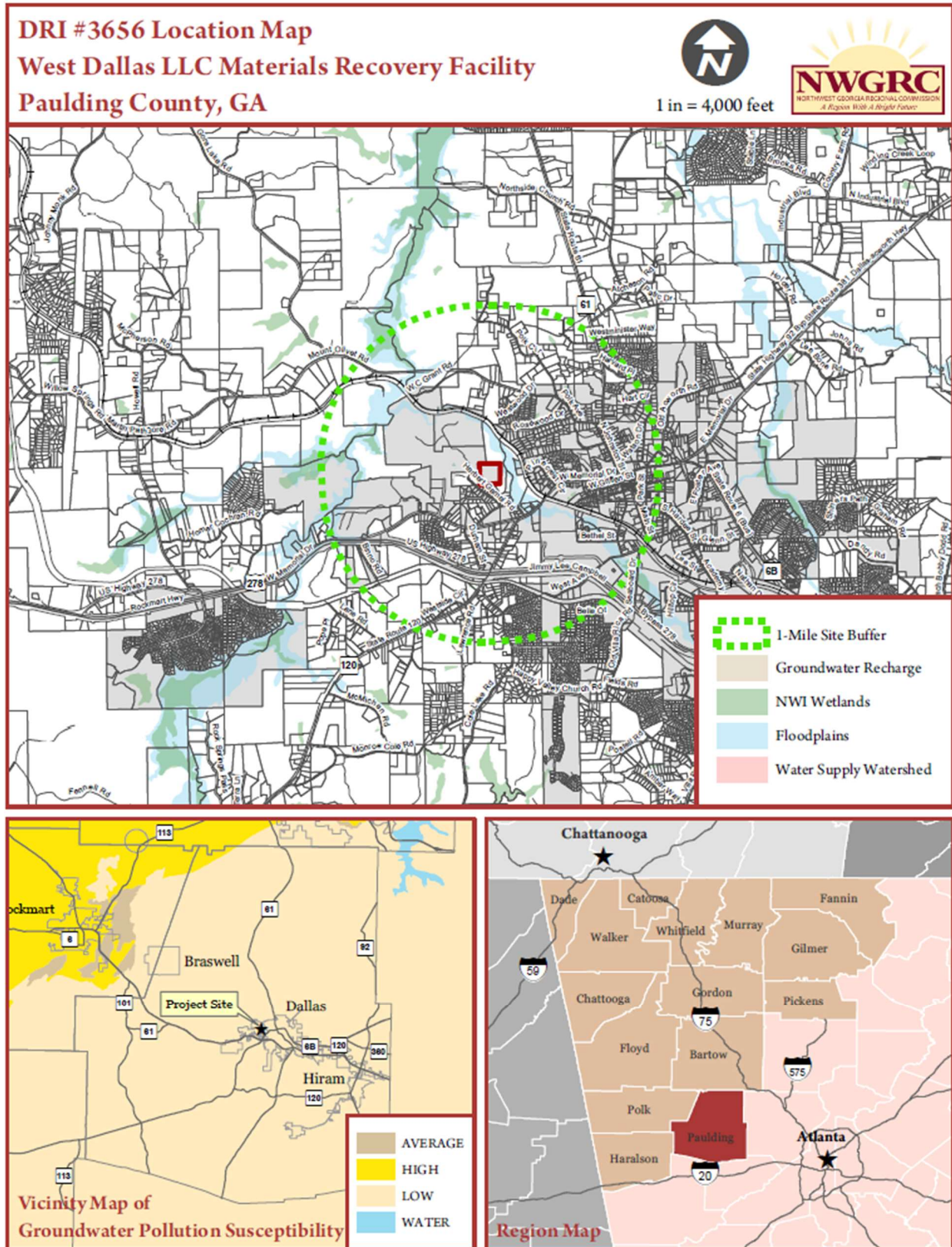
DRI 3656 West Dallas Materials Recovery, Dallas

GDOT District 6 provided comments as part of the Methodology Meeting review, which are included here as well. Please see full comments.

