**Work Session Agenda**
**Thursday, May 1, 2025, 9:00 AM**
**Administration Building, Boardroom (3rd Floor)**
**300 Henry Ward Way, Gainesville, GA 30501**
**Mayor or Mayor Pro Tem Presides**

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## DEPARTMENT ISSUES:

### Tourism

- Tourism Update for the 1st Quarter 2025 — Robyn Lynch

### Financial Services

- Resolution: Second Quarter Budget Adjustment for Fiscal Year 2025 — Kevin Hutcheson
- Resolution: Third Quarter Budget Adjustment for Fiscal Year 2025 — Kevin Hutcheson

### Community & Economic Development

- Resolution: Fair Street Area-Newtown-New Holland Neighborhood Revitalization Plan — Jessica Tullar
- **Public Hearing Item: May 6, 2025, Council Meeting** — Abb Hayes
  Request from **Gainesville Housing Authority** to rezone a 2.6± acres tract located on the southwest side of the intersection of Jesse Jewell Parkway and Downey Boulevard and the southeast side of the intersection of Jesse Jewell Parkway and Summit Street (a/k/a **1120 Jesse Jewell Parkway, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D). **Ward Number: Three**. Tax Parcel Number(s): 01-035-002-004. **Request: Multi-family housing**.
- **Public Hearing Item: May 6, 2025, Council Meeting** — Abb Hayes
  Request from **Gainesville Housing Authority** to rezone a 4.13± acres tract located on the northwest side of the intersection of Myrtle Street and Osborne Street and the northeast side of the intersection of Myrtle Street and Wall Street, south of Jesse Jewell Parkway (a/k/a **1197 and 1235 Myrtle Street, SE; 452, 474 and 492 Osborne Street, SE; 465, 471 and 481 Wall Street, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D). **Ward Number: Three**. Tax Parcel Number(s): 01-035-001-005, 007, 008, 013, 013A, 017, 019 and 020. **Request: Multi-family housing**.
- **Public Hearing Item: May 6, 2025, Council Meeting** — Abb Hayes
  Request from **GWAR Gainesville Landfill, LLC** to annex a 105.076± acres tract located on the south side of the intersection of Athens Highway, Old County Dump Road and Athens Street, including all of Old County Dump Road (a/k/a **0 Athens Highway**; **0, 2033 and 2045 Old County Dump Road;**) and to establish a zoning of Heavy Industrial (H-I), with a special use. **Ward Number: Three**. Tax Parcel Number(s): 15-032-000-038, 070, 071 and 081. **Request: Landfill (Construction & Demolition) and composting facility**.
- **Public Hearing Item: May 6, 2025, Council Meeting** — Abb Hayes
  Request from the **City of Gainesville** to rezone a 134.0± acres tract located on the east side of Monroe Drive, north of Allen Creek Road (a/k/a **1701 Fulenwider Road, SW**) from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I) with a special use. **Ward Number: Three**. Tax Parcel Number(s): 15-032-000-038, 070, 071 and 081. **Request: Landfill (Construction & Demolition) and composting facility**.

## CITY MANAGER ISSUES:

**MAYOR/COUNCIL ISSUES:**

- Ex-Officio Report(s)

**CITY ATTORNEY ISSUES:**

**CITY CLERK ISSUES:**

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

Final: Tuesday, April 29, 2025, 2:30 PM

# CITY OF GAINESVILLE

## Work Session Agenda Request

| | |
|---|---|
| **Item Created:** | April 7, 2025 |
| **Date Submitted:** | April 28, 2025 |
| **Final Approval Date:** | April 29, 2025 |
| **Presenter:** | Robyn Lynch, Tourism Director |
| **Item of Business:** | Tourism Update for the 1st Quarter 2025 |
| **Meeting Date:** | May 1, 2025 |

