



**A&R Engineering, Inc.**

## Memorandum

To: Georgia Regional Transportation Authority (GRTA)  
From: Abdul Amer, PE  
Date: June 13, 2022  
Subject: Limited Trip Generation Memorandum: DRI 3656, West Dallas LLC  
Materials Recovery Facility

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The purpose of this memorandum is to request that GRTA accepts a limited trip generation memorandum given that the number of total daily trips that will be generated from the proposed development will be less than 1,000 vehicles. We are also requesting that GRTA expedite the review period per the latest Policies and Procedures.

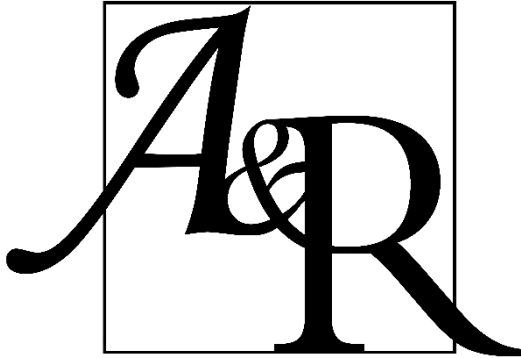
The applicant, Brian Stover currently operates a construction and demolition waste transfer station on adjacent property owned by West Dallas LLC along with recovered materials (concrete, wood, mulch, etc.) processing. The proposed development would add a municipal solid waste transfer station and a materials recovery facility (for municipal solid waste, inert waste, construction and demolition waste, commercial solid waste, and industrial solid waste) to separate any recyclable or recoverable materials from the waste stream and divert these materials from the landfill. Scrap tire processing would also be located in the materials recovery facility. The additional facilities would total 98,394 sf. The property is located within the boundary of the City of Dallas and is zoned as Heavy Industrial. The development proposes a full access driveway on W Paulding Industrial Parkway.

The Methodology Meeting Packet (MMP) and Letter of Understanding (LOU) are included in the Appendix for reference. Please let us know if you need any additional information for your review.



**A&R Engineering, Inc.**

## **APPENDIX**



## **A&R Engineering Inc.**

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# **WEST DALLAS LLC MATERIALS RECOVERY FACILITY (DRI #3656)**

**Meeting Methodology Packet (MMP)**

**Applicant: West Dallas LLC**

**(Brian Stover)**

## General Information

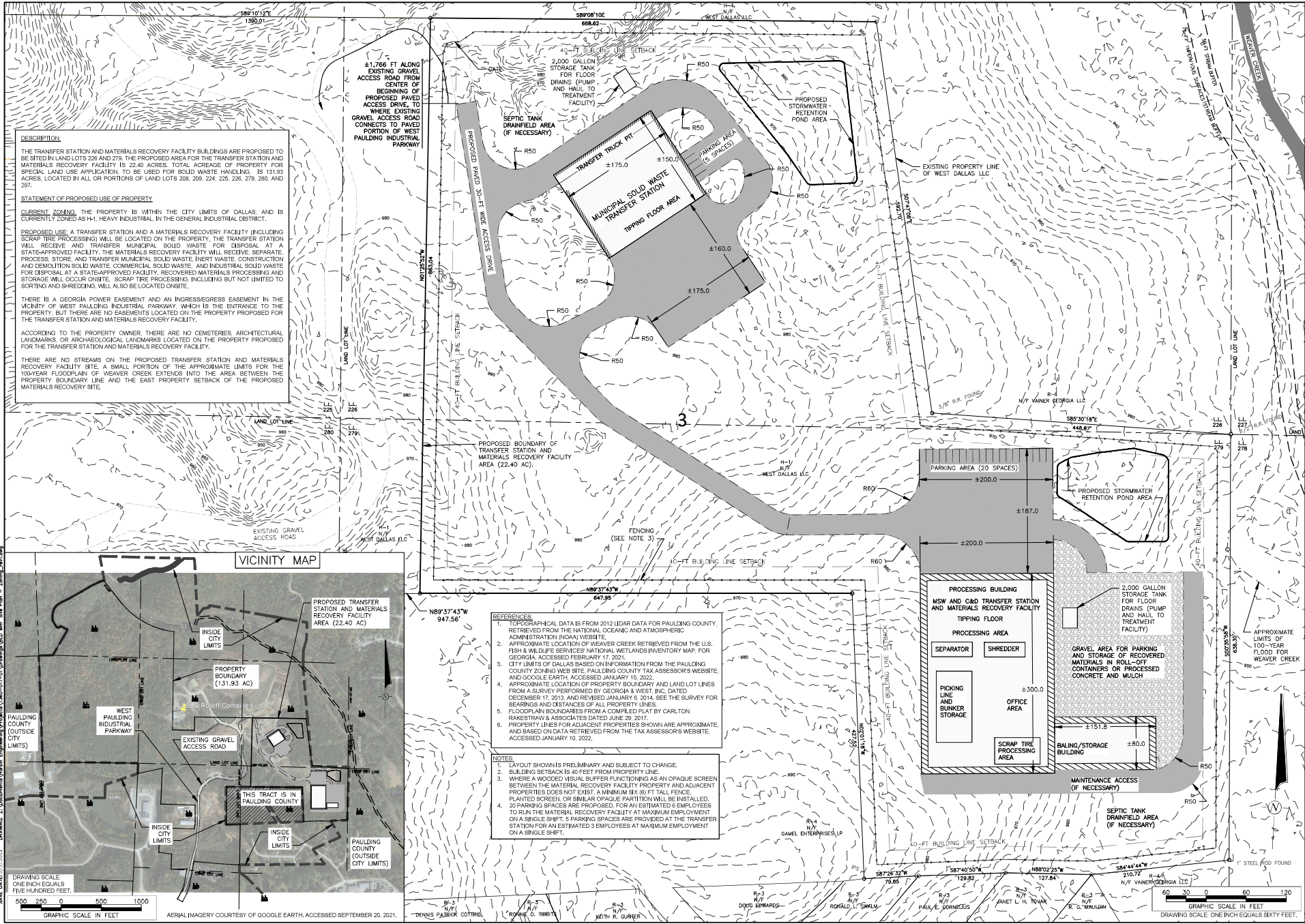
DRI Name & Number:


West Dallas LLC Materials Recovery Facility  
DRI (#3656)

Pre-Review / Methodology Meeting Date:


May 5, 2022


Project Rendering is included on the next page.





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**WEST DALLAS LLC**

**CITY OF DALLAS, GA**

**SPECIAL LAND USE APPLICATION**



**MATERIALS RECOVERY FACILITY AND TRANSFER STATION**

**FIGURE 10**

**CONCEPTUAL SITE PLAN**



**DATE:** 4/7/2022  
**BY:** J. R. HARRIS  
**UPDATE:** 5/9/2022

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	4/7/2022	INITIAL SUBMITTAL
2	5/9/2022	UPDATE SITE PLAN

**DESIGNER:** J. R. HARRIS  
**PROJECT NO.:** 100-100001-101



**SHEET**  
**1.0**  
**1 OF 1**

**DRAWING SCALE:** ONE INCH EQUALS SIXTY FEET.

## Applicant Stakeholders

<b>Developer and applicant mailing address:</b>	<b>Brian Stover</b> West Dallas LLC P.O. Box 1790 Dallas, Georgia 30132	<a href="mailto:bldrolloff@mindspring.com">bldrolloff@mindspring.com</a> 770-443-2213
<b>Transportation Engineer</b>	<b>Abdul Amer, PE, PTOE</b> A&R Engineering, Inc. 2160 Kingston Court, Suite O, Marietta, GA 30067	<a href="mailto:aamer@areng.com">aamer@areng.com</a> 770-690-9255
<b>Site Planner</b>	<b>G. Curtis Reynolds, PE</b> <b>David G. Henry, PE</b> Harbin Engineering, P.C. 41 West Johnston Street Forsyth, Georgia 31029	<a href="mailto:creynolds@harbinengineering.com">creynolds@harbinengineering.com</a> 478-992-9122 <a href="mailto:dhenry@harbinengineering.com">dhenry@harbinengineering.com</a> 478-992-9122

## Project Orientation

<b>Permitting Local Government</b>	City of Dallas
<b>Additional Local Government(s) with development approval authority</b>	N/A
<b>DRI Trigger</b>	Special Use Permit
<b>DRI Trigger Application/ Form ID #</b>	N/A
<b>Qualifying DRI Threshold Exceeded</b>	Waste Handling Facility, New facility or expansion of existing facility by more than 50%
<b>Existing Zoning</b>	Heavy Industrial (H-1)
<b>Proposed Zoning</b>	Heavy Industrial (H-1)

