



Planning and Development Department Case Information

Case Number: LU23030032 and Z23030033 and CU23030034

Meeting Dates: Planning Commission 05-04-2023

Board of Commissioners 06-06-2023

Current Zoning: C1770036 is B2/R1 and C1770036A00 is A1/R1/B2

Request:

1. Change Character Area on 27.42 acres from Conservation to Highway Corridor
2. Rezone C1770036 (27.42) from B2, R1 to M2 with a Conditional Use to allow a compost facility and a Conditional Use for a solid waste transfer building
3. Rezone C1770036A (73.7 acres) from A1, R1, B2 to A1 for Buffer Area.

Address: Highway 78, Monroe, Georgia 30655

Map Number: C1770036 & C1770036A00

Site Area: C1770036 is 27.42 acres and C1770036A00 is 73.7 acres

Character Area: Conservation

District 4: Commissioner–Lee Bradford Planning Commission – Brad Bettis

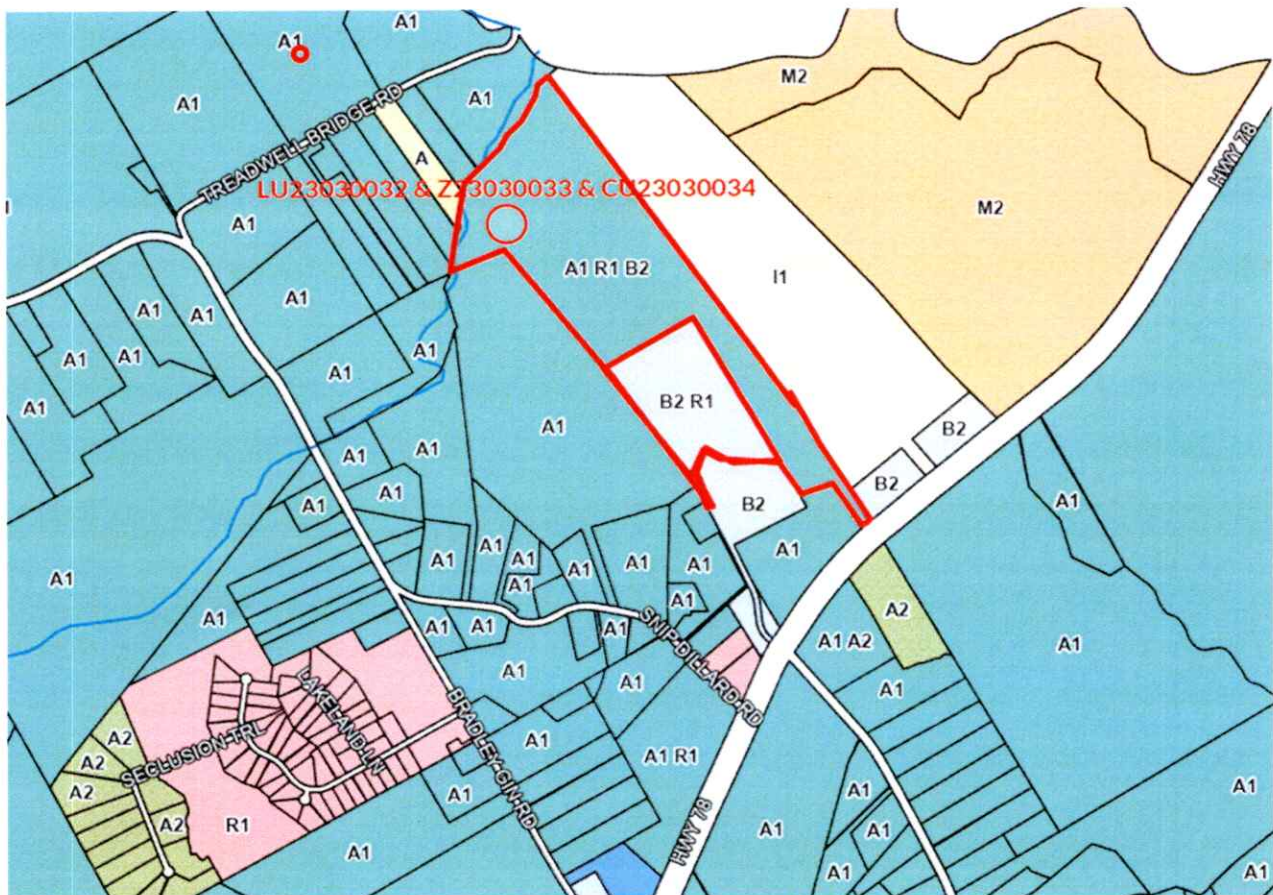
Applicant:
Harvest Recycling LLC
1100 B Garrett Road
Statham, Georgia 30666

Owner:
Golden Monroe LLC
455 East Paces Ferry Road NE, Ste 302
Atlanta, Georgia 30305



Existing Site Conditions: Parcel #C1770036 is 27.42 and is zoned B2/R1 and Parcel #C1770036A00 is 73.7 acres and is zoned A1/R1/B2.

The surrounding properties are zoned A, A1, A2, R1, I1 & B2.



Staff Comments/Concerns: The properties to the right which are Parcel# C1770037 – 101.98 acres at 145 Hwy 78, Monroe, Georgia 30655 is Walton County C & D Landfill and Parcel #C1890009A00 – 159.92 acres at 75 Hwy 78, Monroe, Georgia is Caruthers Mill C & D Landfill. There is also property across the street Parcel #C1890001A00 – 381.19 acres at 64 Hwy 78, Monroe, Georgia is Hwy 78 C & D Landfill.

History:

| | | | | |
|--------|-------------|--------------------------------------|------------------------|----------|
| Z00799 | Sonia Perez | A-1 & A-2 to B-2 Personal Care | C0177-36 171 Hwy 78 | Approved |
|--------|-------------|--------------------------------------|------------------------|----------|

| | | | | |
|-------------------------|------------------|--|--|----------|
| | | Home | | |
| CU01120004 | Efrain Perez Jr. | B-2 Night Watchman/Resident Manager | C0177-36 175 Hwy 78 | Approved |
| Z07080025 LU07080024 | S.A.R. and Assoc | B-2 to A-2 and R-1: Res Sub/Equestrian 59+ | C0177-36spl, 36A spl U.S. Highway 78 | Approved |

Comments and Recommendations from various Agencies:

Public Works: Public Works has No Issue with Approval of this Request.

Sheriffs' Department: This case will not impact the Sheriff's Office.

Water Authority: This area is currently served by a 12" water main along Highway 78. (Static pressure: 120 psi, Estimated fire flow available: 950 gpm @ 20 psi). No system impacts anticipated.

Fire Department: Increased emergency response and long driveway for fire apparatus travel.

Fire Marshal: Facilities shall comply with current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Fire Hydrant shall be located within 500 ft. of all buildings erected on site. Shall install an Approved fire department access road through the property.

Board of Education: Will have no effect on the Walton County School District.

DOT Comments: Will require GDOT coordination for access to the state route system.

PC ACTION 5/4/2023:

- 1. Land Use Change LU23030032 from Conservation to Highway Corridor- Applicant: Harvest Recycling LLC/Owner: Golden Monroe LLC-Property located on Hwy 78 - Map/Parcels C1770036 & 36A - District 4.**

Presentation: Katie McClure represented the case. She stated that this is a local family business. Katie stated she and her brothers, Simon Garrett & Eli Garrett grew up on a family farm working together as a family. In the 90's when farming was no longer equitable, they transitioned into a recycling business and have been doing this business for 25 years. They like to run a business that is clean and safe and help customers and neighbors as well. They continue to educate themselves on harvesting and have met with other companies across the nation. They have been very blessed.