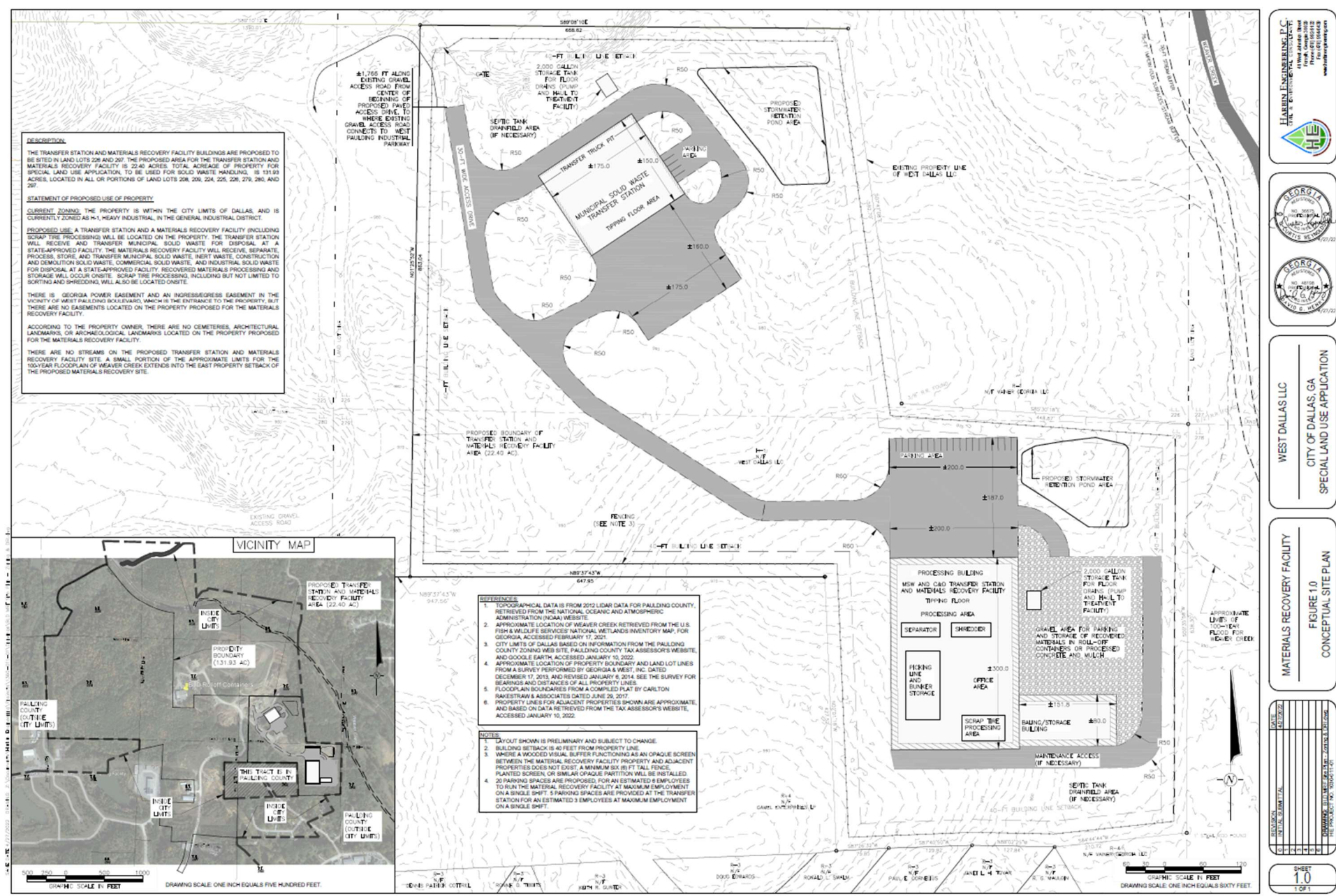
Consistency with Comprehensive Plan and Service Delivery Strategy: This area is shown on the 2017 Joint Comprehensive Plan Dallas Future Land Use Map as Heavy Industrial. City of Dallas is the provider of water and sewer service in this area according to the 2019 Service Delivery Strategy.