## Project Information

<b>Land Use</b>	<b>Density</b>
Materials Recovery Facility	72,144 sf
Solid Waste Transfer Station	26,250 sf

## Project Description

The applicant, Brian Stover currently operates a construction and demolition waste transfer station on adjacent property owned by West Dallas LLC along with recovered materials (concrete, wood, mulch, etc.) processing. The proposed development would add a municipal solid waste transfer station and a materials recovery facility (for municipal solid waste, inert waste, construction and demolition waste, commercial solid waste, and industrial solid waste) to separate any recyclable or recoverable materials from the waste stream and divert these materials from the landfill. Scrap tire processing would also be located in the materials recovery facility. The additional facilities would total 98,394 sf. The property is located within the boundary of the City of Dallas and is zoned as Heavy Industrial. The development

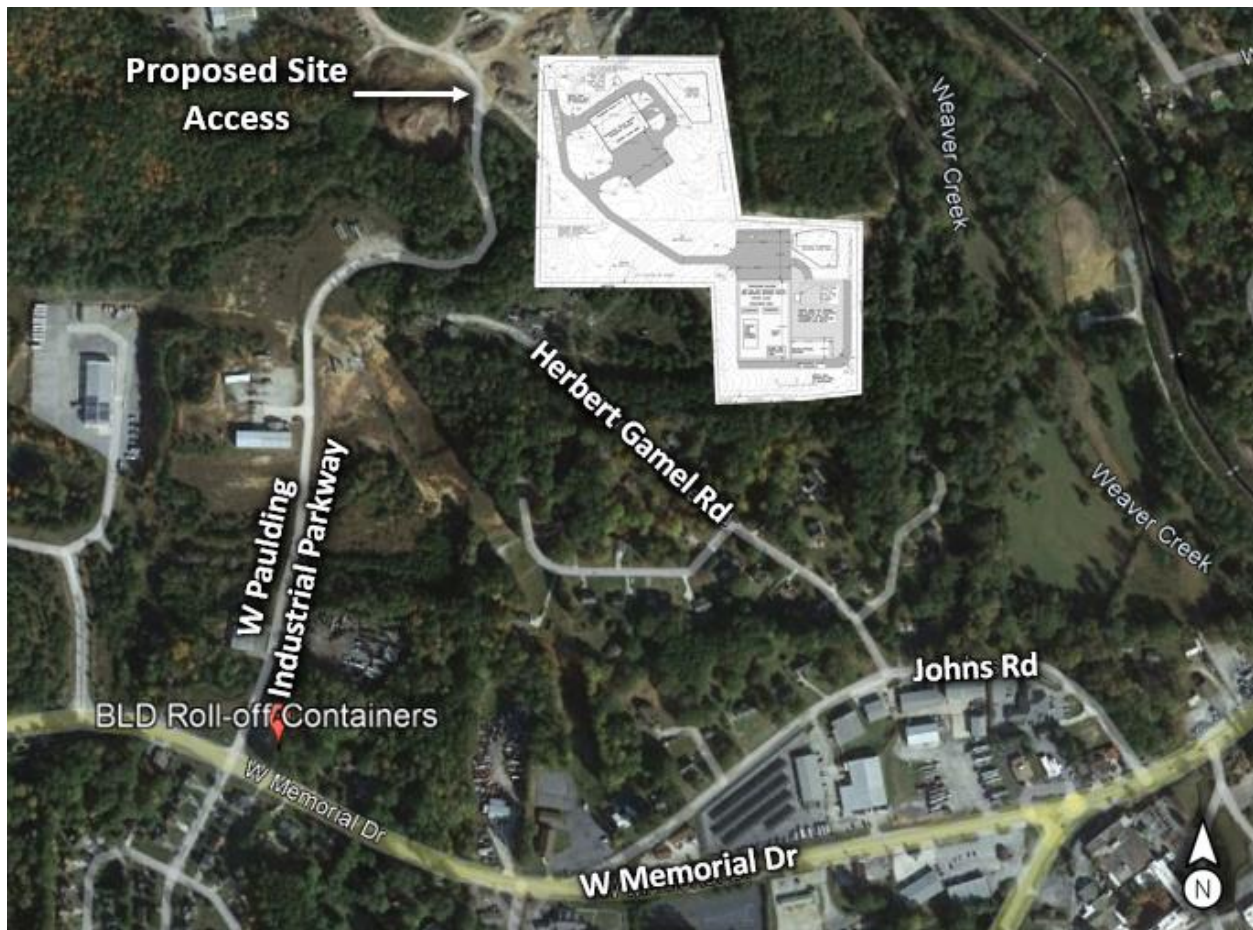


proposes a full access driveway on W Paulding Industrial Parkway.