Simon Garrett spoke explaining their proposal. They are a Green company focusing on stewardship. They want to provide a local destination for citizens to bring their waste and allow them the opportunity to salvage what they can to recycle. This is a Sustainable operation where materials come in and materials go out. Nothing stays here, it is not a landfill. Their goal is to have more useable products go out than just waste that goes to the landfill.

They want to recycle, do composting, material recovery and a solid waste transfer station.

For the Recycling part, they want to recycle cardboard, concrete, wood, green waste, scrap metal and sheet rock.

The Composting will have no bio solids, no food, or other things that are odorous. They will compost dirt and roots, grass clippings and leaves.

Material recovery will happen when they receive combination loads, some are recyclable, some are not. The recyclable matter will be separated out. The trash goes off site to the landfill. Recyclable materials are made into whatever they can make with the matter.

The Waste transfer loads are those that come in with no recyclables and they go straight to the transfer station; straight into the building where it is compacted then it is shipped out to a landfill; nothing stays on site.

This is not an expansion of the landfill; this is a sustainable process where materials come in, get recycled and go back out.

Hopefully the majority goes out as recyclables.

Eli Garrett spoke and stated that the 27.4 acres of 101-acre tract is adjacent to C & D landfill. The Walton County C & D landfill is where they will gain access to this property because this land does not front Highway 78. They would be 2,000 ft. from

Highway 78. They would have heavy forest buffers and they would not be visible to the neighboring property owners. Tim Hinton asked if there were any holds on this property and he was advised that there were no holds.

Speaking: Angel & John Meeler and Stephanie Keller all live to the rear of the proposed project and spoke in opposition. Stephanie Keller's main concern is solid waste stating this is actual household garbage and she is very concerned about the solid waste transfer station. She stated that right now there are multiple complaints of noise and odor and increasing equipment and increasing trucks grinding and this will add more noise and traffic. Angel Meeler is concerned that this will open the door for Caruthers to open up for solid waste which would be moving noise and odor closer to them. They went by the transfer station at Cherry Hill, and you can smell the odor when you go by there and this will also have decreasing values on their homes. They have a fear of this turning into a full fledged landfill. They stated who wants to buy their property next door to a landfill. They have been at their residence since 1996 and they were there before the landfill. They agree that there is a need for recycling, and they are for that but not for solid waste.

Joyce Chambers spoke and stated that she and her husband Monte live on the 74 acres directly adjacent to this property, and she completely understands about recycling. She worked in the county when they started the recycling program. She asks that a condition be put in for a 50 ft. buffer that abuts her property. She has talked to Simon & Katie, and they stated that there would be a good natural buffer and they know she is asking for a 50 ft. buffer.

Edward Locklin spoke and stated that his property abuts the Chamber's property, and he has not talked to the Garretts. His concerns are traffic, trucks, trash and travail. He stated that you can hardly get out of Snip Dillard Road now. He stated that there is enough going on there now.

Tim Hinton verified that the Garrett's own Walton C & D landfill and that this will not be an extension of the landfill.

Mr. Locklin stated he has called many times to report the smell and the trash going all the way back to Monroe. He can hear the noise and smell the odor from inside his house not just outside. He stated that the hour of operation is supposed to be starting at 6:00 a.m. and sometimes he can hear them working at 3am or 5am in the morning on top of the mountain. This is affecting a lot of people in the neighborhood, not just him. Mr. Locklin wanted to know if all of this was going to be done inside. Mr. Locklin would like to see a buffer since he would be right next to it. He understands business but his personal opinion is to not allow this. He stated both landfills are near the lake, and they

have complained about the smell. Why are they allowing Walton County to be the trash dump of the county? He said this is an eyesore and he is opposed.

Simon Garrett came back for rebuttal. Tim Hinton asked about the trucks entering the building to unload and asked how often do you roll the waste out. Mr. Garrett advised that it would be done daily. Mr. Garrett said that there is going to be a day when Walton County has to make a decision about trash. Traffic will be coming from Highway 78, 53 and 316 to the transfer station. They have spent a lot of time educating themselves and he feels that this service will be beneficial to the county. Timothy Kemp asked where the stuff would come from, and Mr. Garrett said from businesses and households. Mr. Kemp verified that anyone could bring things there. Mr. Garrett said that the building would have 3 closed sides and 1 side open. There would be no hazardous waste because that would not be approved on this site. Mr. Kemp advised that his church is around there, and he does smell the odor. Mr. Garrett stated that distance makes a difference in smell and if you are turning the materials out constantly then the odor is manageable when you have good procedures in place. Mr. Garrett stated if you put your nose in a trashcan that you will smell it but not away from the trashcan, but again he stated this is not a landfill. John Pringle stated that the citizens will want to know how much additional odor they can expect. Mr. Garrett said that the odor coming from the C&D Landfill is mainly from the sheetrock. It makes a sulfurous odor. If they can recycle that then that will reduce the odor, and this will help with odors down the road. Mr. Garrett advised that solid waste would be coming in and then going out that right now the C&D Landfill holds construction debris.

He stated that most people don't know what C & D means in the C&D Landfill and it stands for Construction & Demolition Landfill. What if someone shows up on Saturday and the transfer station in the City of Monroe is closed, there is a need for this type of use. If there is no available place to dump stuff it will be on the side of the road somewhere. They are trying to do provide something in a crisis situation that people can use.

Mr. Garrett said that Ms. Chambers was concerned about the noise level. He did a sound study, and the noise level was 100 to 110. 80 decibels at 300 ft. and normal conversation are 60 decibels and a normal dishwasher is 50 decibels. Noise is going to happen.

The hours of the operation will be from 7:00 to 5:00 Monday – Saturday. Ms. Chambers asked about a 50 ft. buffer, and they have no problem with that. As far as harvesting they would be taking concrete and wood and composting outside, and solid waste will be done inside the building.

Tim Hinton advised that he has tried to educate himself. Education and good communication are the key and if there is a breakdown in communication then you have issues. Mr. Hinton advised that he visited the site. Mr. Garrett discussed with adjacent property owners, and he has also smelled the odor on Highway 78. He has inquired about the odor and sheetrock. Mr. Hinton stated that he tries to look to the future and consider the future of our county and you can't do that without educating yourself. He tries to make decisions about what is best for the county.

Recommendation: Pete Myers made a motion to recommend approval of Land Use Change from Conservation to Highway Corridor as submitted with a second by Timothy Kemp. The motion carried unanimously.

CONTINUED for rezone...