Consistency with 2019 Northwest Georgia Regional Plan: The area is shown as Developed on the Northwest Georgia Projected 2040 Regional Land Use Map with sewer infrastructure in place to support dense development.

Location Map and Site Plan



DRI 3656 West Dallas Materials Recovery, Dallas



HARBIN ENGINEERING, P.C.
Civil & Environmental Engineering
10000 West Loop South, Suite 1000
Houston, Texas 77042
Phone: 281.460.1111
Fax: 281.460.1112
www.harbineng.com

WEST DALLAS LLC
CITY OF DALLAS, GA
SPECIAL LAND USE APPLICATION

MATERIALS RECOVERY FACILITY
FIGURE 1.0
CONCEPTUAL SITE PLAN

DATE: 12/22/22
DRAWN: J. B. BROWN
CHECKED: J. B. BROWN
APPROVED: J. B. BROWN
PROJECT: DRI 3656 WEST DALLAS
SHEET: 1 OF 1

**COMMENTS RECEIVED
DRI 3656 COMMENT FORM**

Description of DRI project:

The Northwest Georgia Regional Commission is requesting comments on Development of Regional Impact DRI 3656, West Dallas LLC Materials Recovery Facility. The proposed project would develop a Materials Recovery Facility and MSW Transfer Station for construction & demolition, commercial, industrial, and municipal solid waste, and scrap tire processing, in the City of Dallas, Georgia. Please send comments to Julianne Meadows, jmeadows@nwgrc.org, within the following 15-day period: Wednesday May 11, 2022- Wednesday May 25, 2022.

Comments

Name: Alan Hood

Date: 5/25/22

Organization: GDOT Aviation

Comments:

This proposed addition of a municipal solid waste transfer station and materials recovery facility to an existing construction and demolition waste transfer station is 4.4 miles from the Paulding Northwest Atlanta Airport (PUJ). Municipal solid waste landfills are known to attract large numbers of hazardous wildlife, particularly birds.

If the proposed transfer station does not meet the FAA's definition of a fully enclosed trash transfer station, or admits putrescible waste, the FAA recommends a separation distance of 5 miles from an airport to protect the approach, departure and circling airspace.

An FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 120 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Mr. Terry Tibbetts with the Paulding Northwest Atlanta Airport (PUJ) on this email.

Thank you for the opportunity to comment on the proposed development.

Reviewing Regional Commission: Northwest Georgia
Contact Person: Julianne Meadows
Address: P. O. Box 1798, Rome, Georgia 30162-1798
Phone: (706) 295-6485 **Fax:** (706) 295-6665
E-mail: jmeadows@nwgrc.org



Richard E. Dunn, Director

Watershed Protection Branch
Nonpoint Source Program
Floodplain Unit
2 Martin Luther King, Jr. Drive
Suite 1152, East Tower
Atlanta, Georgia 30334

FLOODPLAIN ENCROACHMENT REVIEW


To: Julianne Meadows
Northwest Georgia Regional Commission
Email: jmeadows@nwgrc.org

PROJECT NAME:	DRI 3656 West Dallas LLC Materials Recovery Facility	COUNTY:	Paulding	COMMUNITY:	City of Dallas
LOCATION:	See location map provided by applicant, in the vicinity of Herbert Gamel Road, in the city of Dallas				
BRIEF PROJECT DESCRIPTION:	The proposed project would develop a new Materials Recovery Facility and MSW Transfer Station for construction & demolition, commercial, industrial, and municipal solid waste, and scrap tire processing, on a 22-acre heavy industrial site in the City of Dallas, Georgia. The project size would be 98,394 SF.				
APPLICANT:	Northwest Georgia Regional Commission	APPLICATION DATED:	5/11/2022	APPLICATION RECEIVED:	5/11/2022