**Purpose of Request:**
To present the Tourism update for the 1st Quarter 2025.

**Facts & Issues / History & Background:**
N/A

**Department Recommendation:**
N/A

**Department Director:**
Robyn Lynch

**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

**Administrative Comments:**
N/A

**Attachments:**

1. Power Point Presentation: Tourism Q1 2025

explore

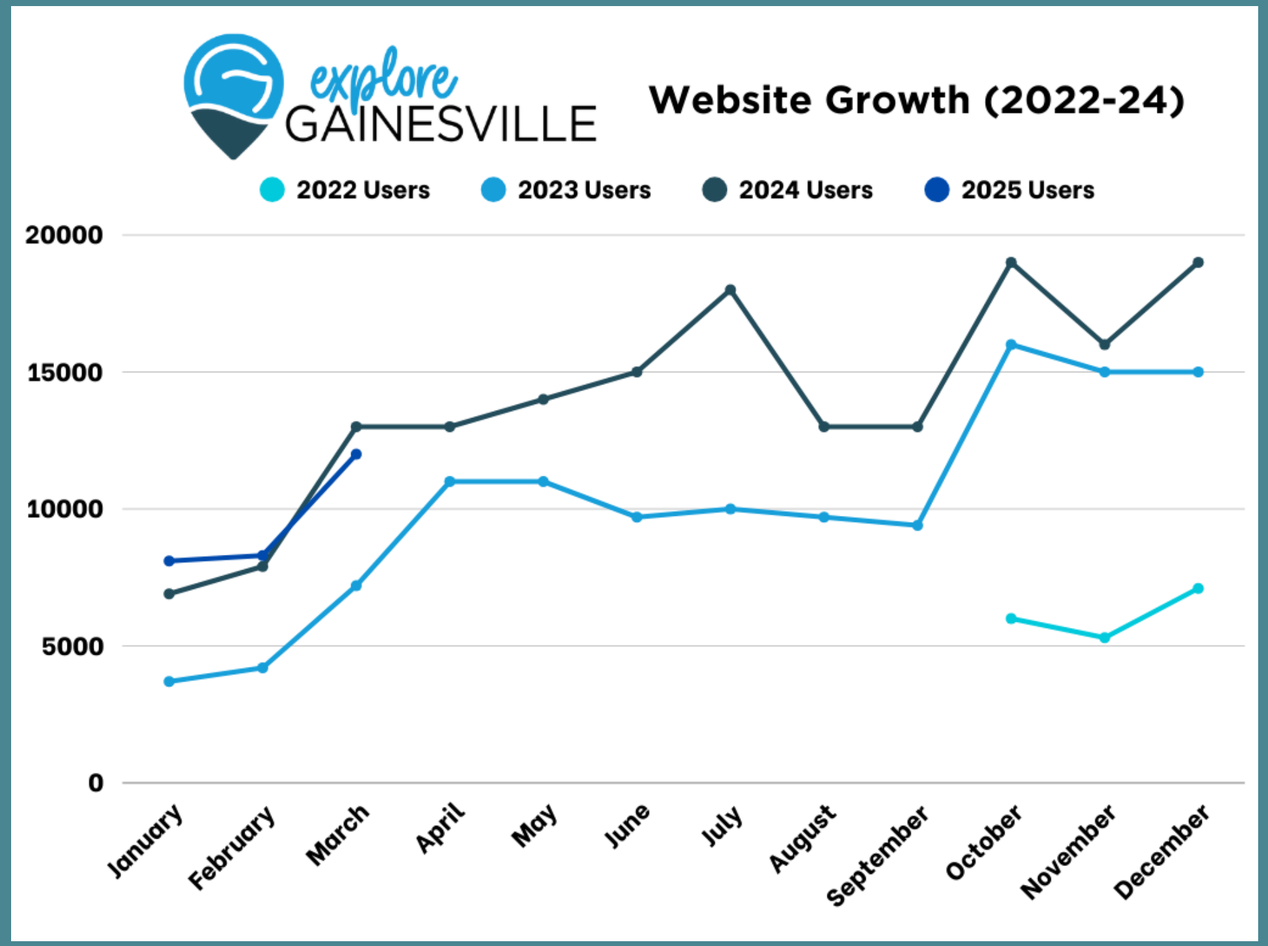
# GAINESVILLE

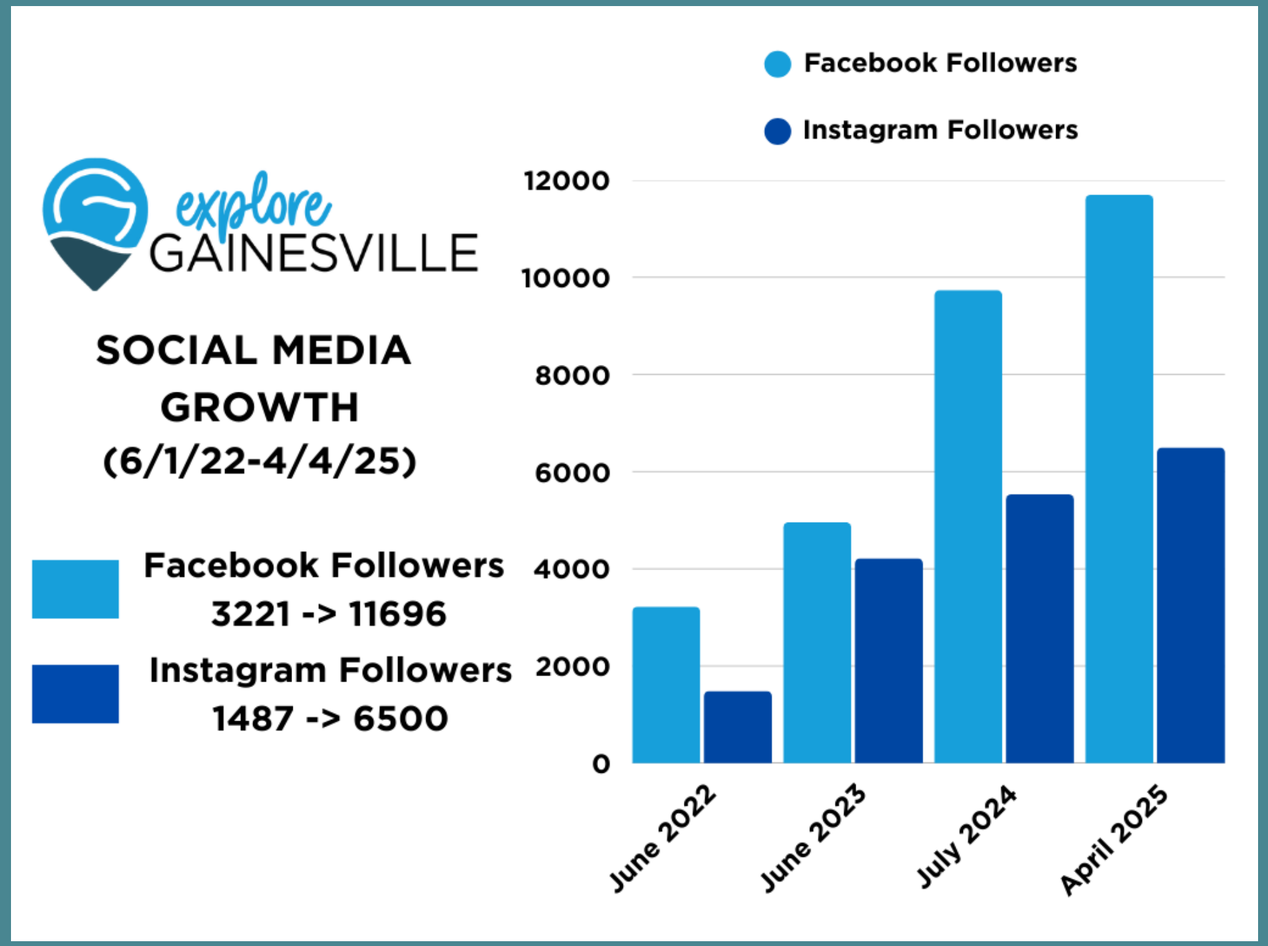
Q1 2025

EXPLOREGAINESVILLE.ORG

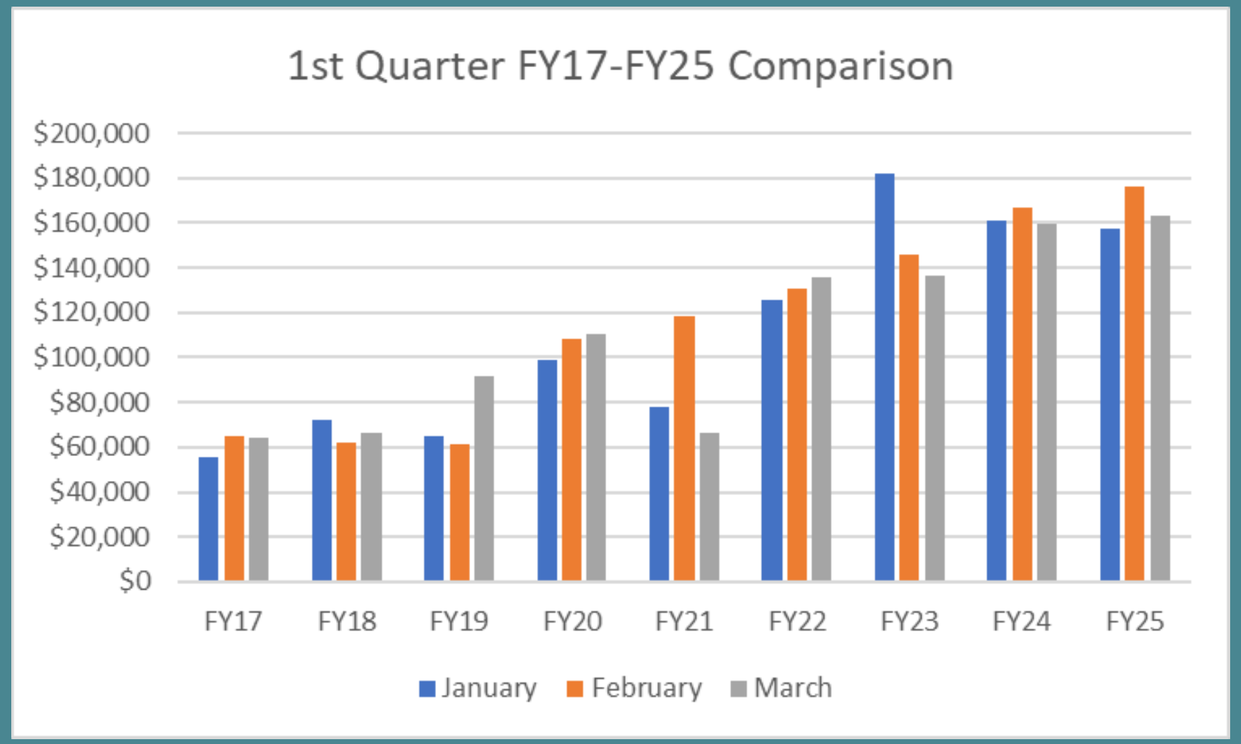
Tourism

# WEBSITE AND SOCIAL MEDIA

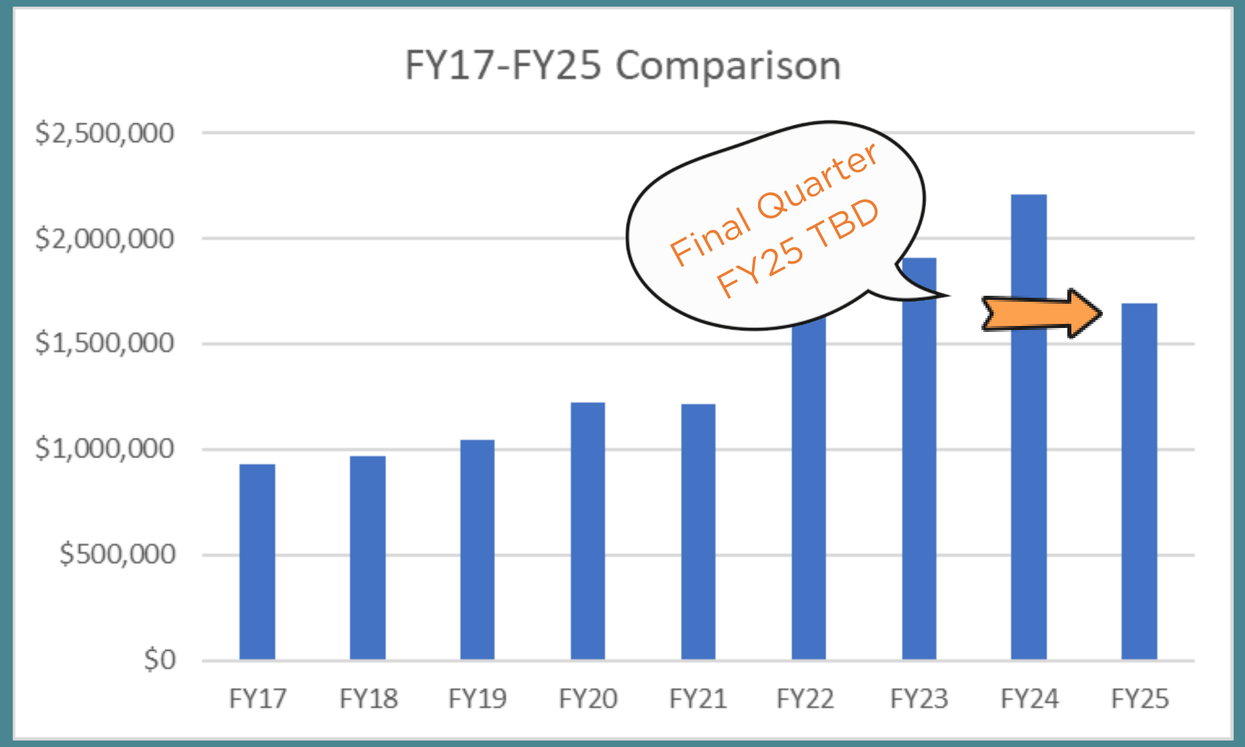


# Tourism




## 1st Quarter Comparisons

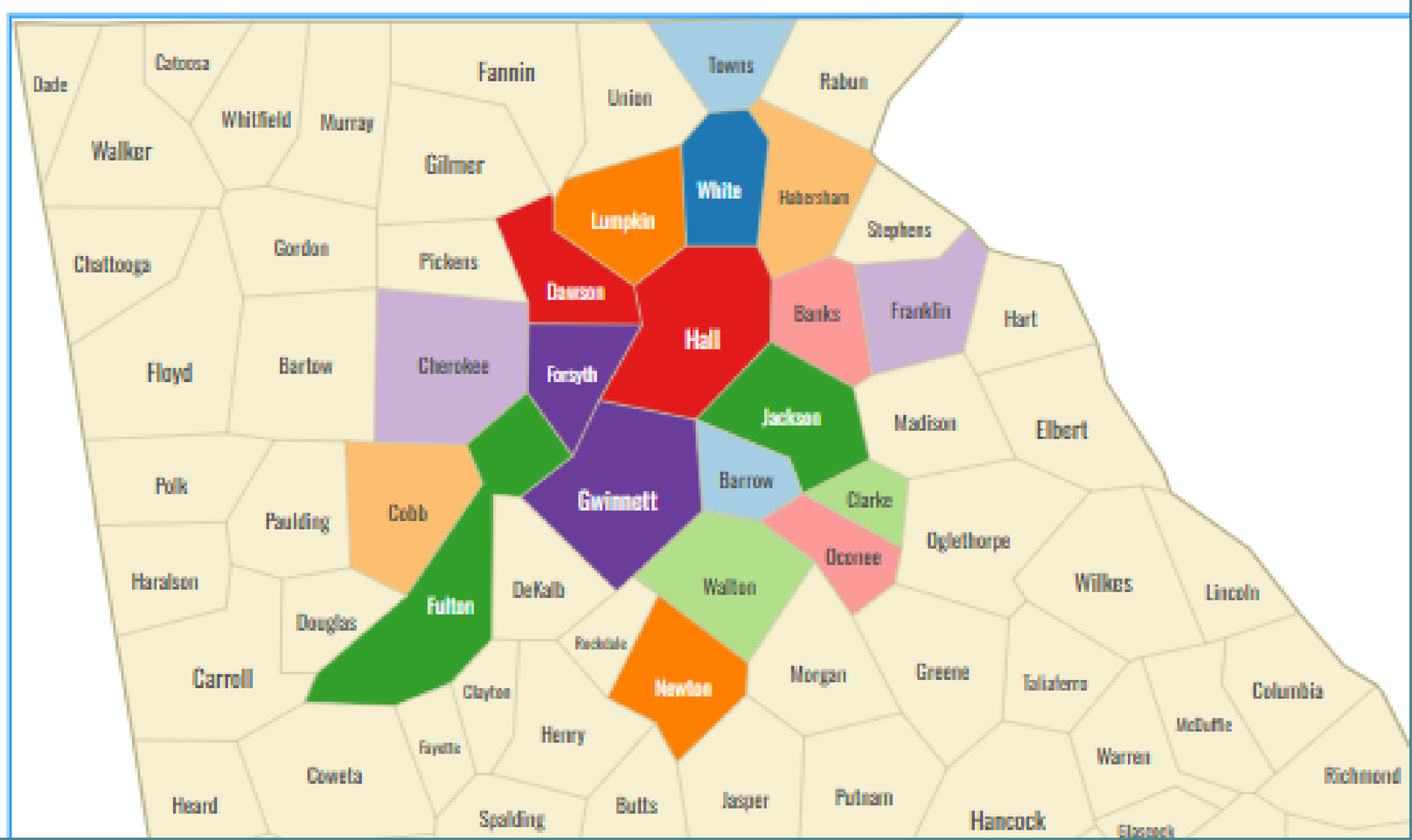



## FY17-FY25 Annual Comparison

Tourism

# April Food Truck Friday

## Regional Tourism Destination!




Kentucky
North Carolina
Ohio
South Carolina
Florida
Texas
Virginia

6:30 pm Friday April 18, 2025

# COMMUNITY ENGAGEMENT/OUTREACH

- Tourism Day @ The Capital
- Global Education Group (Brenau University)
- Newcomers Club

- City of Perry Tour
- Georgia Consular Corps
- Georgia Planners
- Wisdom Project
- Career Day at Deal Elementary
- Middle School Career Path Fair
- Georgia Society of Association Executives
- Women Build for Habitat for Humanity

Tourism

film READY GAINESVILLE

2 Productions filmed in Q1

- Murdaugh Murders – Universal Productions
- Vampire Bloodsuckers – UGA Film School student

Murdaugh Murders

starring

Patricia Arquette

## Filming in April: Clean Hands

Zach Braff and Esther McGregor are set to lead in the true story Clean Hands based on the life of hero drug cop turned recovery advocate Kevin Simmers and his daughter Brooke. The project from director-writer Jake Allyn is an exploration of the American drug crisis and “the thin blue line” from the opposing eyes of cop and addict who were also father and daughter.

In Hagerstown MD, a Baltimore suburb along the infamous “Heroin Highway”, Kevin Simmers led a drug taskforce built on incarceration. That is, until his 19-year-old daughter Brooke began struggling with addiction. Together, they faced a tragic, triumphant, and truly unbelievable two-year battle. Kevin used Brooke as his own confidential informant and faced betrayal by those he trusted most. Eventually, Kevin turned in his badge to create Brooke’s House, a revolutionary all-female recovery home that has since saved hundreds of young women facing addiction.

*Tourism*

# ARTS CULTURE & ENTERTAINMENT

*5,000 attendees*
*50 Vendors*
*Expansion to Roosevelt Square*

Economic Impact $998k

# GROUP TRAVEL (CONVENTION AND VISITORS BUREAU)

Regina Dyer, CVB Manager:

Appointed Vice President of the Northeast Georgia Travel Association

GACVB Conference

Awarded the Paul Nelson Award to the Lake Lanier Olympic Park Foundation for their partnership with the CVB and City of Gainesville for preserving the Olympic Legacy at Lake Lanier Olympic Park

Tourism

Economic Impact $676k

# GROUP TRAVEL (CONVENTION AND VISITORS BUREAU)

THE POWER OF -PLACE- 2025

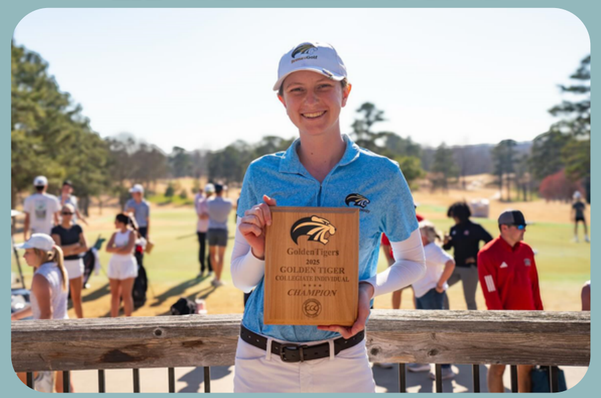
CORPORATE MEETINGS/CONFERENCES

- CJ LOGISTICS
- ELEVATE REAL ESTATE CONFERENCE
- GEORGIA PLANNING ASSOCIATION SPRING CONFERENCE
- GEORGIA CITY CLERKS SPRING MEETING
- WINTER CHATAUGUA CONFERENCE
- FAITH FORWARD SUMMIT
- NEUROSCIENCE SYMPOSIUM

Tourism

# Economic Impact $14,930,483

## SPORTS



## Notable Events (January-March)

- 20 Spring Break Rowing Teams
- LSA Shark Shootout: 180 Teams
- 5 Volleyball Tournaments
- The largest tournament was the Club VT Lucky Clover tournament hosted at Gainesville High School. It had 95 Teams (with each roughly having 11 players each) from across the region. Estimated $815,877 in impact for one weekend.
- GHSA 4A State Dual Championships (wrestling)
- Chattahoochee Collegiate Golf Tournament: 14 teams from across the Southeast
- NCAA DII Women's Basketball Regional Championships: 8 Teams from across the Southeast.
- Skeeter Bass Challenge: 200 Boats
- Georgia BASS Nation Youth & HS Fishing Tournament: 200 Boats
- Lake Lanier Junior Rowing Scrimmage: 315 participants (23 Teams) from across the southeast
- John Ferris Regatta: 119 participants (17 Teams) from across the southeast