- 2. Rezone Z23030033 and Conditional Use CU23030034 –Rezone 27.42 acres to M2 and 73.70 acres to A1 and Conditional Use for a compost facility and a solid waste transfer building – Applicant: Harvest Recycling LLC/Owner: Golden Monroe LLC-Property located on Hwy 78 - Map/Parcels C1770036 & 36A - District 4.**

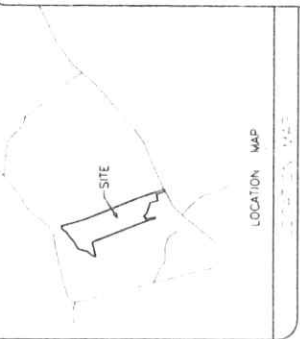
Recommendation: Pete Myers made a motion to recommend approval as submitted with the following conditions:

Conditions for 27.42 acres from B2/R1 to M2:

- 1. Composting Facility operating hours will be 7:00 a.m. to 5:00 p.m. Monday – Saturday**
- 2. No grinding or crushing operations to take place out of normal business hours.**
- 3. Solid Waste shall be stored and sorted in an enclosed structure.**
- 4. No Solid Waste to be stored outside of the enclosed structure.**
- 5. Approve per submitted site plan. Any additional buildings would require approval by Planning and Development.**

Conditions for 73.70 acres from A1/R1/B2 to A1:

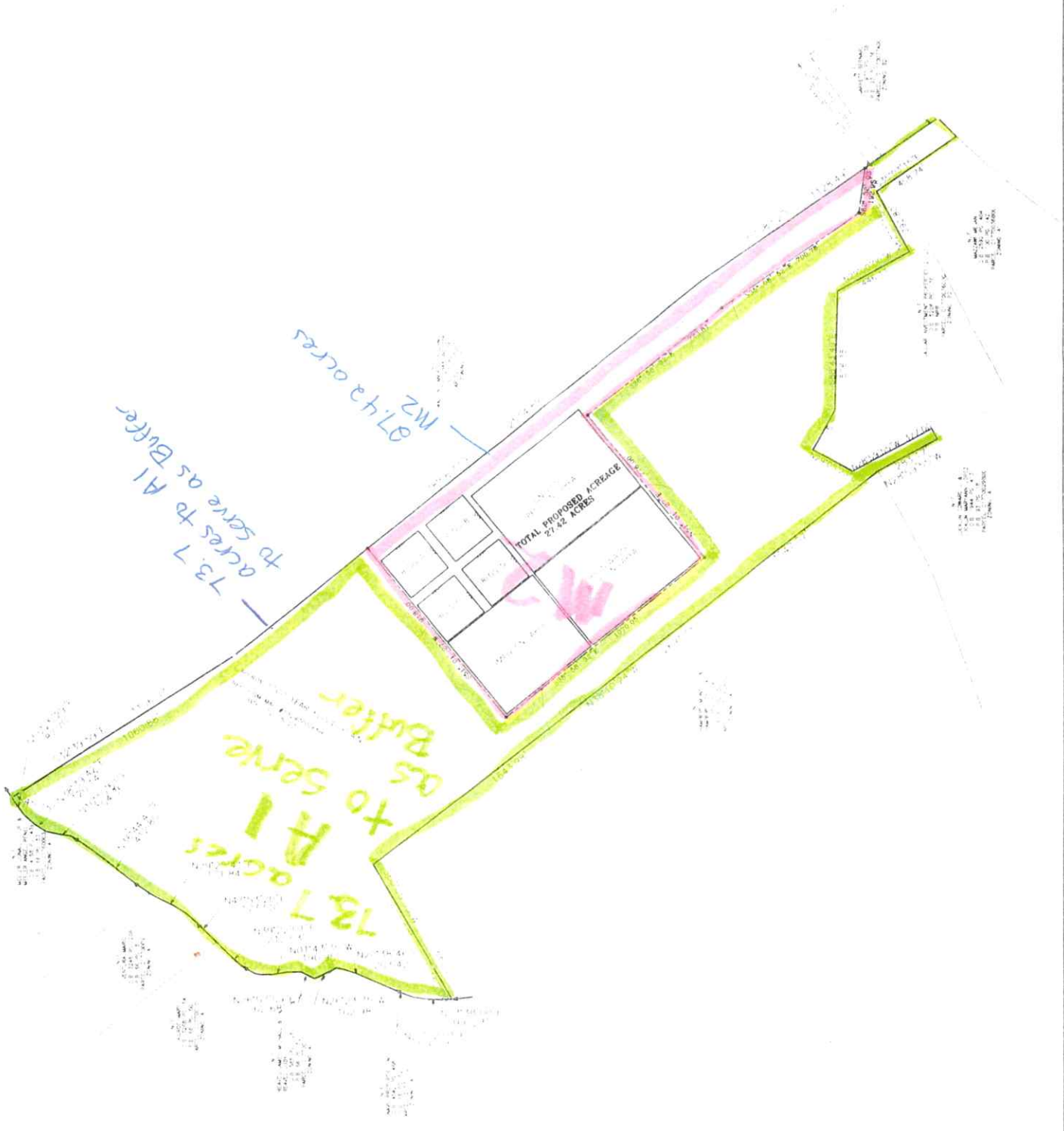
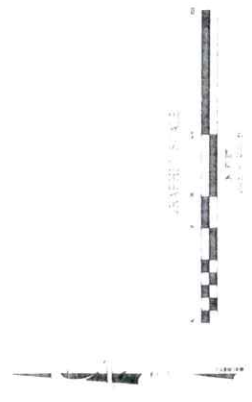
- 1. The 73.70 acres that is to remain A1 shall be established as a Perpetual buffer for noise reduction and visible screening for the transfer station. No activity shall occur in the 73.7 acres to include timber harvesting or clearing. with a second by Timothy Kemp. The motion carried unanimously.**



NOT FOR FINAL RECORDING

PROJECT DATA

| | |
|----------|------------------------|
| DATE | 03/27/23 |
| PROJECT | HARVEST RECYCLING, LLC |
| CLIENT | HARVEST RECYCLING, LLC |
| DESIGNER | CIVIL SOLUTIONS, INC. |
| SCALE | AS SHOWN |
| DATE | 03/27/23 |





DEVELOPMENTS OF REGIONAL IMPACT

Final Report

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • www.negrc.org

The Northeast Georgia Regional Commission (NEGRC) has completed its review of the following Development of Regional Impact (DRI). This report contains the NEGRC's assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional 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 and others during the fifteen-day comment period.

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.

| | |
|-----------------------------------|-------------------|
| Project I.D.: | DRI # 3953 |
| Name of Project: | Harvest Recycling |
| Name of Host Jurisdiction: | Walton County |

Background

The DRI review was initiated by the developer's requests for rezoning, an amendment to the Character Area Map in the Comprehensive Plan, and conditional use approvals from the Walton County Board of Commissioners. Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 4/12/23–4/27/23.

Proposed Development

Harvest Recycling, LLC., is proposing construction of a recycling, composting, materials recovery, and waste transfer facility. The proposed development would occupy property totaling 101.1 acres at 157 U.S. Hwy 78, Monroe, located in unincorporated Walton County. The parcel numbers are C1770036 and C1770036A00. The project would be completed in one phase with an estimated completion date in December 2023.

The area covered by the waste management facilities would total 27.4 acres, with the other 73.7 acres remaining undeveloped to serve as a buffer. Specifically, the waste management facilities constructed would include four buildings, a concrete recycling area, a composting area, and a green waste recycling area. Additionally, vehicular access to the property from U.S. Hwy 78 would be via an internal access easement from the existing entrance to the adjacent Walton C&D Landfill.