SFHA* ENCROACHMENT:	No	EFFECTIVE PANEL(S):	13223C0136D (Effective Date: 06/07/2019)	FLOOD RISK ZONE(S):	X
www.georgiadfirm.com		PRELIMINARY PANEL(S):	NA	FLOOD RISK ZONE(S):	NA
https://msc.fema.gov/portal		LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Etowah (8 Digit HUC: 03150104)	COMMUNITY CONTACTS:	<p><u>City of Dallas</u> Community Development Director 200 Main Street Dallas, GA 30132 (770) 443-8110 Ext. 1502</p> <p><u>For State Owned Property:</u> Georgia State Financing and Investment Commission 270 Washington Street Atlanta, GA 30334 Senior Civil Engineer 404-655-7640</p>		

FLOODPLAIN ENCROACHMENT REVIEW

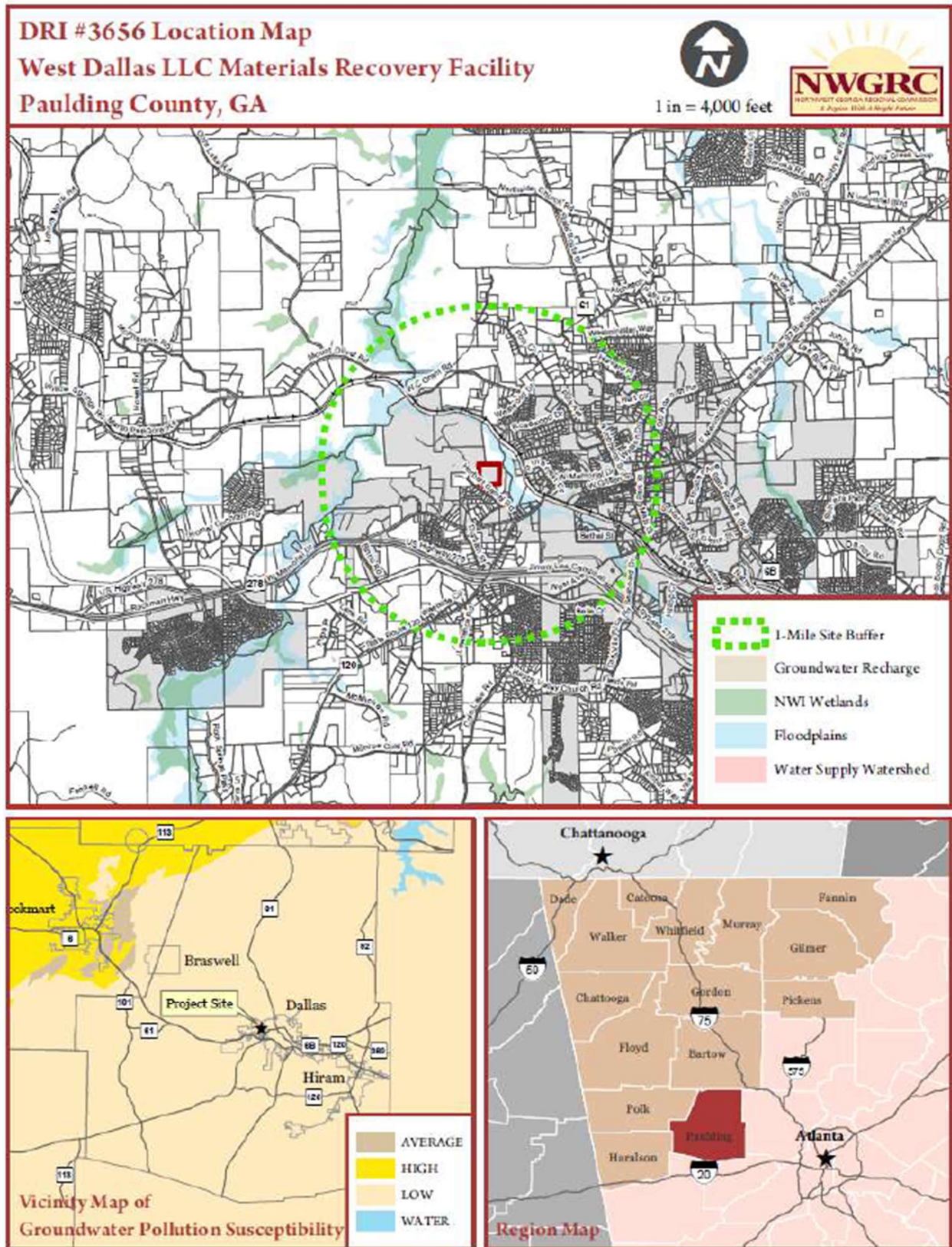
To: Julianne Meadows
Northwest Georgia Regional Commission
Email: jmeadows@nwgrc.org