Tourism

# Economic Impact $14,930,483

## SPORTS

## JOHN FERRISS REGATTA

ALABAMA CREW

GA RC Est. 1995

UGA Rowing Club

/ugarowing.club

BERRY COLLEGE

CHATTANOOGA STATE COMMUNITY COLLEGE

Rowing Club Est. 2017

ROLLINS

WAKE FOREST UNIVERSITY

FSU FLORIDA STATE ROWING

HPU

ILLINOIS ROWING

LU ROWING

COLLEGE of CHARLESTON

# SPORTS

## SPRING BREAK ROWING

TENNESSEE ROWING

UNIVERSITY AT ALBANY
STATE UNIVERSITY OF NEW YORK

D ROWING

BAYLOR

KEEP WELL THE ROAD

ILLINOIS ROWING

JU

RRC
ROCHESTER ROWING CLUB
ROCHESTER, MN

ITHACA ROWING

COLBY

# LAKE LANIER OLYMPIC PARK

- ROTARY ANNUAL DINNER
- THE BEST OF HALL CELEBRATION
- NGHS ROBOTIC TRAINING AND HEALTH SYMPOSIUM
- NORTH GEORGIA TOURISM CONFERENCE
- ELA TRAINING HCSS
- NBC/UNIVERSAL PRODUCTION
- THE WISDOM PROJECT SYMPOSIUM
- THE LUMPKIN COUNTY HIGH SCHOOL PROM

*ALL OF THE EVENTS BOOKED FOR THIS FIRST QUARTER WERE EITHER LEADS FROM SOMEONE ATTENDING A PREVIOUS EVENT OR REPEAT GUESTS THAT BOOKED BECAUSE THEIR MANAGEMENT AND STAFF LOVED THEIR PREVIOUS EXPERIENCE WITH US.*

**THE BEST OF HALL AWARDS**

THE BEST SPECIAL EVENTS VENUE

THE BEST CORPORATE EVENTS VENUE

thirtyfour

BOATHOUSE EVENTS

14,977 CARS =

**321,800 VISITORS**

# NOTABLE UPCOMING EVENTS

## April-June 2025

- April 17 Art Walk
- April 18 Food Truck Friday
- May 2 First Friday
- May 3 Rubber Duck Derby
- May 5-7 NCAA DII Women's Golf Regional Championship
- May 7 Blue Sky Concert
- May 10-11 US Rowing Southeast Youth Rowing Championship
- May 14 Blue Sky Concert
- May 16 Food Truck Friday
- May 21 Blue Sky Concert
- May 28 Blue Sky Concert
- June 1 The Lake Show
- June 6 First Friday
- June 13-15 E Foil Competition
- June 16-21 Georgia Police and Fire Games
- June 20 Food Truck Friday
- June 28-29 BroStock

# CITY OF GAINESVILLE

## Work Session Agenda Request

| | |
|---|---|
| **Item Created:** | March 26, 2025 |
| **Date Submitted:** | April 15, 2025 |
| **Final Approval Date:** | April 29, 2025 |
| **Presenter:** | Kevin Hutcheson, Deputy Chief Financial Officer - Budget & Purchasing |
| **Item of Business:** | Resolution: Second Quarter Budget Adjustment for Fiscal Year 2025 |
| **Meeting Date:** | May 1, 2025 |

**Purpose of Request:**
The purpose of this request is to approve the budget adjustments associated with the second quarter of fiscal year 2025.

**Facts & Issues / History & Background:**
The City of Gainesville Code states in part: Sec. 2-3-87 - Budget amendments (a) General amendment. The Council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter shall be enacted through a budget adjustment resolution upon favorable vote of the City Council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

**Department Recommendation:**
Financial Services recommends the approval of the second quarter budget adjustment for fiscal year 2025.

**Department Director:**
Jeremy Perry

**If funding is involved, are funds approved within the current budget?** No

**Administrative Comments:**

**Attachments:**
1. Resolution: Second Quarter Budget Adjustment for Fiscal Year 2025
2. Attachment A - Charts for 2nd Quarter Budget Adjustments for FY2025
3. Attachment B - Descriptions for 2nd Qtr BA for FY2025

**RESOLUTION AR-2025 - ___**

**REGARDING SECOND QUARTER BUDGET ADJUSTMENT FOR FISCAL YEAR 2025**

**WHEREAS**, the City Council approved a budget for fiscal year 2025 for the City of Gainesville on July 2, 2024; and

**WHEREAS**, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

**WHEREAS**, these adjustments maintain a balanced budget for all funds.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution.

**Adopted this _____ day of _____, 2025.**

_____
**W. Samuel Couvillon, Mayor**

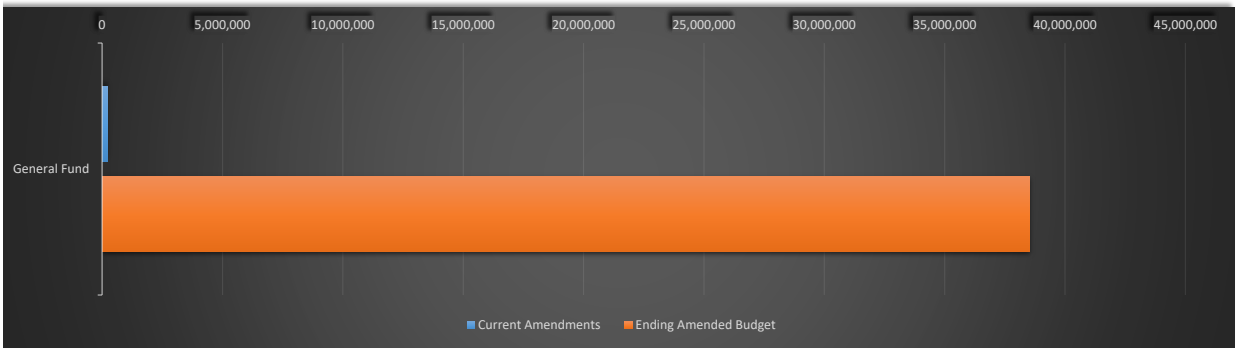
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

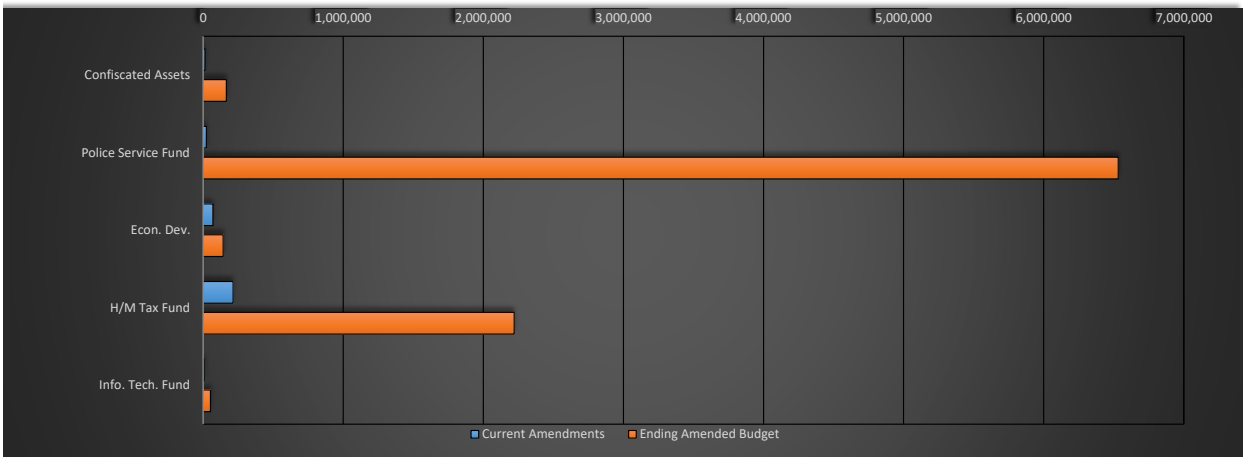
_____
**Alisa Grayson, City Clerk**

**ATTACHMENT A**

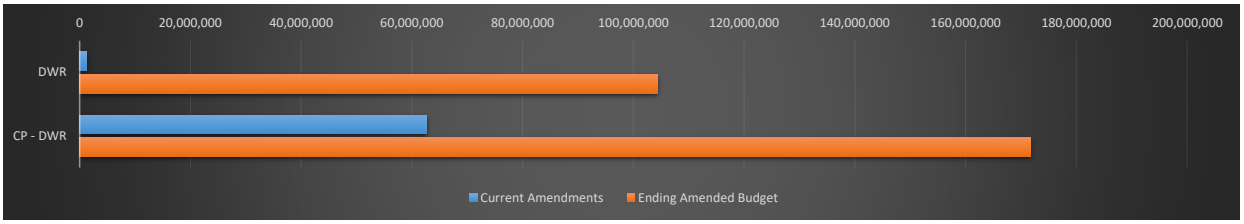
| General Fund | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| General Fund | 38,324,846 | 219,100 | 38,543,946 |
| **Grand Total** | **38,324,846** | **219,100** | **38,543,946** |



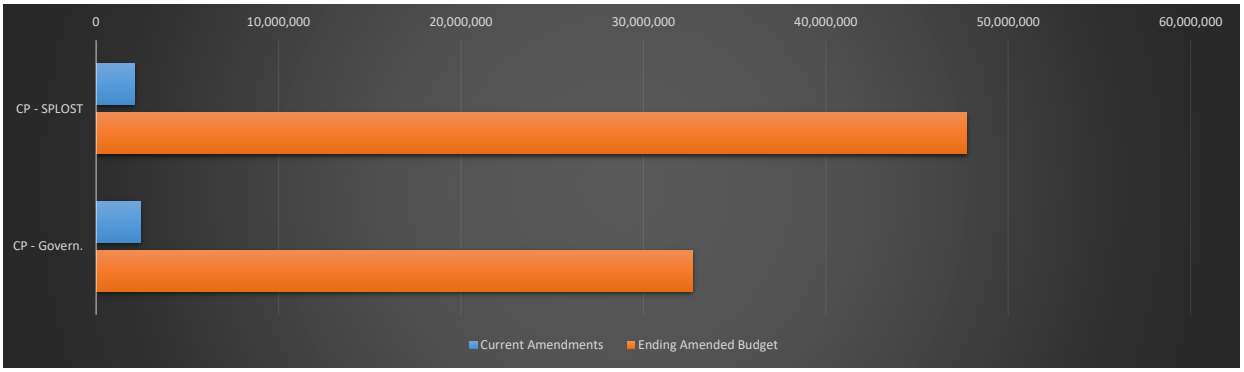
| Special Revenue Funds | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| CSC | 6,414,995 | 0 | 6,414,995 |
| Cemetery Trust | 105,000 | 0 | 105,000 |
| Confiscated Assets | 152,821 | 13,000 | 165,821 |
| Operating Grants | 0 | 0 | 0 |
| HUD Grants | 1,501,328 | 0 | 1,501,328 |
| HUD Rev. Loan | 0 | 0 | 0 |
| Fire Services fund | 13,387,627 | 0 | 13,387,627 |
| Police Service Fund | 6,508,936 | 23,000 | 6,531,936 |
| Econ. Dev. | 73,000 | 70,000 | 143,000 |
| Land Bank Authority | 100,000 | 0 | 100,000 |
| TAD | 3,920,193 | 0 | 3,920,193 |
| H/M Tax Fund | 2,006,425 | 214,000 | 2,220,425 |
| Impact Fee | 1,993,200 | 0 | 1,993,200 |
| Info. Tech. Fund | 44,260 | 8,000 | 52,260 |
| **Grand Total** | **36,207,785** | **0** | **36,535,785** |