Currently, parcel C1770036 contains a pond and a vacant pole barn, and the developer has indicated that the pond will remain on the site and that the pole barn will either be used for storage or torn down, depending on its condition. Parcel C1770036A00 is vacant land that is partly forested and partly cleared. The waste management facilities would be constructed mostly within the already-cleared portions of the site, with the

forested area left mostly intact. The applicant states that detention and/or retention ponds will be included on the site as needed, as determined by the design engineer, and that pervious parking services will be utilized. A portion of parcel C177036A00 is within the 100-year floodplain, but no structures are proposed to be constructed within this portion of the site.

Compatibility with Existing Plans

The site is identified as on the Character Areas Map (dated 5/31/2022) as "Conservation." The applicant has requested to change the Character Area of this site to "Highway Corridor." In the Comprehensive Plan, the "Conservation" Character Area is described as "undeveloped land to be limited from development pressures due to sensitive environmental conditions and natural resource protection," with appropriate land uses listed as, agriculture, forestry, low-density residential, conservation, parks, and outdoor recreation. The "Highway Corridor" Character Area is described as, "accommodates commercial and industrial development; appropriate for major thoroughfares," with appropriate land uses listed as commercial, office, industry, public, and agriculture. The consistency of the proposed project with both character areas is summarized below.

| CHARACTER AREA | PROPOSED PROJECT'S COMPATIBILITY WITH DESCRIPTION |
|---|--|
| <p>Highway Corridor Character Area (site proposed to be changed to this)</p> | <p>As a waste management facility, this facility would fit within the industrial use category that is compatible with the Highway Corridor Character Area. This site is adjacent to existing parcels within the Highway Corridor Area, so changing the Character Area for these two parcels from Conservation to Highway Corridor would not result in a drastic change to the Character Areas Map. In addition, because the developer proposes keeping nearly three quarters of the acreage of this site as buffers around the waste management area, the proposed industrial uses would be well-screened from view from the adjacent Conservation Character Area.</p> <p>For this project to be considered compatible with the Comprehensive Plan, it would be necessary for the County to amend the plan's Character Areas Map, as proposed, prior to approval of the developer's rezoning and conditional use requests.</p> |
| <p>Conservation Character Area (site proposed to be changed from this)</p> | <p>The theme of this character area, as described in the Comprehensive Plan, is "to preserve and protect Walton County's natural resources, protect native habitats, and protect the regionally important water resources which are imperative to the resiliency of Walton County and all of its municipalities." As an industrial use, a waste management facility is not among the appropriate land uses listed for this Character Area. However, by keeping a large, forested buffer separating the waste management activities from the Apalachee River and floodplain, as proposed, the project would protect these important resources in the short-term, consistent with the overall intent of the Conservation Character Area.</p> <p>Before changing this site from the Conservation Character Area to the Highway Corridor Character Area or taking any other final actions related to this project, the County should consider whether any additional protections or conditions are needed to protect the conservation values of this land in the long-term.</p> |

The site is identified as "Rural" on the Northeast Georgia Regional Plan's Regional Land Use Map (dated 6/7/2018). The Regional Plan recommends development that matches the region's workforce, prices in the lifecycle cost of infrastructure, creates a sense of place, builds a compact development pattern on existing infrastructure, creates diverse and affordable housing, and complements existing and planned transportation options—especially non-automobile transportation modes. The proposed project is consistent with the Regional Plan, as summarized in the table below.

| REGIONAL PLAN RECOMMENDATIONS | PROPOSED PROJECT'S COMPATIBILITY WITH RECOMMENDATION |
|---|--|
| Match the region's workforce | The applicant states that the regional workforce is sufficient to fulfill the demand created by the project. |
| Price in the lifecycle cost of infrastructure | No information was provided with the application that would enable evaluation of this recommendation. |
| Create a sense of place | By using forested buffers to separate the waste management facilities from adjacent uses, the proposed project would help maintain the existing sense of place of this location. |
| Create diverse and affordable housing | Not applicable to this project. |
| Build a compact development pattern on existing infrastructure | This project would be adjacent to an existing landfill and would share transportation infrastructure with the landfill site. |
| Complement existing and planned transportation options | This site would be accessed through the landfill's existing vehicular entrances. The projected annual increase in heavy truck traffic is low. |

Potential Interjurisdictional Impacts

Natural Resources

The applicant states that the project is unlikely to affect any of the environmental quality factors identified on the DRI Additional Form, including water supply watersheds, groundwater recharge areas, wetlands, protected mountain and river corridors, floodplains, historic resources, and other environmentally sensitive resources. Refer to the attached site plan for the approximate floodplain location.

The National Wetland Inventory (NWI) identifies 25 wetland acres onsite and 512 wetland acres within one mile of the site. The Northeast Georgia Regional Plan's Conservation and Development Map (dated 7/19/2018) identifies 101 acres of "Conservation" land onsite and 2,639 acres of "Conservation" land within one mile of the site. This "Conservation" land includes 8 acres of Regionally Important Resource land onsite and 485 acres of RIR land within one mile of the site. This acreage is part of the Northeast Georgia Green Infrastructure Network as identified in the Northeast Georgia Resource Management Plan for Regionally Important Resources (dated 8/7/2018).

Shoal Creek forms the forms the northwestern border of the project site, and the northern corner of the site is located at the junction of Shoal Creek with the Apalachee River, a Regionally Important Resource. According to Georgia EPD's 2022 Integrated 305(b)/303(d) List, the Apalachee River from Shoal Creek to Freeman Creek is not supporting its designated Fishing and Drinking Water uses due to elevated levels of fecal coliform bacteria. To avoid exacerbating this issue, it is important to protect the forested buffer around Shoal Creek and the Apalachee River and to ensure that any potential fecal coliform sources on-site, such as the septic tank or any biosolids used as inputs in the composting areas, be properly managed to prevent further contamination. The proposal indicates that the forested buffer surrounding Shoal Creek, the Apalachee River, and the floodplain would remain intact and that no land disturbance activities are planned in these areas.

Transportation

No traffic study was completed for this project. The applicant projects 50 new peak-hour daily trips from the proposed project. The site would be accessed via internal access easement through the existing entrance to the Walton C&D Landfill. Refer to the site plan for the location of proposed infrastructure, including the access

easement. The applicant states that pervious parking will be included in the project, but the number and location of parking spaces is not specified in the materials provided.

Water Supply and Wastewater

The project would be served by the Walton County water system, with an estimated daily demand of 2,500 gallons per day (0.0025 MGD). The applicant states that this demand can be covered by existing capacity. The project would use on-site septic to handle wastewater. No water or sewer line extensions are anticipated.

Stormwater Management

An estimated 15–20% of the site would be covered in impervious surfaces, with 27.4 acres of the site being used for the facility and the remaining 73.7 acres being left as a forested buffer. The applicant states that detention and/or retention ponds will be included as needed, as determined by the design engineer, and that pervious parking will be included in the project. The locations of stormwater and parking facilities are not shown on the site plan.

The proposal should be designed to minimize disruption to the existing streams, associated wetlands, and floodplains to avoid future erosion, flooding, and degraded water quality onsite and downstream from the site. Low impact design measures, like bioswales, rain gardens, and other green infrastructure should be incorporated into the project design. At minimum, the project should be in accordance with the latest edition of the Georgia Stormwater Management Manual (Blue Book) and meet all relevant EPD requirements.

Lifecycle Costs

The applicant estimates that the project would be worth \$200,000,000 at build-out in 2023 and generate \$300,000 in annual local taxes. On a per-acre basis, the project would be worth approximately \$2 million and generate approximately \$3,000 in tax revenue. Prior to approval, the County should measure the life cycle costs of the infrastructure needed to serve this project to ensure that they would not be committing to more maintenance expenses than the new tax revenue can cover.