COMMENTS:	<p>From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the proposed project is located outside of the Special Flood Hazard Area (SFHA), in Zone X (unshaded), an area of minimal flood hazard. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRM are attached.</p> <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area and does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>				
Prepared By:	Haydn Blaize	Telephone:	(470) 607-2604	Email:	haydn.blaize@dnr.ga.gov
Signature:				Date:	5/12/2022

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

Attachments:

Location and Site Maps



4251 Herbert Gamel Rd, Dallas, Georgia, 30132

GEORGIA FLOOD MAP PROGRAM

Property Flood Risk:
Low Risk

Flood Depths*:

Risk Info	Current Flood Zone:	X	0.2% ANNUAL CHANCE (500 YEAR) FLOOD DEPTH
*Probability of Flooding (30-Year Period)	Not Available		Not Available
Base Flood Elevation:	Not Available		Not Available
Lowest Adj Grade:	Not Available		Not Available
Preliminary Flood Zone:	Not Available		Not Available
Flood Zone Change Type:	Not Available		Not Available

(GRAPHIC NOT TO SCALE) *Above lowest adjacent grade

Location Information

Panel:	13223C0136D
Watershed:	Etowah
County:	PAULDING
Community ID:	13223C
Map Status:	EFFECTIVE

* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <https://msc.fema.gov/portal/resources/fm>

Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:



Legend with Flood Zone Designations

— Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone VE (High Risk)	Floodway Decrease
— Base Flood Elevations	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
— Cross Sections	1% Flood - Zone A, AH, or AO (High Risk)	Letters of Map Revision	100-Year Flood Zone Decrease
- - - Coastal Transects	0.2% Flood - X-Shaded (Moderate Risk)	Coastal Barrier Resource Area	100-Year Flood Zone Increase
□ FIRM Panel Index	Area of Undetermined Flood Hazard	Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).

National Flood Hazard Layer FIRMette



84°51'51"W 33°55'44"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/12/2022 at 8:05 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Julianne Meadows

From: Abbey, Colin <RAbbey@dot.ga.gov>
Sent: Wednesday, May 4, 2022 9:02 AM
To: Julianne Meadows; Abdul Amer
Cc: Steven Foy
Subject: RE: Methodology Meeting for DRI 3656, West Dallas LLC Materials Recovery Facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I will not be able to attend the meeting tomorrow afternoon. Please see my comments below, and let me know if there are any additional questions or concerns.

- The site plan appears to conflict with the written narrative: the site plan references W. Paulding Industrial Parkway, and the narrative and existing mapping software references W. Paulding Blvd.
- In the Alternative Mode Access section, need to specify that there is not sidewalk on West Memorial Drive in the vicinity of its intersection with West Paulding Blvd. – there is sidewalk at other locations on W. Memorial Drive.
- In Potential Pedestrian and Bicycle Destinations, need to remove Wellstar Paulding Hospital as this location is no longer a major hospital or trauma center, and recommend adding the nearby Silver Comet Trail Rambo trailhead
- In the Trip Generation and Adjustments section:
 - “Data from other existing sites operated by the applicant were used to determine...” the estimated trips. Which sites? No sites were provided. How many sites? Are they comparable sizes? Recommend using the Paulding County Recycling and Waste Facility off Seven Hills Blvd as an additional point of comparison.
 - Although the 11th Gen. ITE Trip Generation Manual doesn’t provide a specific use or land use code for this site use, comparing it to other similar uses such as the fitted curve for Industrial Park (square feet) indicate daily entering trips to be over 400 (465).
 - If this facility will be open to the public for self-hauled loads, then need to analyze the weekend peak hour as those are the higher volume days for self-haul loads
 - In the study, provide a trip distribution. May need to install dedicated EBLT lane to West Paulding Blvd. Recommend studying the operations at the intersection of SR 6 / US 278 at West Memorial Drive, SR 6 Bus at W Memorial Drive (this is going to be improved in a pending quick response project), and at SR 6 Bus / SR 61 and Main Street. Consideration should be given to the fact that the rail bridge over SR 6 Bus is height-restricted at 15’2” according to the most recent bridge inspection report available, so any trucks that would be impacted by that bridge need to be shown directed to other intersections.