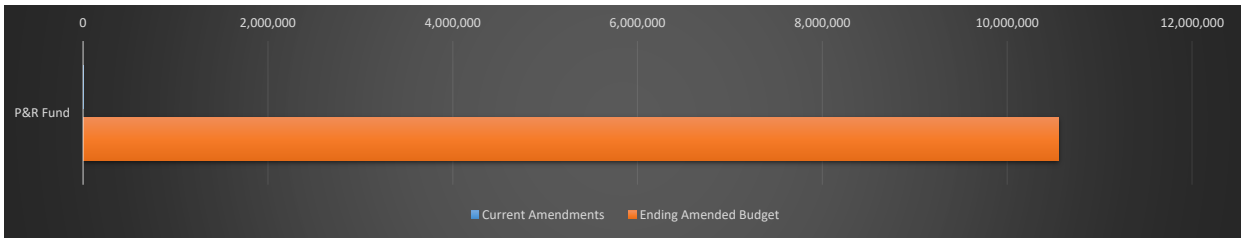
| Enterprise Funds | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| DWR | 103,207,435 | 1,225,000 | 104,432,435 |
| CP - DWR | 109,050,401 | 62,702,982 | 171,753,383 |
| Solid Waste | 4,414,976 | 0 | 4,414,976 |
| Airport | 5,135,304 | 0 | 5,135,304 |
| Golf | 2,617,493 | 0 | 2,617,493 |
| **Grand Total** | **224,425,609** | **63,927,982** | **288,353,591** |




| Capital and Debt Funds | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| CP - SPLOST | 45,588,166 | 2,110,000 | 47,698,166 |
| CP - Grants | 1,429,423 | 0 | 1,429,423 |
| CP - Govern. | 30,264,276 | 2,419,100 | 32,683,376 |
| Debt. Serv. | 6,156,562 | 0 | 6,156,562 |
| **Grand Total** | **83,438,427** | **4,529,100** | **87,967,527** |



| Component Unit | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| CVB | 2,266,923 | 0 | 2,266,923 |
| P&R Fund | 10,551,597 | 4,000 | 10,555,597 |
| CP - P&R | 5,772,053 | 0 | 5,772,053 |
| **Grand Total** | **18,590,573** | **4,000** | **12,822,520** |




| Non-Profit | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| Non-Profit | 32,821 | 23,000 | 55,821 |
| **Grand Total** | **32,821** | **23,000** | **55,821** |

| Internal Service Fund | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| Gen. Insurance | 2,408,282 | 0 | 2,408,282 |
| Employee Ben. | 12,124,993 | 35,000 | 12,159,993 |
| Veh. Serv. | 4,112,852 | 0 | 4,112,852 |
| **Grand Total** | **18,646,127** | **35,000** | **18,681,127** |

**ATTACHMENT B**
**QUARTERLY BUDGET ADJUSTMENT RESOLUTION**
**2nd QTR BA for FY2025 ADJUSTMENT DESCRIPTIONS**

## GENERAL FUND

### *GENERAL FUND*

The General fund recognized a total increase of $219,100 during the second quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Transfer to fund 350 from LOST revenues for Project-91077- Public Safety Building Renovation in the amount $219,100.

## SPECIAL REVENUE FUNDS

### *CONFISCATED ASSETS FUND*

The Confiscated Assets fund recognized a total increase of $13,000 during the second quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Recognize cash confiscations and interest revenues in the amount of $23,000. Resulting in a decrease in budgeted fund balance of $-10,000 netting a total increase of $13,000.

### *POLICE SERVICES FUND*

The Police Services fund recognized a total increase of $23,000 during the second quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Increase in budgeted fund balance for the purchase of a 2025 Black Can-Am Defender Max for the Downtown Precinct use in the amount of $23,000.

### *ECONOMIC DEVELOPMENT FUND*

The Economic Development fund recognized a total increase of $70,000 during the second quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Recognize interest revenue and realized gains in the amount of $70,000.

**ATTACHMENT B**
**QUARTERLY BUDGET ADJUSTMENT RESOLUTION**
**2nd QTR BA for FY2025 ADJUSTMENT DESCRIPTIONS**

***HOTEL/MOTEL TAX FUND***

The Hotel/Motel Tax fund recognized a total increase of $214,000 during the second quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Recognize interest revenue and realized gains in the amount of $14,000.
- Establish budget for project- 95016- Boathouse Picnic Pavilion in the amount of $200,000.

***INFORMATION TECHNOLOGY FUND***

The Information Technology fund recognized a total increase of $8,000 during the second quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Recognize interest revenue and realized gains in the amount of $8,000.

**ENTERPRISE FUNDS**

***DEPARTMENT OF WATER RESOURCES FUND***

The DWR fund recognized a total increase of $1,225,000 during the second quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Recognize interest revenue and realized gains in the amount of $1,500,000.
- Sale of assets from GovDeals in the amount of $45,000.
- Decrease in budgeted fund balance of $320,000 netting the fund's total increase to 1,225,000.

**CAPITAL AND DEBT FUNDS**

***GENERAL GOVERNMENT CAPITAL PROJECTS FUND***

The General Government Capital Project fund recognized a total increase of $2,419,100 during the second quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Transfer from General Fund in the amount of $219,100 for Project-91077- Public Safety Building Renovation in the amount $219,100.
- Transfer from Hotel/Motel Tax fund for project- 95016- Boathouse Picnic Pavilion in the amount of $200,000.

- Transfer from SPLOST fund for project- 91073- Midland Parking Deck in the amount of $2,000,000.

***DWR CAPITAL PROJECTS FUND***

The DWR Capital Project fund recognized a total increase of $62,702,982 during the second quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Issuance of Water and Sewerage bonds in the amount of $60,000,000.
- Increase in Budgeted Fund Balance in the amount of $2,702,982 for BR-2023-17- Gainesville Township Sanitary Sewer Extension.

***SPLOST CAPITAL PROJECTS FUND***

The SPLOST Capital Project fund recognized a total increase of $2,110,000 during the second quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Transfer from Parks and Recreation CIP Fund project- 70089- Wessell Park Parking Improvements to project- 085004- Youth Sports Complex in the amount of $110,000.
- Increase in Budgeted Fund Balance in the amount of $2,000,000 for project- 91073- Midland Parking Deck.

**COMPONENT UNIT FUNDS**

***PARKS AND RECREATION FUND***

The Parks and Recreation fund recognized a total increase of $4,000 during the second quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- Recognize contribution for 100 Year Celebration in the amount of $4,000.

**INTERNAL SERVICE FUNDS**

***EMPLOYEE BENEFIT FUND***

The Employee Benefit fund recognized a total increase of $35,000 during the second quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- Recognize interest revenues in the amount of $35,000.

## NON-PROFIT FUND

***NON-PROFIT FUND***

The Non-Profit fund recognized a total increase of $23,000 during the second quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- Recognize grant revenues in the amount of $23,000.

# CITY OF GAINESVILLE

## Work Session Agenda Request

| | |
|---|---|
| **Item Created:** | March 26, 2025 |
| **Date Submitted:** | April 15, 2025 |
| **Final Approval Date:** | April 29, 2025 |
| **Presenter:** | Kevin Hutcheson, Deputy Chief Financial Officer - Budget & Purchasing |
| **Item of Business:** | Resolution: Third Quarter Budget Adjustment for Fiscal Year 2025 |
| **Meeting Date:** | May 1, 2025 |

**Purpose of Request:**
The purpose of this request is to approve the budget adjustments associated with the third quarter of fiscal year 2025.

**Facts & Issues / History & Background:**
The City of Gainesville Code states in part: Sec. 2-3-87 - Budget amendments (a) General amendment. The Council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter, shall be enacted through a budget adjustment resolution upon favorable vote of the City Council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

**Department Recommendation:**
Financial Services recommends the approval of the third quarter budget adjustment for fiscal year 2025.

**Department Director:**
Jeremy Perry

**If funding is involved, are funds approved within the current budget?** No

**Administrative Comments:**

**Attachments:**
1. Resolution: Third Quarter Budget Adjustment for Fiscal Year 2025
2. Attachment A - Charts for 3rd Quarter Budget Adjustments for FY2025
3. Attachment B - Descriptions for 3rd Qtr BA for FY2025

**RESOLUTION AR-2025 - ___**

**REGARDING THIRD QUARTER BUDGET ADJUSTMENT FOR FISCAL YEAR 2025**

**WHEREAS**, the City Council approved a budget for fiscal year 2025 for the City of Gainesville on July 2, 2024; and

**WHEREAS**, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

**WHEREAS**, these adjustments maintain a balanced budget for all funds.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution.

**Adopted this _____ day of _____, 2025.**

_____
**W. Samuel Couvillon, Mayor**

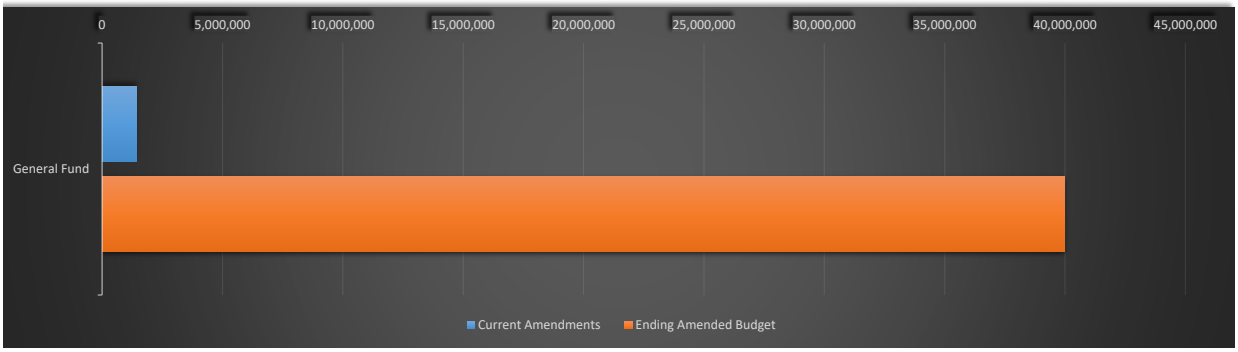
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

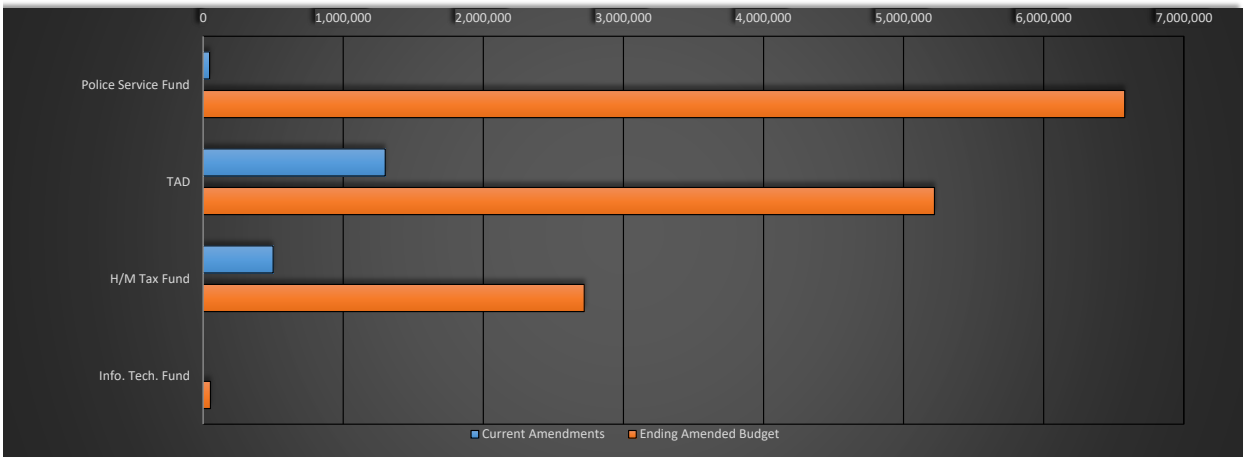
_____
**Alisa Grayson, City Clerk**

**ATTACHMENT A**

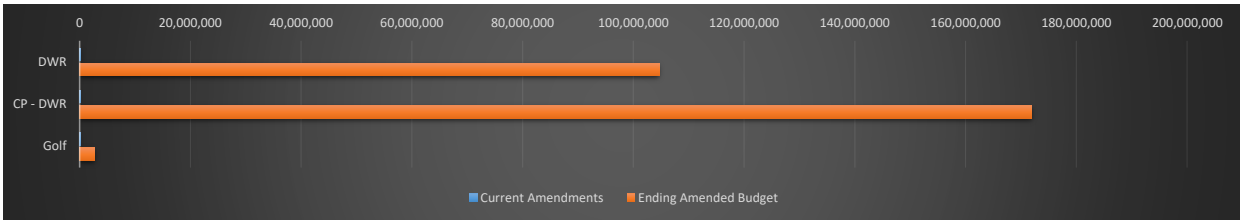
| General Fund | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| General Fund | 38,543,946 | 1,421,073 | 39,965,019 |
| **Grand Total** | **38,543,946** | **1,421,073** | **39,965,019** |