Comments from Affected Parties

Alan Hood, Georgia Department of Transportation, Airport Safety Data Program Manager

This proposal is 8 miles from the nearest open-to-the-public airport, and is located outside of any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport. This proposal also exceeds the recommended 5 miles for Hazardous Wildlife Attractants on or near Airports (AC 150/5200-33C).

However, if any construction or construction equipment reaches 200' AGL or more, 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.

Character Area Map Amendment

Application # LU 23030032

Planning Comm. Meeting Date 5-4-2023 at 6:00PM held at **WC Historic Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm. Meeting Date 6-6-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1770036 and C1770036A00

| | |
|---|--|
| Applicant Name/Address/Phone # <u>Harvest Recycling, LLC</u> <u>1100 B. Garrett Rd.</u> <u>Statham, GA 30666</u> | Property Owner Name/Address/Phone <u>Golden Monroe, LLC</u> <u>455 East Paces Ferry Rd. NE, Suite 302</u> <u>Atlanta, GA 30305</u> <small>(If more than one owner, attach Exhibit "A")</small> |
|---|--|

Phone # 706 207 0376 Phone # 404 386 9607

E-mail Address: sgarrett@rolloffsystems.com

Location: Hwy 78 Acreage M2-27.42 ~~A1-73.7~~

Existing Character Area: Conservation

Proposed Character Area: Highway Corridor

Is this a Major or Minor amendment to the plan? Minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? No

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: M2 Number of Lots: 1 Minimum Lot Size: 27.42

Public Sewer: _____ Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 3/30/2023 Fee Paid \$ 350.00

Rezone Application # 223030033
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 5-4-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 6-6-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1770036 and C1770036A00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Harvest Recycling, LLC

Golden Monroe, LLC

1100 B. Garrett Rd.

455 East Paces Ferry Rd. NE, Suite 302

Statham, GA 30666

Atlanta, GA 30305

E-mail address: sgarrett@rolloffsystems.com

(If more than one owner, attach Exhibit "A")

Phone # 706 207 0376

Phone # 404 386 9607

Location: Hwy 78

Requested Zoning M2 + A1

Acreage M2 - 27.42 acres / A1 - 73.7 acres

Existing Use of Property: Vacant

Existing Structures: Pole Barn

The purpose of this rezone is to change zoning to M2 for 27.42 acres of the existing 101.1 acre property. The 27.42 acres to be zoned M2 will be used for recycling, composting, materials recovery (MRF) and waste transfer operations that will pursue unmet recycling opportunities by "harvesting" recyclable items currently destined for landfill disposal.

Property is serviced by the following:

Public Water: Provider: WCWD Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Si Harris Date 3/30/2023 Fee Paid \$ 950.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning C1770036- B2/R1
A1/R1/B2

Surrounding Zoning: North A1 South A1/R1/B2
East A1 West I1

Comprehensive Land Use: Conservation **DRI Required?** Y N _____

Commission District: 4-Lee Bradford Watershed: _____ TMP

I hereby withdraw the above application _____ Date _____

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Harvert Recycling, LLC

Address: 1100 B. Garrett Rd., Statham, GA 30666

Telephone: 706 207 0376

Location of Property: Hwy 78

Monroe, GA 30656

Map/Parcel Number: C1770036 and C1770036A00

Current Zoning: A1 R1 B2 Requested Zoning: A1 + M2


Property Owner Signature

Property Owner Signature

Print Name: Chris Brogdon

Print Name: _____

Address: 455 E Paces Ferry Rd NE # 302
Atlanta GA 30305

Address: _____

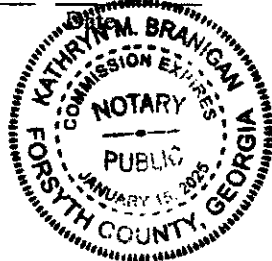
Phone #: 404-386-9607

Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.


Notary Public

3/29/03



Article 4, Part 4, Section 160 Standard Review Questions:

1. Existing uses and zoning of nearby property;

The property is ideally located on US Hwy 78 beside the existing Walton C&D Landfill with Industrial Zoning. Neighboring properties to the North and West are A and A1 Zoning. A 12.5 acre parcel with B2 zoning is located to the South.

2. The extent to which property values are diminished by the particular zoning restrictions;

Zoning the requested 27.42 acre portion of the 101.1 acre tract to M2 zoning will greatly increase the value of the property without diminishing the values of neighboring properties. The limited M2 zoning area within the 101.1 acre tract does not touch any adjacent properties other than the existing landfill. With the remaining 73.7 acres of A1 zoning buffering the M2 zoning area, adjacent property values will not be diminished.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

The proposed use will not destruct property values. However, it will promote the health, safety, morals and general welfare of the public by focusing on conservation and stewardship of discarded materials otherwise destined for landfill disposal. This is a needed service for the community. Better stewardship of the waste stream is vital in order to transition away from over dependence on landfills for disposal. As the community grows and less land is available for landfilling, recycling will become more and more important for the health, safety and general welfare of the community.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

In regard to the relative gain to the public, this facility will offer a better service to the community in terms of materials management, sustainability and landfill avoidance. Rezoning the property is no hardship on the property owner. The property owner is a willing participant and desires to see the property rezoned and used for the betterment of the community. In contrast, not rezoning the property would be a hardship on the property owner as he will not be able to move forward with the

sale of the property without the proper zoning needed for the prospective purchasers to utilize the property for their desired purposes. The current zoning hasn't yielded a viable use/user for the property in over 15 years thus creating a hardship for the owner as currently zoned.

5. The suitability of the subject property for the zoned purposes; and

The subject property is best suited for the proposed use that coincides with the adjoining industrial property/landfill. Additionally, the remaining 73.7 acres surrounding the proposed use will revert back to A1 zoning to better coincide with those adjoining properties. Furthermore, the property's access from US Hwy 78 via internal access easement utilizing an existing curb cut on adjacent property allows it to serve the needs of the community with no additional burden on Walton County's road network and road maintenance.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

The property has been undeveloped for 15+ years with the current owner acquiring the property in 2005. The current zoning has not yielded a viable use for the property during that time thus creating a hardship for the owner as currently zoned.

Conditional Use Application # CU23030034

Planning Comm. Meeting Date 5-4-2023 at 6:00PM held at WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)
 Board of Comm Meeting Date 6-6-2023 at 6:00PM held at WC Historical Court House
 You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1770036 and C1770036A00

Applicant Name/Address/Phone #
Harvest Recycling, LLC
1100 B. Garrett Rd.
Statham, GA 30666

Property Owner Name/Address/Phone
Golden Monroe, LLC
455 East Paces Ferry Rd. NE, Suite 302
Atlanta, GA 30305
(If more than one owner, attach Exhibit "A")

E-mail: sgarrett@rolloffsystems.com

Phone # 706 207 0376

Phone # 404-386-9607

Location Hwy 78

Present Zoning A1/R1/B2 Acreage 101.1

Existing Use of Property: Vacant

Existing Structures: Pole Barn

Property is serviced by:

Public Water: Provider: WCWD Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: To allow for a compost facility to be included within a 27.42 acre portion of the 101.1 acre property that is being rezoned to M2

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature]

Date 3/30/2023 \$ 350.00

Fee Paid

Public Notice sign will be placed and removed by P&D Office
 Signs will not be removed until after Board of Commissioners meeting

Office Use Only:
C1770036-B2/R1

Existing Zoning C1770036A00-A1/R1/B2

Surrounding Zoning: North A1 South A1/R1/B2
 East A1 West I1

Comprehensive Land Use: Conservation

Commission District: 4-Lee Bradford Watershed: _____

I hereby withdraw the above application _____ Date: _____

Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust, vibration, glare, odor, electrical disturbances, and similar factors.