Thanks,

Colin Abbey, E.I.T.
Civil Engineer 3



District 6 Traffic Operations
30 Great Valley Parkway
White, GA 30184
Office: (678) 721-5288

GRTA Letter of Understanding



LETTER OF UNDERSTANDING

May 17, 2022

Brian Stover
West Dallas LLC
P.O. Box 1790
Dallas, Georgia 30132

RE: West Dallas LLC Materials Recovery Facility (DRI#: 3656)

Dear Mr. Stover:

The purpose of this Letter of Understanding is to document the discussions during the Methodology Meeting held virtually on May 5, 2022 regarding **West Dallas LLC Materials Recovery Facility** Development of Regional Impact (DRI). The *GRTA DRI Review Procedures*, as well as the inputs and parameters documented in this Letter of Understanding and the revised Methodology Meeting Packet, shall be adhered to in preparing the GRTA required Transportation Study.

PROJECT OVERVIEW

- The proposed site is located to the northeast of W Memorial Drive and W Paulding Industrial Parkway.
- The proposed development includes 72,144 square feet of materials recovery facility, and 26,250 square feet of solid waste transfer station.
- The projected build-out is one phase to be completed by 2024.
- The proposed development includes (1) full site accesses on W Paulding Industrial Parkway.
- The DRI trigger for this development is a Special Use Permit with the City of Dallas.
- The vehicular trip generation is estimated to be 420 net daily trips based on the *ITE Trip Generation Manual 11th edition*.
- The applicant is applying for approval under GRTA's expedited review process.

METHODOLOGY MEETING PACKET INPUTS & PARAMETERS

- The Site Plan shall meet all the applicable requirements in Section 7.1 of the *GRTA DRI Review Procedures*.
- The applicant shall research TIP, STIP, RTP and GDOT's construction work program, as well as any local government and transit operator plans (SPLOST, CIP, etc.), to determine the open date, sponsor, cost of the project, funding source(s), for future roadway projects in the project vicinity.
- If the *GRTA DRI Review Procedures* requires an Enhanced Focus Area for Heavy Vehicles or an Enhanced Focus Area for Dense Urban Environments, the Limited Trip Generation Memo shall incorporate the inputs and parameters agreed to at the Methodology Meeting and documented in the revised Methodology Meeting Packet. These inputs may include a Heavy Vehicle modeling percentages, a Heavy Vehicle route map, a pedestrian crosswalk delay adjustment and a bus blockage adjustment factor.

DRI REVIEW PACKAGE SUBMITTAL

GRTA will begin reviewing the DRI once the DRI Review Package is submitted and deemed complete. The DRI Review Package includes: the permitting Local Government inputting both Department of Community Affairs (DCA) forms into the DCA DRI website; and the Traffic Engineer submittal of the GRTA Limited Trip Generation Memo and Site Plan to GRTA staff and ALL stakeholders included in the CC list of this Letter of Understanding.

All DRI Review Packages shall be submitted electronically via email to all stakeholders in the CC list of the Letter of Understanding. If the DRI Review Package total file size is greater than 10 MB, the DRI Review Package shall be submitted via email with a FTP link provided for downloading the files.

Please contact me if you have any questions about the Letter of Understanding or the *GRTA DRI Review Procedures*.

Sincerely,

Elizabeth Davis
DRI Program Manager, GRTA/SRTA/ATL

DRI 3656 West Dallas Materials Recovery, Dallas

GRTA Methodology Meeting Packet Revised