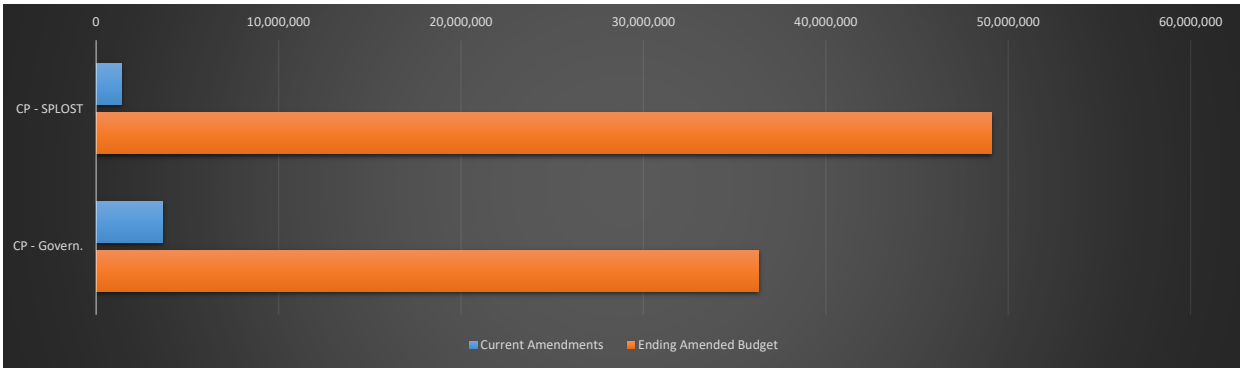
| Special Revenue Funds | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| CSC | 6,414,995 | 0 | 6,414,995 |
| Cemetery Trust | 105,000 | 0 | 105,000 |
| Confiscated Assets | 165,821 | 0 | 165,821 |
| Operating Grants | 0 | 0 | 0 |
| HUD Grants | 1,501,328 | 0 | 1,501,328 |
| HUD Rev. Loan | 0 | 0 | 0 |
| Fire Services fund | 13,387,627 | 0 | 13,387,627 |
| Police Service Fund | 6,531,936 | 46,143 | 6,578,079 |
| Econ. Dev. | 143,000 | 0 | 143,000 |
| Land Bank Authority | 100,000 | 0 | 100,000 |
| TAD | 3,920,193 | 1,300,000 | 5,220,193 |
| H/M Tax Fund | 2,220,425 | 500,000 | 2,720,425 |
| Impact Fee | 1,993,200 | 0 | 1,993,200 |
| Info. Tech. Fund | 52,260 | 0 | 52,260 |
| **Grand Total** | **36,535,785** | **0** | **38,381,928** |



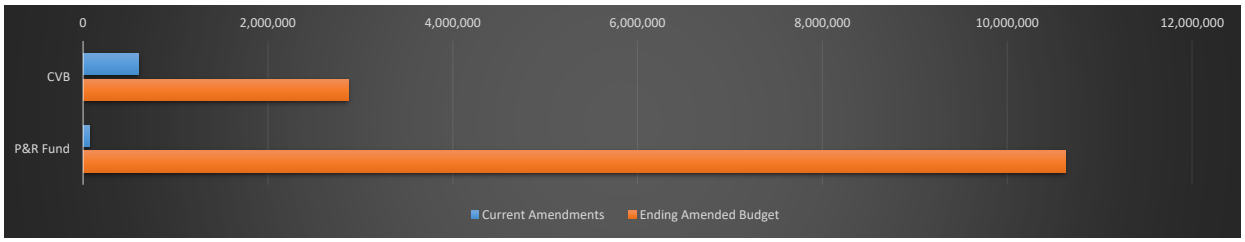
| Enterprise Funds | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| DWR | 104,432,435 | 219,316 | 104,651,751 |
| CP - DWR | 171,753,383 | 79,878 | 171,833,261 |
| Solid Waste | 4,414,976 | 0 | 4,414,976 |
| Airport | 5,135,304 | 0 | 5,135,304 |
| Golf | 2,617,493 | 121,073 | 2,738,566 |
| **Grand Total** | **288,353,591** | **420,267** | **288,773,858** |




| Capital and Debt Funds | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| CP - SPLOST | 47,698,166 | 1,379,184 | 49,077,350 |
| CP - Grants | 1,429,423 | 0 | 1,429,423 |
| CP - Govern. | 32,683,376 | 3,637,166 | 36,320,542 |
| Debt. Serv. | 6,156,562 | 0 | 6,156,562 |
| **Grand Total** | **87,967,527** | **5,016,350** | **92,983,877** |



| Component Unit | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| CVB | 2,266,923 | 600,000 | 2,866,923 |
| P&R Fund | 10,555,597 | 70,786 | 10,626,383 |
| CP - P&R | 5,772,053 | 0 | 5,772,053 |
| **Grand Total** | **18,594,573** | **670,786** | **13,493,306** |




| Non-Profit | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| Non-Profit | 55,821 | 0 | 55,821 |
| **Grand Total** | **55,821** | **0** | **55,821** |

| Internal Service Fund | | | |
|---|---|---|---|
| **Fund** | **Beginning Amended Budget** | **Current Amendments** | **Ending Amended Budget** |
| Gen. Insurance | 2,408,282 | 95,839 | 2,504,121 |
| Employee Ben. | 12,159,993 | 0 | 12,159,993 |
| Veh. Serv. | 4,112,852 | 0 | 4,112,852 |
| **Grand Total** | **18,681,127** | **95,839** | **18,776,966** |

**ATTACHMENT B**
**QUARTERLY BUDGET ADJUSTMENT RESOLUTION**
**3rd QTR BA for FY2025 ADJUSTMENT DESCRIPTIONS**

## GENERAL FUND

### *GENERAL FUND*

The General fund recognized a total increase of $1,421,073 during the third quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Transfer to fund 320 from TAVT revenues for Project - 083009- 985 Bridges in the amount of $650,000.
- Transfer to fund 350 from Budgeted Fund Balance for Projects – 93242- Gainesville Administration HVAC Controls Replacement, 91023- Administration Building Renovations in the amount of $650,000.
- Transfer to fund 595 from Budgeted Fund Balance for Project – 30015- Riding Greens Mowers in the amount of $121,073.

## SPECIAL REVENUE FUNDS

### *TAX ALLOCATION DISTRICT FUND*

The Tax Allocation District fund recognized a total increase of $1,300,000 during the third quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Establish budget and transfer to fund 350 for Midland Capital Improvements in the amount of $1,300,000.

### *POLICE SERVICES FUND*

The Police Services fund recognized a total increase of $46,143 during the third quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Transfer from General Insurance fund for vehicle reimbursements in the amount of $46,143.

### *HOTEL/MOTEL TAX FUND*

The Hotel/Motel tax fund recognized a total increase of $500,000 during the third quarter of fiscal year 2025. The adjustment associated with this increase is as follows:

- Transfer to fund 350 for Project- 95014- Green Street Park in the amount of $500,000.

**ATTACHMENT B**
**QUARTERLY BUDGET ADJUSTMENT RESOLUTION**
**3rd QTR BA for FY2025 ADJUSTMENT DESCRIPTIONS**

## ENTERPRISE FUNDS

### *DEPARTMENT OF WATER RESOURCES FUND*

The DWR fund recognized a total increase of $219,316 during the third quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Insurance reimbursement for vehicle in the amount of $49,696.
- FY24 to FY25 Reappropriation in the amount of $170,202.

### *CHATTAHOOCHEE GOLF COURSE FUND*

The Chattahoochee Golf Course fund recognized a total increase of $121,073 during the third quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Transfer from fund 100 for project – 30015- Riding Greens Mowers

## CAPITAL AND DEBT FUNDS

### *GENERAL GOVERNMENT CAPITAL PROJECTS FUND*

The General Government Capital Project fund recognized a total increase of $3,637,166 during the third quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Transfer from TAD Fund for Midland Capital Improvements in the amount of $1,300,000.
- Transfer from Hotel/Motel Tax and CVB fund for project- 95014- Green Street Park in the amount of $1,100,000.
- Transfer from SPLOST fund for projects- 96021- CSX East/West Spur and 91076 – Park 2 Park Connection in the amount of $587,166.
- Transfer from fund 100 for projects – 93242- Gainesville Administration HVAC Controls Replacement, 91023- Administration Building Renovations in the amount of $650,000.

### *DWR CAPITAL PROJECTS FUND*

The DWR Capital Project fund recognized a total increase of $79,878 during the third quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- FY24 to FY25 Project- 00328- DWR Cost Participation Project- Sewers in the amount of $79,878.

***SPLOST CAPITAL PROJECTS FUND***

The SPLOST Capital Project fund recognized a total increase of $1,379,184 during the third quarter of fiscal year 2025. The adjustments associated with this increase are as follows:

- Transfer from General Fund for Project- 083009- 985 Bridges in the amount of $650,000.
- Transfer from Project- 083009- 985 Bridges to fund 350 Projects- 96021- CSX East/West Spur and 91076 – Park 2 Park Connection in the amount of $587,166.

**COMPONENT UNIT FUNDS**

***PARKS AND RECREATION FUND***

The Parks and Recreation fund recognized a total increase of $70,786 during the third quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- Increase in Budgeted Fund Balance for AR-24-04- Kayak Shack Asset Purchase in the amount of $19,685.
- Increase in Budgeted Fund Balance for FMAC expense- Lanier Aquatics Restricted Expense in the amount of $1,101.
- Increase in Budgeted Fund Balance for AR-25-02- WWOL Materials and Supplies in the amount of $50,000.

***CONVENTION AND VISITORS' BUREAU FUND***

The Convention and Visitors' Bureau fund recognized a total increase of $600,000 during the third quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- Increase in Budgeted Fund Balance for Project- 95014- Green Street Park in the amount of $600,000.

**INTERNAL SERVICE FUNDS**

***GENERAL INSURANCE FUND***

The Employee Benefit fund recognized a total increase of $95,839 during the third quarter of fiscal year 2025. The adjustments associated with this increase is as follows:

- Recognize insurance reimbursements in the amount of $95,839.

# CITY OF GAINESVILLE

## Work Session Agenda Request

| | |
|---|---|
| **Item Created:** | April 2, 2025 |
| **Date Submitted:** | April 22, 2025 |
| **Final Approval Date:** | April 29, 2025 |
| **Presenter:** | Jessica Tullar, Neighborhood Development Manager |
| **Item of Business:** | Resolution: Fair Street Area-Newtown-New Holland Neighborhood Revitalization Plan |
| **Meeting Date:** | May 1, 2025 |

**Purpose of Request:**
The purpose of this request is to present the draft Fair Street Area-Newtown-New Holland Neighborhood Revitalization Plan developed by the Canvas Planning Group in partnership with the Gainesville Housing Authority to Mayor and Council for consideration of adoption. Aaron Fortner and Canvas Planning Group Representative(s) will be in attendance to provide information.

**Facts & Issues / History & Background:**
The Gainesville Housing Authority has been exploring opportunities for improving its Jesse Jewell Parkway apartments and considering options for creating new or additional attainable housing in the Fair Street Area-Newtown-New Holland neighborhood. In order to be eligible for programs administered by the Georgia Department of Community Affairs, the community must adopt a neighborhood revitalization plan or urban redevelopment plan to guide future improvements and other potential economic development opportunities in the planning area.

The draft neighborhood revitalization plan was prepared by Canvas Planning Group in partnership with the Gainesville Housing Authority and with input from residents and other community stakeholders to serve as a guide for future development, neighborhood improvements, and capacity building. Furthermore, the plan builds on significant work previously undertaken as part of the 2040 Gainesville Comprehensive Plan (adopted in 2022), the 2022 Vision and Master Plan for the Athens Street and 129 South Corridors, the 2012 Gainesville/Hall County Economic Opportunity Gateways Urban Redevelopment Plan, and the 2008 Fair Street Area Neighborhood Planning Unit (NPU) vision and goals statement to bring about lasting positive change that supports the community's vision of the Fair Street Area-Newtown-New Holland neighborhood. It sets forth recommendations and implementation strategies to address neighborhood needs and aspirations in the areas of housing, sidewalk and pedestrian infrastructure, and land use as part of infill and redevelopment opportunities. Finally, the proposed plan is intended to be in effect for ten years after adoption but does not guarantee or obligate current or future City funds or other resources.