## Project Location

<b>GPS Coordinates</b>	33°55'34"N, 84°51'32"W
<b>Location Description</b>	The development will be located to the northeast of W Memorial Drive and W Paulding Industrial Parkway in the City of Dallas, Georgia. The proposed site is adjacent to a Construction and Demolition Waste Transfer station that is also operated by the applicant.
<b>Unified Growth Policy Map Land Use Area Designation</b>	Developing Suburbs
<b>Neighboring Jurisdictions within ½ mile</b>	Paulding County

## Project Orientation Map



Driveway #	Access Type	Driveway Approach	Location
Driveway 1	Full Access	Westbound	Access road to connect to existing gravel road that will connect to W Paulding Industrial Parkway

Build Out Year: 2024 (one phase)

### Net Average Daily Trips (ADT) & Requested Review Schedule:

Net Average Daily Trips	420 trips (two way)
Requested Transportation Study Type	Limited Trip Generation Memorandum
Requested Review Timeline	Expedited Review

### Government Stakeholders

City of Dallas, Paulding County

## Project Orientation

### Programmed Projects

No programmed projects were found in the study network.

### Programmed Project Design Documents

N/A

### Transportation Project Interaction with DRI

N/A

### Planned Projects

No planned projects were found in the study network.

### Land Use and Zoning

<b>Future Land Use Map Zoning</b>	N/A, City of Dallas and Paulding County are currently updating their comprehensive plan and transportation plan per NWGRC correspondence in March 2022.
<b>Land Use Definition for City of Dallas</b>	N/A, see above
<b>Relation to Existing Land Use Plans</b>	N/A, see above
<b>Chattahoochee River/Metropolitan River Protection Act</b>	N/A



## Alternative Mode Access

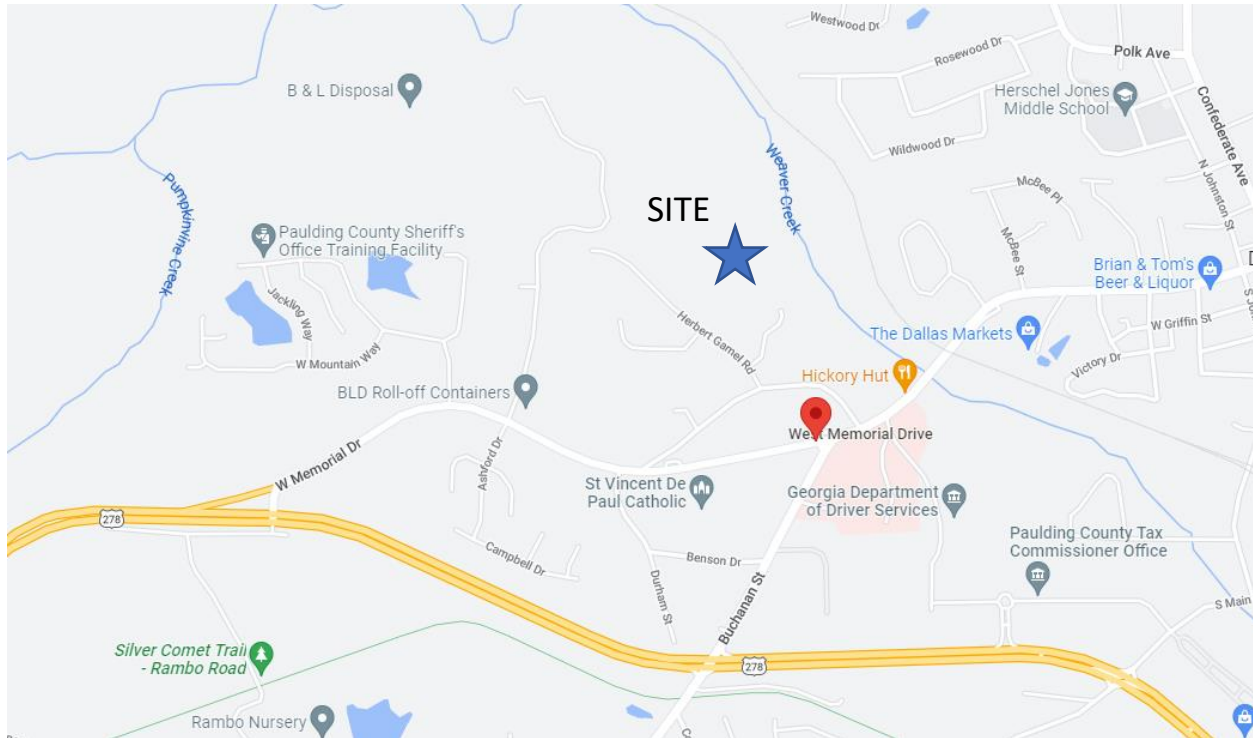
### Existing Alternative Transportation Map