Waste transfer activities will be conducted inside of a building to protect adjacent properties from possible adverse influence of the use such as noise, dust, vibration, glare, odor, electrical disturbances and similar factors. Furthermore, the building will be located over 2500 feet from US Hwy 78 and over 1500 feet from the closest single family residential dwelling located on an adjacent property. With the existing mature forest on the northern and western boundaries of the property and the topographical difference as well as existing vegetative screening to the south, the building location will not be visible to the traveling public on Hwy 78 nor the adjacent properties.

2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.

All vehicular traffic will access the site off of US Hwy 78 via the existing entrance to the Walton C&D Landfill. This will not hinder nor endanger any vehicular traffic nor pedestrian movement on adjacent streets.

3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.

There will be no off-street parking nor loading for this use. Ample space will be available within the facility to accommodate parking and loading needs for all customers, visitors and staff.

4. Public facilities and utilities are capable of adequately serving the proposed use.

This use will require minimal public facilities and utilities.

5. The proposed use will not adversely affect the level of property values or general character of the area.

This use will not adversely affect the level of property values or general character of the area as this use is located beside a highly compatible existing landfill, not visible to the traveling public on Hwy 78, not visible to adjacent properties and located over 1500 feet from the nearest single family residential dwelling. Furthermore, this use will not adjoin any adjacent properties except the landfill. There will be an extensive 73.7 acre portion of the total 101.1 acre property remaining as A1 zoning that will safeguard between this use and the adjacent properties.

Conditional Use Application # CU23030034

Planning Comm. Meeting Date 5-4-2023 at 6:00PM held at WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)
 Board of Comm Meeting Date 6-6-2023 at 6:00PM held at WC Historical Court House
 You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1770036 and C1770036A00

| | |
|---|--|
| Applicant Name/Address/Phone # <u>Harvest Recycling, LLC</u> <u>1100 B. Garrett Rd.</u> <u>Statham, GA 30666</u> | Property Owner Name/Address/Phone <u>Golden Monroe, LLC</u> <u>455 East Paces Ferry Rd. NE, Suite 302</u> <u>Atlanta, GA 30305</u> <small>(If more than one owner, attach Exhibit "A")</small> |
|---|--|

E-mail: sgarrett@rolloffsystems.com
 Phone # 706 207 0376 Phone # 404-386-9607

Location Hwy 78 Present Zoning A1 R1 B2 Acreage 101.1

Existing Use of Property: Vacant
 Existing Structures: Pole Barn

Property is serviced by:
 Public Water: X Provider: WCWD Well: _____
 Public Sewer: _____ Provider: _____ Septic Tank: X

The purpose of this conditional use is: To allow for a solid waste transfer building to be included within a 27.42 acre portion of the 101.1 acre property that is being rezoned to M2

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Ai Harvey Date 3/30/2023 Fee Paid \$ 350.00

Public Notice sign will be placed and removed by P&D Office
 Signs will not be removed until after Board of Commissioners meeting

Office Use Only:
 Existing Zoning C1770036- B2/R1 Surrounding Zoning: North A1 South A1/R1/B2
A1/R1/B2 East A1 West I1
 Comprehensive Land Use: Conservation
 Commission District: 4-Lee Bradford Watershed: _____

I hereby withdraw the above application _____ Date: _____

Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust, vibration, glare, odor, electrical disturbances, and similar factors.

Compost facility activities will be conducted within a portion of the 27.42 acre M2 zoned area. An extensive 73.7 acre area will remain outside of this area and will function as a buffer to protect adjacent properties from possible adverse influence of the use such as noise, dust, vibration, glare, odor, electrical disturbances and similar factors. The composting area will be located over 2500 feet from US Hwy 78 and approximately 1000 feet from the closest single family residential dwelling located on an adjacent property. With the existing mature forest on the northern and western boundaries of the property and the topographical difference as well as existing vegetative screening to the south, the compost facility area will not be visible to the traveling public on Hwy 78 nor the adjacent properties.

2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.

All vehicular traffic will access the site off of US Hwy 78 via the existing entrance to the Walton C&D Landfill. This will not hinder nor endanger any vehicular traffic nor pedestrian movement on adjacent streets.

3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.

There will be no off-street parking nor loading for this use. Ample space will be available within the facility to accommodate parking and loading needs for all customers, visitors and staff.

4. Public facilities and utilities are capable of adequately serving the proposed use.

This use will require minimal public facilities and utilities.

5. The proposed use will not adversely affect the level of property values or general character of the area.

This use will not adversely affect the level of property values or general character of the area as this use is located beside a highly compatible existing landfill, not visible to the traveling public on Hwy 78, not visible to adjacent properties and located approximately 1000 feet from the nearest single family residential dwelling. Furthermore, this use will not adjoin any adjacent properties except the landfill. There will be an extensive 73.7 acre portion of the total 101.1 acre property remaining as A1 zoning that will safeguard between this use and the adjacent properties.

Harvest Recycling, LLC
1100 B. Garrett Rd.
Statham, GA 30666

March 30, 2023

Walton County Planning & Development
126 Court Street
Walton County Annex 1
Monroe, GA 30655

RE: Letter of Intent for Rezone and Conditional Use Applications

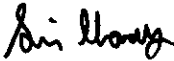
Mrs. Charna Parker:

Please find attached required submittal documents for consideration for rezone of 27.42 acres of a 101.1 acre property on US Hwy 78 (Parcels C1770036 and C1770036A00). Also included is an application for a Character Area Map Amendment and Conditional Use Applications for operating a Composting Facility and Solid Waste Transfer Station.

Our company, Harvest Recycling, LLC, is a local family-owned business seeking to reduce our community's over-dependence on landfills. Harvest Recycling is a GREEN company focused on conservation and stewardship of discarded materials otherwise destined for landfill disposal. This includes Recycling, Composting, Materials Recovery (MRF) and Waste Transfer operations that will pursue unmet recycling opportunities by "harvesting" recyclable items that are currently destined for disposal at the landfill.