**Department Recommendation:**
Adopt the resolution.

**Department Director:**
Rusty Ligon

**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:** No **Sources of Funds:** N/A

**Finance Comments:**

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**Administrative Comments:**

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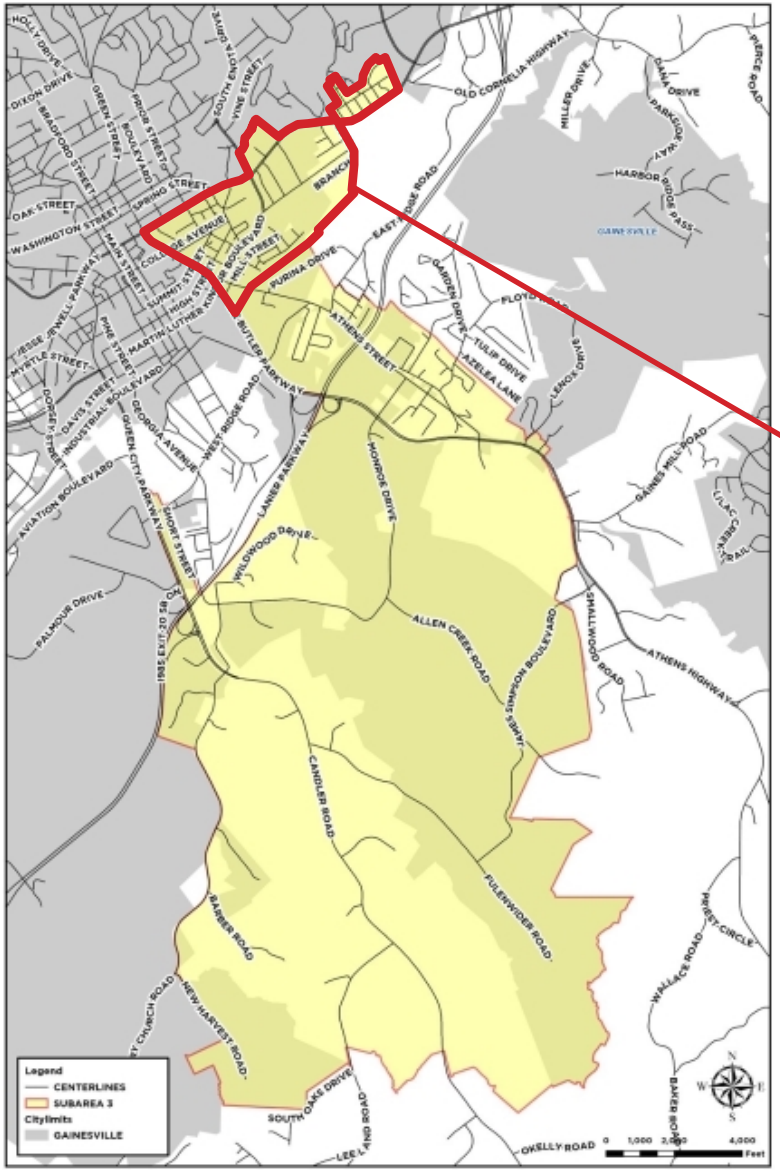
**Attachments:**

1. Presentation: Fair Street-Newtown-New Holland Neighborhood Revitalization Plan.rev
2. Resolution: Fair Street-Newtown-New Holland Neighborhood Revitalization Plan
3. Exhibit A: Fair Street-Newtown-New Holland Neighborhood Revitalization Plan

# A NEIGHBORHOOD REVITALIZATION PLAN

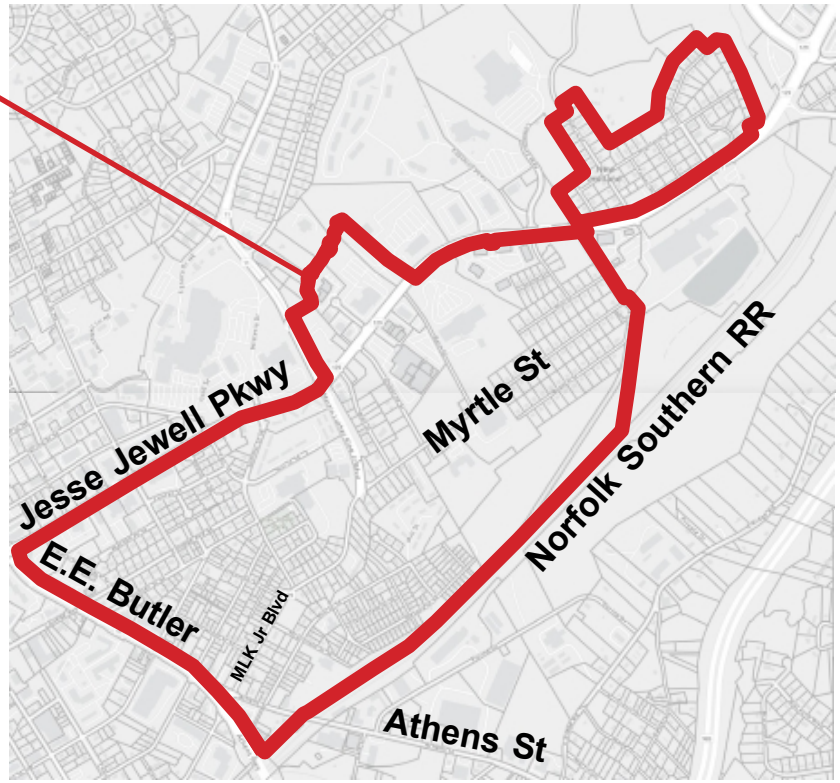
## Fair Street-Newtown-New Holland

# NEIGHBORHOOD REVITALIZATION PLAN




## 2025 Neighborhood Revitalization Plan

- Area north of the Southern Railway, south of Jesse Jewell Pkwy, east of E.E. Butler Pkwy



# NEIGHBORHOOD REVITALIZATION PLAN

## STAKEHOLDER ENGAGEMENT

### One Hall Input (3.19.25)

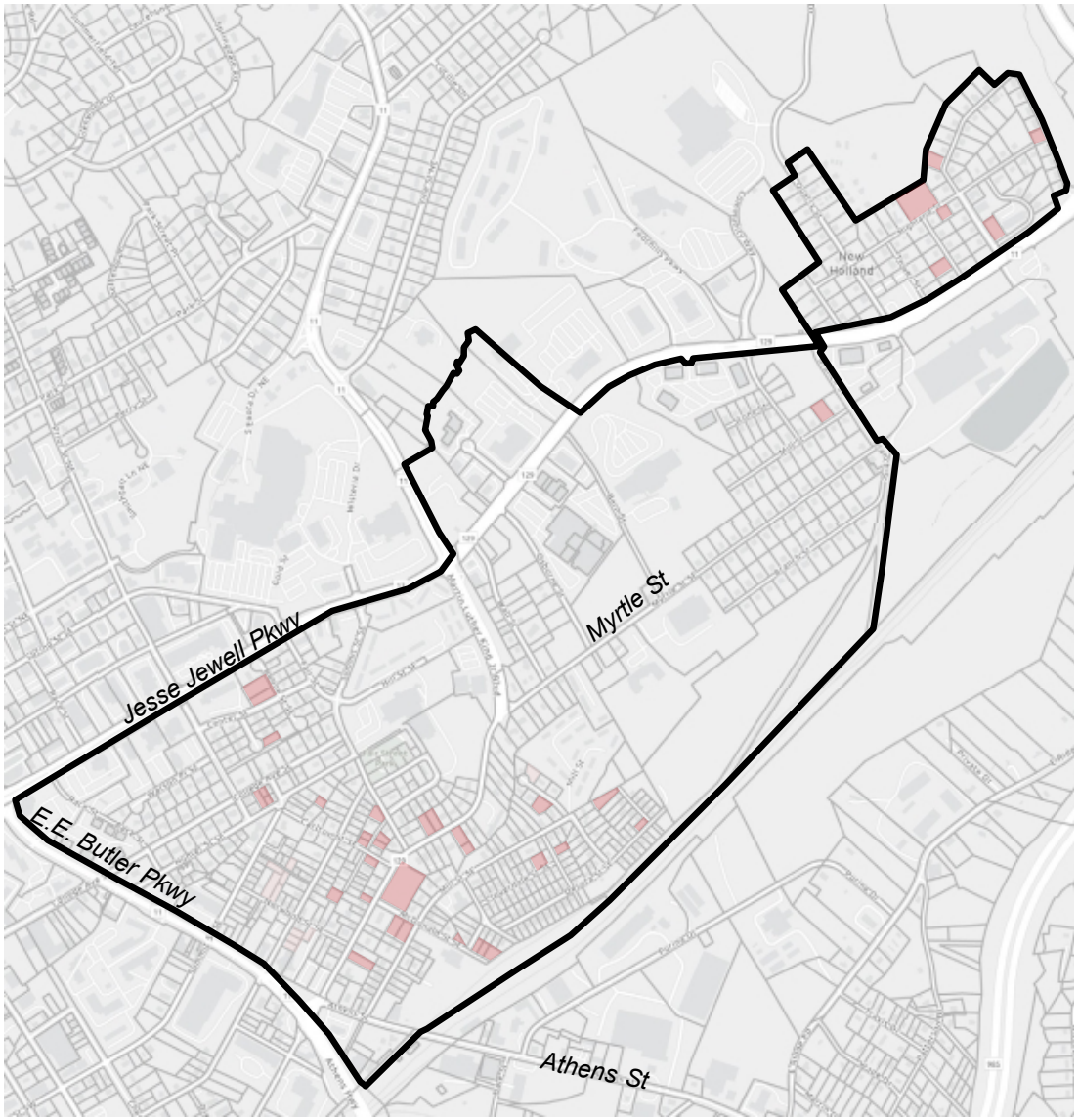
- This area is in dire need of increased home ownership and higher quality rental opportunities
- A Land Trust would be a great tool to help implement affordable housing
- A wider variety of housing types is needed to accommodate a range of incomes, ages, stages of life, and family types
- Tools for property owners to finance home rehabilitation should be pursued
- There is a big need for senior housing in this area and in Gainesville

### Housing Festival & Resiliency Extravaganza (3.29.25)

- Affordable and senior Housing units, income-based units, rental assistance (64)
- Playgrounds and greenspace (43)
- Public transportation (14)
- Mental health access (4)
- More community gardening opportunities (2)
- Community center (2)