### Description of Existing Infrastructure

- Sidewalk not present in the vicinity of the intersection of W Paulding Industrial Parkway and W Memorial Drive
- Sidewalk present along W Memorial Drive at other locations

### Potential Pedestrian and Bicycle Destinations



- Hickory Hut, Thrift Store, Vape Escape, Silver Comet Rambo Trailhead

## Transit Accommodations

- No scheduled transit was identified in the vicinity of the proposed development.

## Proposed Pedestrian Route to Access Transit

N/A

## Transit Stop Ridership

N/A

## Transit Stop Amenity Standards

N/A

## Trip Generation and Adjustments

**ITE Trip Generation Manual Used:** 11<sup>th</sup> Edition

**ITE Land Use Code(s):** 110

**ITE Independent Variable Inputs for each Land Use Code:** (*# units, sq. ft., etc*): sq.ft.

**Day & Time of Day to be analyzed:**

- Weekday, Peak hour of adjacent street traffic, one hour between 7 AM and 9 AM  
 $T = 0.68 (X) + 3.81$
- Weekday, Peak hour of adjacent street traffic, one hour between 4 PM and 6 PM  
 $\ln(T) = 0.72 \ln(X) + 0.38$
- Weekday 24 hour  $T = 3.76 (X) + 50.47$

**Trip Generation Calculation Alternative Approaches:** N/A

### Trip Generation Reductions

**Redeveloped Square Footage:** N/A

**Alternative Mode Reduction** (Section 2.2.4.2): N/A

**Contributing Factors:** N/A

### Summary of Existing and Proposed Bicycle / Pedestrian / Transit

**Proposed Transit Facilities:** Transit facilities are not proposed.

**Proposed Pedestrian and Bicycle Facilities:** Pedestrian or bicycle facilities are not proposed.

**Parking:**

<b>Required Parking per City of Dallas Code Section 44-239</b>	5 spaces
<b>Proposed Parking</b>	25 spaces

**Affordable Housing** (*If applicable*): N/A

**Transportation Demand Management** (*If applicable*): N/A

**Supplemental Commuter Data** (*If applicable*): N/A

**Proposed Reduction Percentage:** N/A

**Proposed Reduction Justification Explanation:** N/A

**Internal Capture / Mixed Use Reduction** (Section 2.2.4.3): N/A

**Pass-by Trips Reduction** (Section 2.2.4.4): N/A

## Trip Generation Summary Table

The table follows GRTA's policies and procedures.

Trip Generation for Proposed Development							
	AM peak hour trips			PM peak hour trips			24 hour
	Enter	Exit	Total	Enter	Exit	Total	2-way
Trips	62	9	71	6	34	40	420
Alt. Mode (0%)	0	0	0	0	0	0	0
Mixed Use	0	0	0	0	0	0	0
Pass-by	0	0	0	0	0	0	0
<b>Net Trips</b>	<b>62</b>	<b>9</b>	<b>71</b>	<b>6</b>	<b>34</b>	<b>40</b>	<b>420</b>

## Truck Path





## Draft Schedule and Proposed Traffic Count Approach

**Draft Transportation Study Submittal Date** *(Optional)*: The limited trip generation memorandum will be completed within 2 weeks of the Letter of Understanding being issued.

**Anticipated GRTA Review Schedule** (Section 4.2) *(Optional)*: TBD

**DCA DRI 'Initial Form' & 'Additional Form' Submittal Date(s)**: *(Forms must be submitted before review begins.) (Optional)*

- DCA Initial Form: Submitted
- DCA Additional Form: Submitted

**Key Permitting Local Government Review Board Date(s)**: N/A



## LETTER OF UNDERSTANDING

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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 11<sup>th</sup> 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