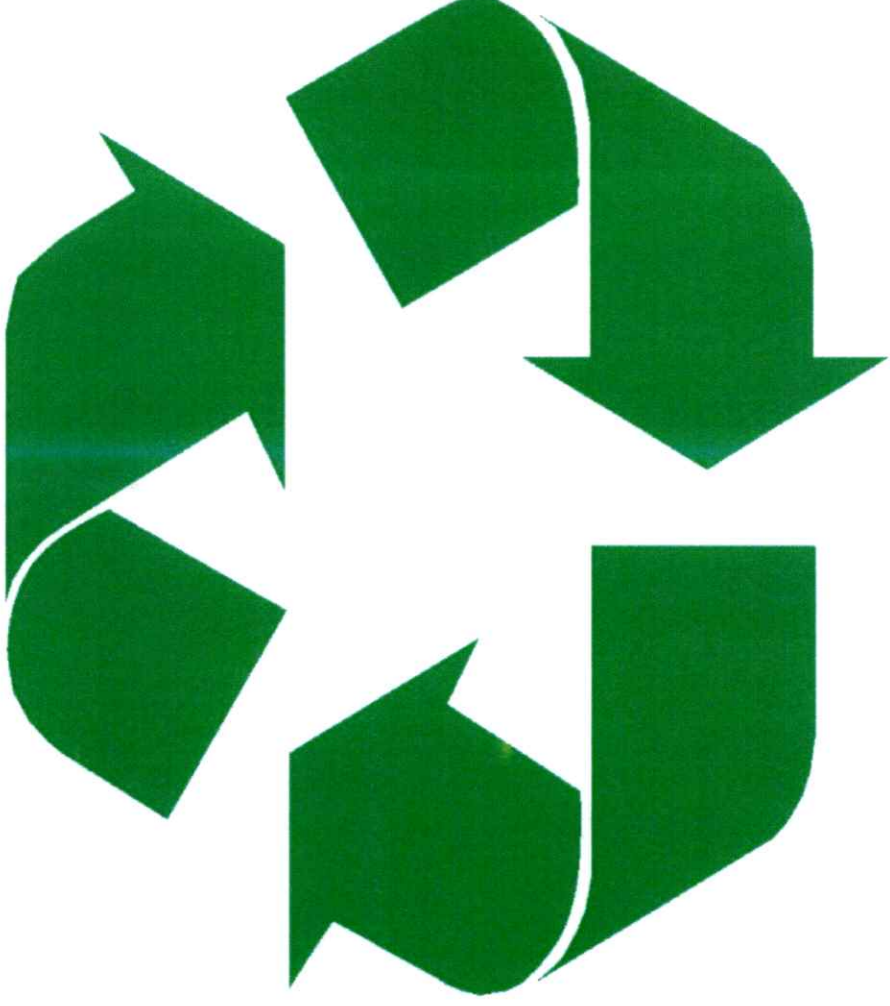
We feel that this location is ideally suited for our use as it adjoins an existing landfill where community members are already accustomed to delivering their discarded materials. Customers will access the site from US Hwy 78 with no additional burden on Walton County roads and infrastructure. The use will be situated far from the road and any residential uses. It will not be visible to the traveling public nor the adjacent properties due to the distances and the existing mature forest on the northern and western boundaries of the property and the topographical difference as well as existing vegetative screening to the south. We are confident that this location will serve the community well without hindering or disturbing any neighbors on any adjacent properties.

Thank you,



Simon Garrett
General Manager
Harvest Recycling, LLC

HARVEST RECYCLING



Recycling, the path to a greener future!

HARVEST RECYCLING

- *Who is Harvest Recycling?*
- *What is Harvest Recycling?*
- *Why is Harvest Recycling Needed?*
- *Where is Harvest Recycling?*

Who is Harvest Recycling?

Harvest Recycling is a new enterprise created by the Garrett Family!

Our History:

Our family ran a successful farming operation that served as our primary livelihood thru the early 2000's. While we still farm today, it is no longer our primary livelihood.

In the 90's we began to slowly transition into the Waste Industry.

We founded Roll Off Systems in 1996 when farming was declining and it became apparent it wouldn't be able to continue to support the growing family

Our family was also involved in founding Walton C&D Landfill in 2002. We obtained EPD Permitting and opened for business in 2005

Harvest Recycling is now the natural next step to ensure we are the best possible steward of the waste stream we manage on a daily basis.



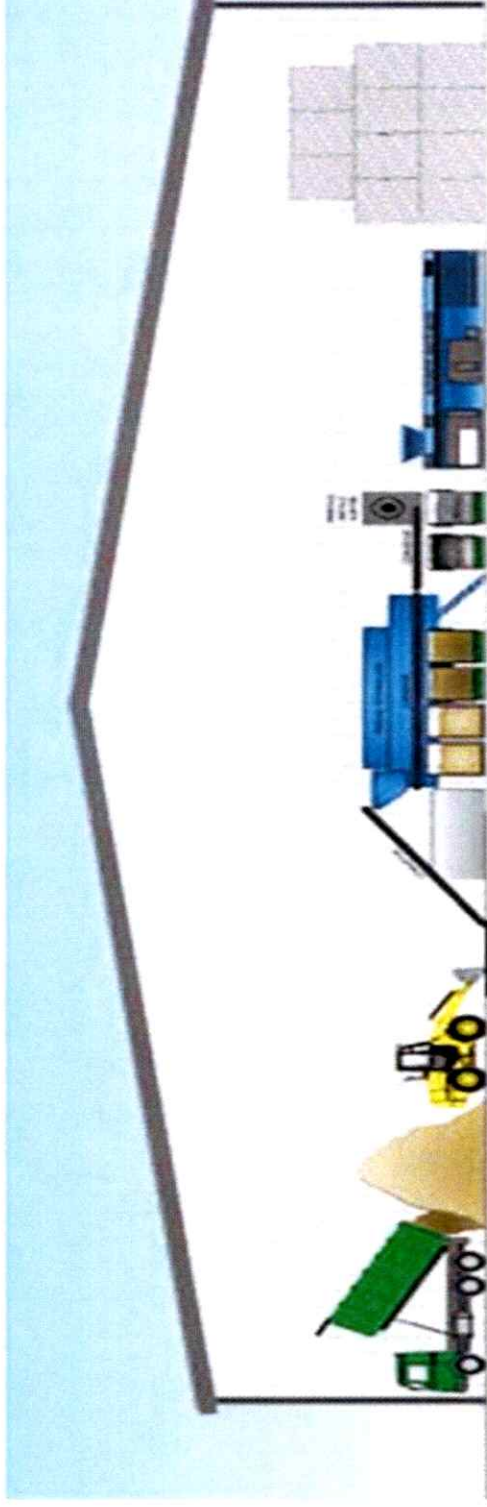
What is Harvest Recycling?

Harvest Recycling is a GREEN company focused on conservation and stewardship of discarded materials otherwise destined for landfill disposal.

This includes Recycling, Composting, Materials Recovery (MRF) and Waste Transfer operations that will pursue unmet recycling opportunities by “harvesting” recyclable items that are currently destined for disposal at the landfill.

What is a MRF?

Materials Recovery Facility



Material is dumped inside of the building on the “tipping floor” then sorted and processed for shipment to end consumers.

Once the recyclables are removed and processed for shipment to the end user, the remaining non-recyclables are loaded onto a truck and shipped off-site for disposal at an approved facility, like a landfill.