# NEIGHBORHOOD REVITALIZATION PLAN

## RECOMMENDATION 1A. NEIGHBORHOOD INTERIOR SMALL PARCELS



Single-Family homes

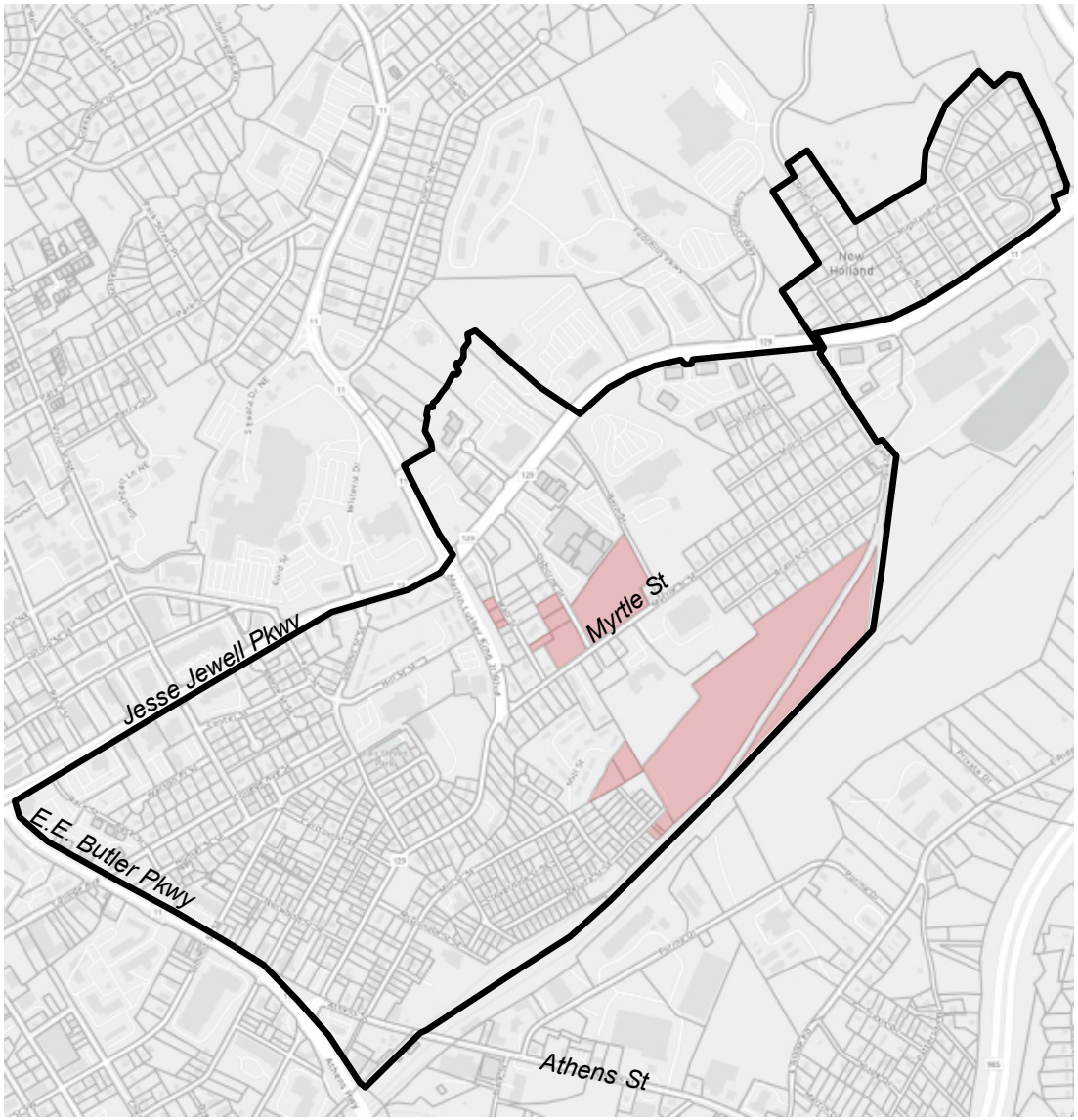
Two-Family homes

Accessory dwelllings

Cottage Court homes

# NEIGHBORHOOD REVITALIZATION PLAN

## RECOMMENDATION 1B. NEIGHBORHOOD INTERIOR LARGER PARCELS



Townhomes

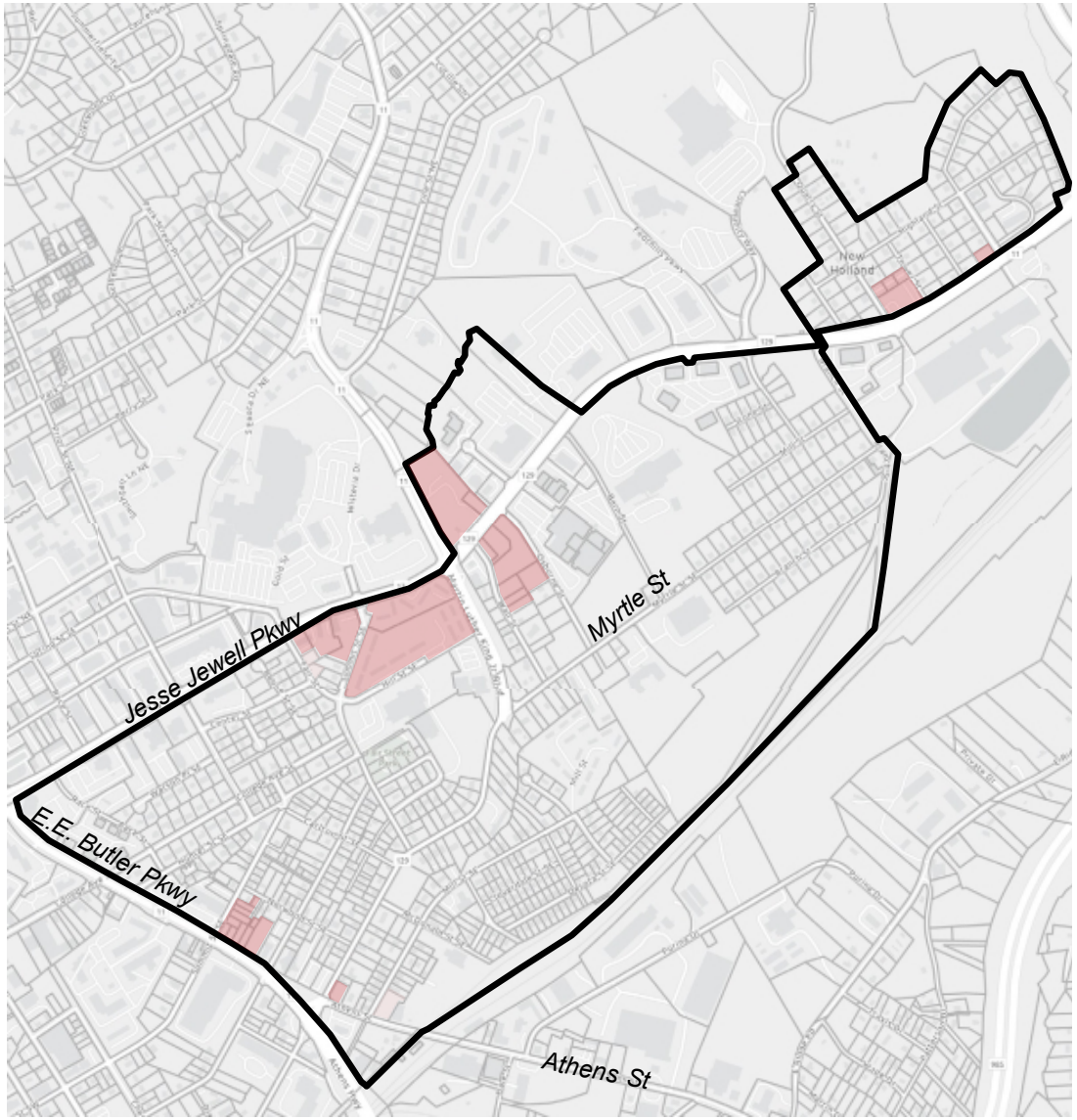
Townhomes

Cottage Court homes

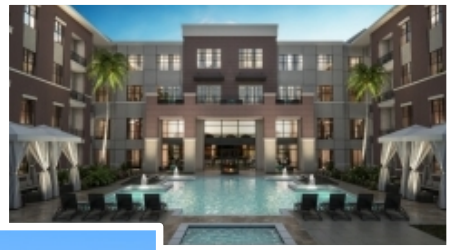
Low-rise multi-family

# NEIGHBORHOOD REVITALIZATION PLAN

## RECOMMENDATION 1C. CORRIDOR-FRONTING PARCELS



Townhome
s



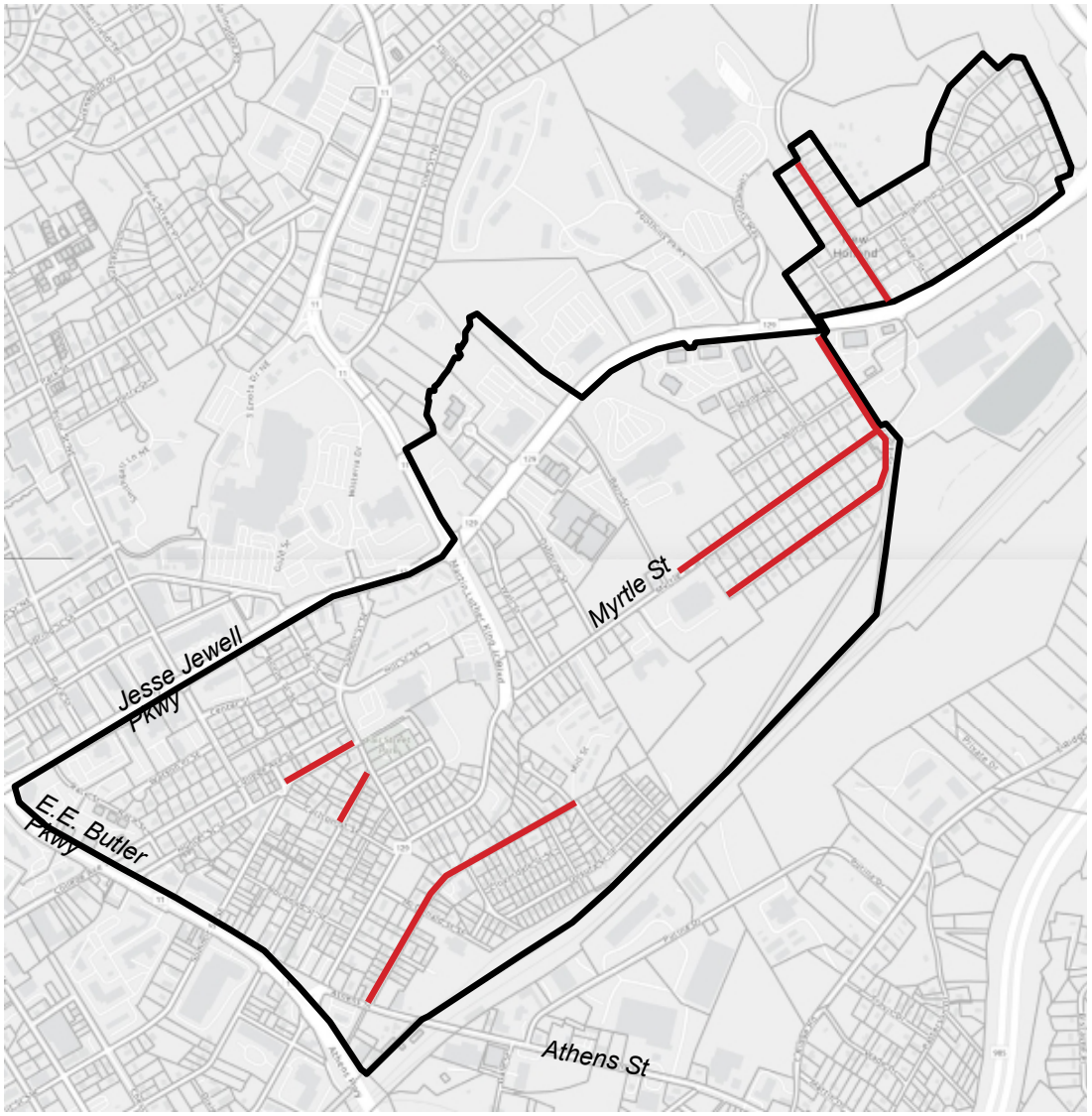
Mid-rise
multi-family

Mixed Use

Medical Office

# NEIGHBORHOOD REVITALIZATION PLAN

## RECOMMENDATION 2. PEDESTRIAN INFRASTRUCTURE IMPROVEMENTS




**Targeted Pedestrian Infrastructure Improvements**

- Quarry St
- Mill St
- High St
- Hunter St
- Branch St
- Myrtle St

**Lack of sidewalk infrastructure on Mill Street**

# NEIGHBORHOOD REVITALIZATION PLAN

## RECOMMENDATION 3. COMMUNITY LAND TRUST

**A Community Land Trust should be created and leveraged to provide an inventory of affordable for-sale residential production within the study area.**

**Athens Land Trust - Athens, GA**

**Atlanta Land Trust - Atlanta, GA**

**Atlanta Land Trust - Atlanta, GA**

# NEIGHBORHOOD REVITALIZATION PLAN

## RECOMMENDATION 4. HOUSING AUTHORITY REDEVELOPMENT

**The Gainesville Housing Authority's Jesse Jewell Apartments at 1120 Jesse Jewell Pkwy should be leveraged to facilitate a new mixed-income, mixed-use development either on the property or on a property near to the area.**

**Jesse Jewell Apartments - Gainesville, GA**

**Walton Summit - Gainesville, GA**

## RECOMMENDATION 5. EMPLOYMENT, EDUCATION, AND HEALTH

**A Working Group focused on Employment, Education, and Health should be formulated and should include the numerous organizations that currently operate either directly within the Neighborhood Revitalization and adjoining Redevelopment Plan areas or more broadly within Hall County.**

**RESOLUTION BR-2025 - ___**

**Neighborhood Revitalization Plan for the Fair Street-Newtown-New Holland Traditional and Historic Mill Village Neighborhood**

**WHEREAS**, the Fair Street-Newtown-New Holland Neighborhood is defined as the area in Gainesville, Hall County located north/west of the Norfolk-Southern Railroad, north/east of E.E. Butler Parkway, south/east of Jesse Jewell Parkway, west of Victory Street, and select areas north of Jesse Jewell Parkway between Downey Boulevard and Victory Street; and

**WHEREAS,** most of the Gainesville's historic neighborhoods including the Fair Street/Newtown and New Holland neighborhoods fall into the "Traditional Neighborhoods" and "Historic Mill Villages" character areas with housing that is walkable, human-scaled, and close to goods and services and which contribute to Gainesville's unique sense of place; and

**WHEREAS,** while the Fair Street-Newtown-New Holland neighborhood is largely built-out, there are some opportunities for compatible infill development, renovation and rehabilitation, and redevelopment; and

**WHEREAS,** a neighborhood revitalization plan included as Exhibit A has been prepared by Canvas Planning Group in partnership with the Gainesville Housing Authority and with input from residents and other community stakeholders to serve as a guide for future development, neighborhood improvements, and capacity building; and

**WHEREAS,** the plan builds on significant work previously undertaken as part of the 2040 Gainesville Comprehensive Plan (adopted in 2022), the 2022 Vision and Master Plan for the Athens Street and 129 South Corridors, the 2012 Gainesville/Hall County Economic Opportunity Gateways Urban Redevelopment Plan, and the 2008 Fair Street Area Neighborhood Planning Unit (NPU) vision and goals statement to bring about lasting positive change that supports the community's vision of the Fair Street Area-Newtown-New Holland neighborhood; and

**WHEREAS**, the plan sets forth recommendations and implementation strategies to address neighborhood needs and aspirations in the areas of housing, sidewalk and pedestrian infrastructure, and land use as part of infill and redevelopment opportunities; and

**WHEREAS**, the recommendations outlined in the Fair Street-Newtown-New Holland neighborhood plan address strategic priorities in the Gainesville 2040 Comprehensive Plan and 2022 Athens Street Master Plan, including preservation of the unique character, providing diverse housing options, increasing attainable housing, revitalization of deteriorated and blighted conditions, and improving the pedestrian-oriented infrastructure within and outwardly from the neighborhood; and

**WHEREAS,** the Fair Street-Newtown-New Holland Neighborhood Revitalization Plan is intended to be in effect for a ten-year period after adoption; and

**WHEREAS**, adoption of this plan does not guarantee or obligate future City funds and other resources, which must be requested during regular annual budgetary planning and approval cycles and will compete with all other citywide priorities and needs.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby approves the adoption of the Fair Street-Newtown-New Holland Neighborhood Revitalization Plan.