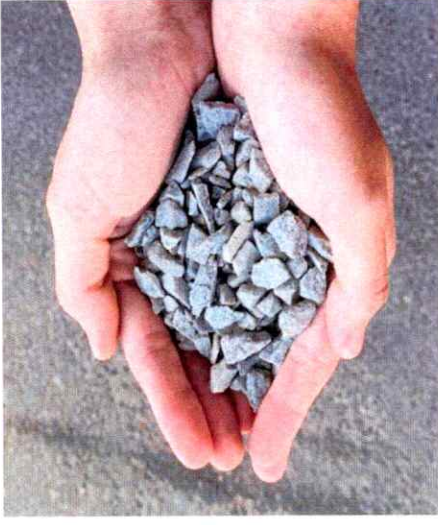
Products:



WOOD MULCH



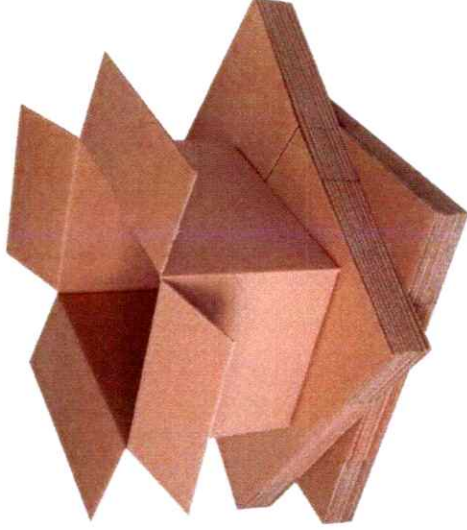
GYPSUM(SHEETROCK)



AGGREGATES



FOOD CONTAINERS



SHIPPING BOXES



BEVERAGE CONTAINERS

Products: WOOD MULCH



Wood mulch is useful as decorative mulch in landscape applications and also as a renewable fuel source for generating electricity to power our homes and businesses!

Products: AGGREGATES

High value aggregates are produced from concrete for use in construction, driveways, parking areas, and landscape applications.



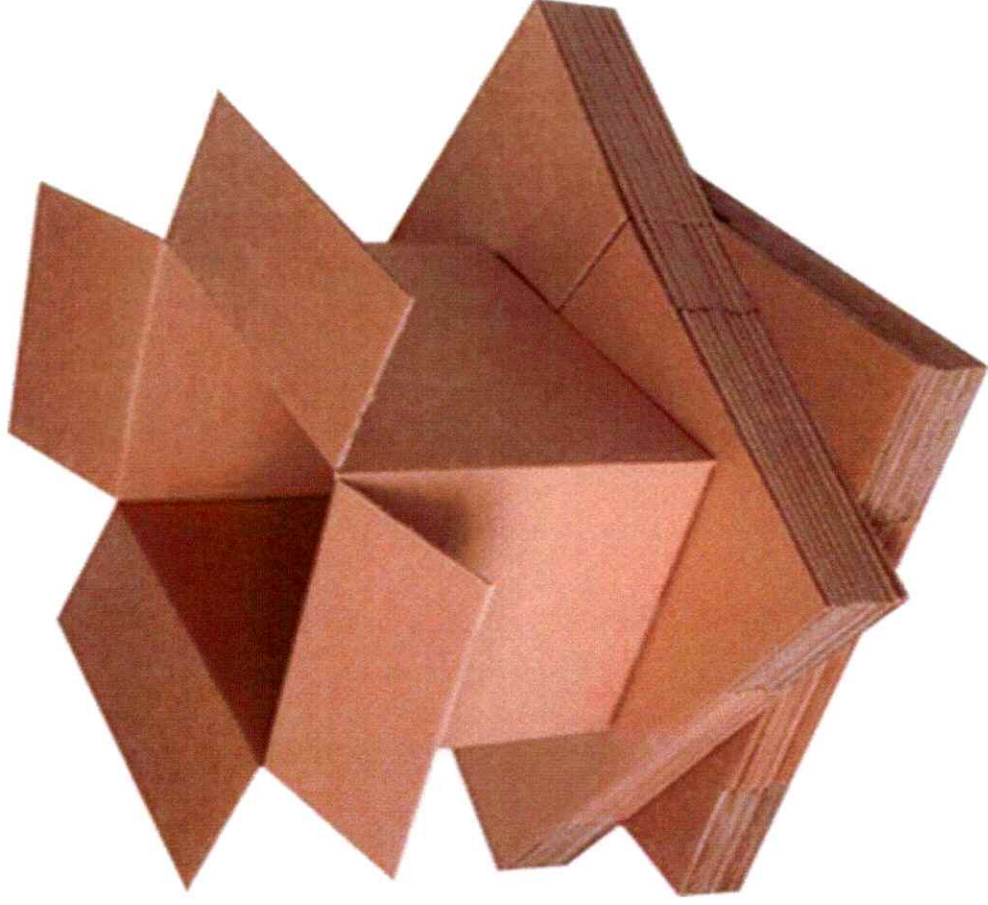
Products: GYPSUM



Gypsum from sheetrock is a valuable amendment to Georgia red clay to make home owners' and farmers' soil more pliable, less dense, allowing water and plant roots to better penetrate the soil and reduce runoff.

Keeping sheetrock out of the landfill also eliminates a source of landfill odor.

Products: CARDBOARD



Cardboard is recycled for production of new cardboard products, shipping containers and packaging.

Keeping cardboard out of the landfill also eliminates a source of landfill odor.

Products: METALS



Aluminum and Metals are recycled for production of many new products including food & beverage containers among many more.

Products for Residential, Agricultural and Commercial Use:

- Gypsum is useful as an amendment to Georgia red clay to make home owners' and farmers' soil more pliable, less dense, allowing water to penetrate soil and reduce runoff. Keeping sheetrock out of the landfill also eliminates a source of landfill odor.
- Wood chips are useful as decorative mulch in landscape applications and also as a renewable fuel source for generating electricity.
- Concrete is processed into high value aggregates for use in construction, driveways, parking areas, and landscape applications.
- Cardboard is useful for recycling for production of other cardboard products and packaging. Keeping cardboard out of the landfill also eliminates a source of odor.
- Aluminum and metal products need to be harvested from other waste to prevent the loss of valuable metals that are otherwise being buried in a landfill.

Why is Harvest Recycling Needed?

- ***To provide a local and convenient destination for citizens and businesses to discard their materials while reducing their environmental impact from landfilling***
- ***To “Harvest” recyclable materials from the waste stream that are otherwise destined for disposal at the landfill***
- ***To Provide a Facility that can sort commingled materials thereby opening up more opportunities for recycling***
- ***To Provide a Recycling outlet for Waste Materials generated at LEED certified construction and renovation projects***

Where is Harvest Recycling?

- ***Harvest Recycling is proposed to be located on a 27.4 acre portion of a 101.1 acre tract of land in Walton County***
- ***The property is located off of Hwy 78 adjacent to the Walton C&D Landfill***
- ***The property is not visible from Hwy 78 and is in fact over 2000' from Hwy 78***





COMPOSTING
AREA

STORAGE
BUILDING

TRANSFER
BUILDING

MATERIAL
RECOVERY
BUILDING

STORAGE
BUILDING

CONCRETE
RECYCLING
AREA

GREEN
WASTE
RECYCLING
AREA

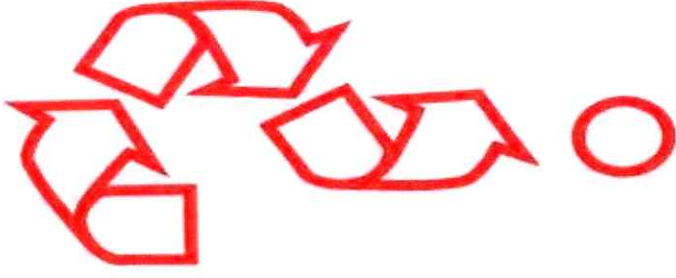


HARVEST RECYCLING

Where others see waste, We see opportunity

So you have to ask yourself,

Can we really afford not to recycle?



Harvest Recycling, responsible waste management!!