**RESOLUTION BR-2025 - ___**

**Neighborhood Revitalization Plan for the Fair Street-Newtown-New Holland Traditional and Historic Mill Village Neighborhood**

**Adopted this _____ day of _____, 2025.**

_____
**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

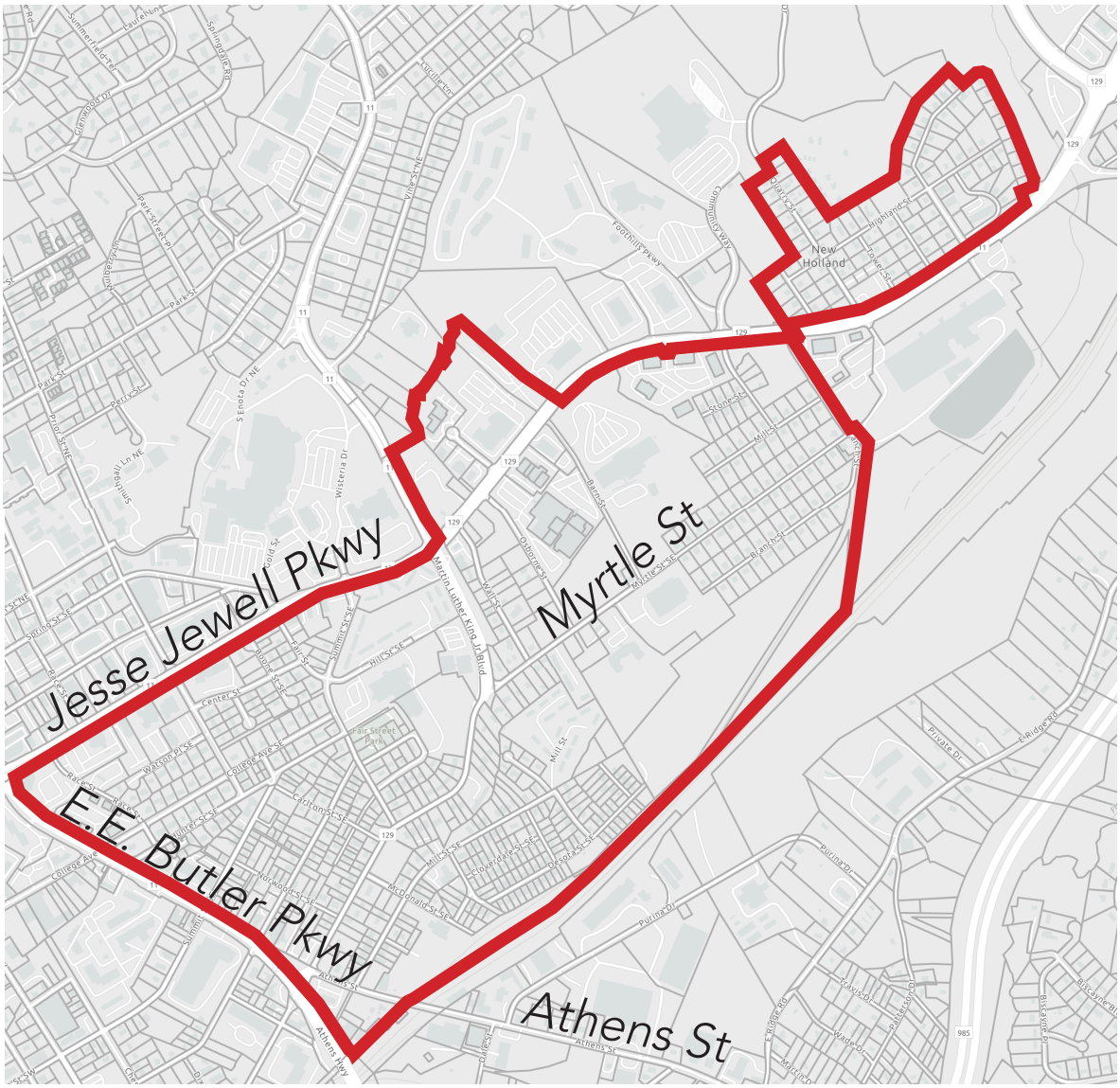
**ATTEST:**

_____
**Alisa Grayson, City Clerk**

# CITY OF GAINESVILLE

## Fair Street-Newtown-New Holland Neighborhood Revitalization Plan

### May 2025, DRAFT



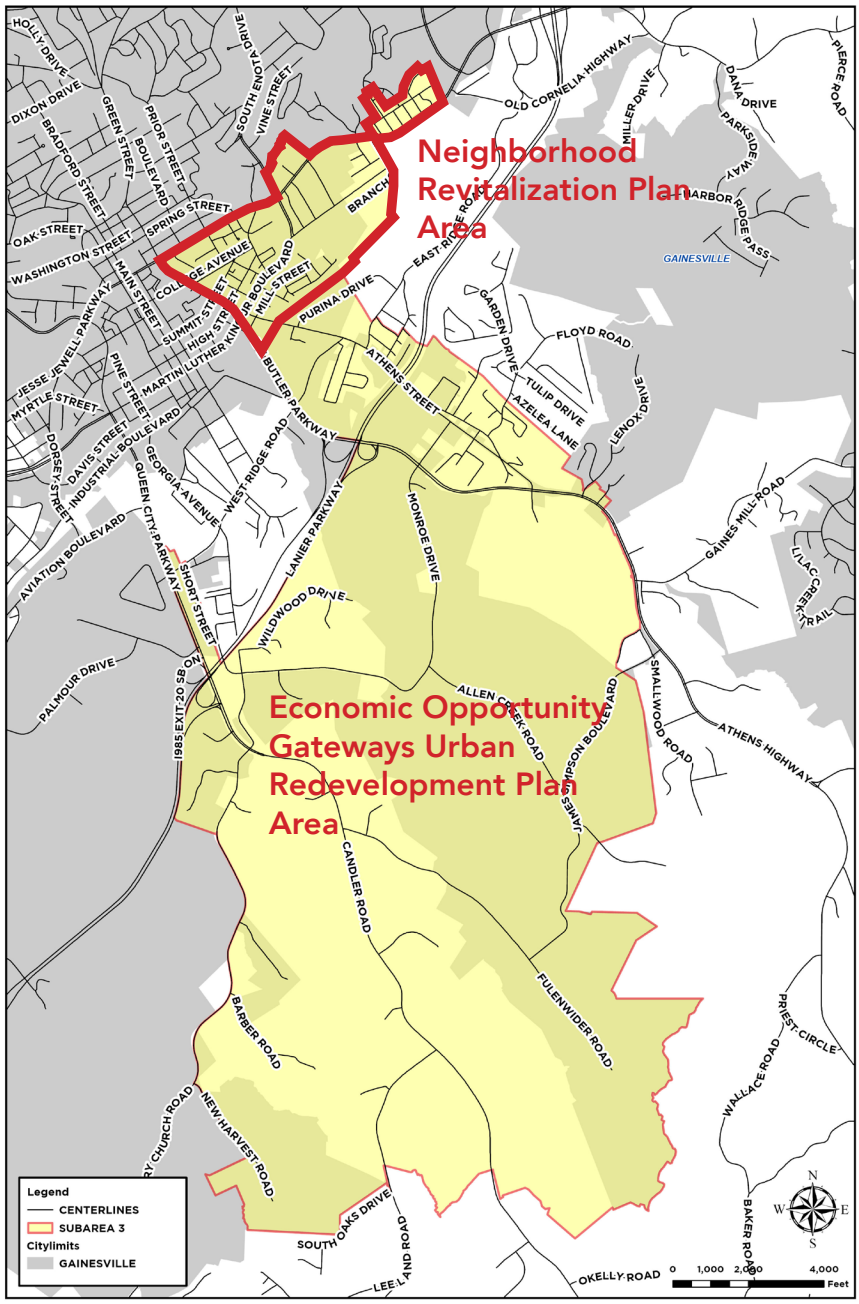
# NEIGHBORHOOD REVITALIZATION PLAN

The Fair Street-Newtown-New Holland neighborhood are is the focus of this planning effort to provide a strategy to spur revitalization and new investment in the area. This area is bound directly to the south by the Gainesville/Hall Economic Opportunity Gateways Urban Redevelopment Plan area that was adopted in 2012. This plan expands on the vision established in the adjoining Urban Redevelopment Plan area by establishing a Neighborhood Revitalization plan for this area. The purpose of this Neighborhood Revitalization Plan is to establish an overarching vision for areas of improvement, new investment, and public infrastructure to improve the quality of life of current and future residents in this area.

The Neighborhood Revitalization Plan area has tremendous future economic potential but it suffers from disinvestment and distress, as evidenced by the following:

- A large number of vacant and un-development parcels;
- A lack of safe and adequate sidewalk and pedestrian mobility infrastructure as compared to Gainesville as a whole;
- General distress from aging and outdated transportation infrastructure leading to significant traffic congestion and unacceptable levels of service; and
- A lack of investment and growth as seen in the lagging expansion of commercial space in neighborhood and the adjoining Urban Redevelopment Area as compared to Gainesville and Hall County as a whole.

This area, which adjoins Subarea 3 Candler Road of the Economic Opportunity Gateway Urban Redevelopment Plan area and is generally described as the area north/west of the Norfolk-Southern railway, north/east of E.E. Butler Pkwy, south/east of Jesse Jewell Pkwy, and select areas north of Jesse Jewell Pkwy.




*Neighborhood Revitalization Plan Area and the Economic Opportunity Gateways Urban Redevelopment Plan Area*

# EXISTING CONDITIONS

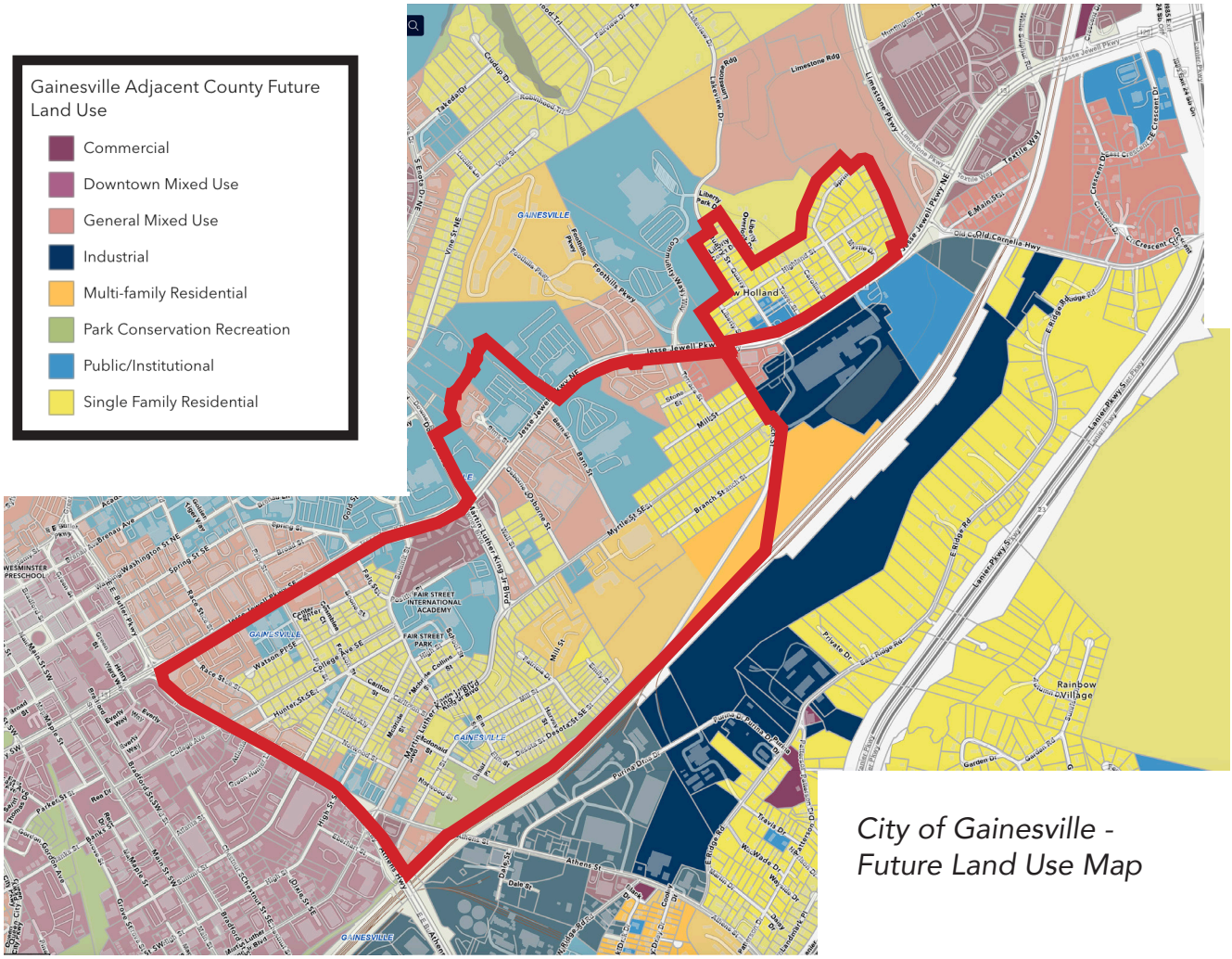
# EXISTING CONDITIONS

An analysis of existing conditions has been undertaken and summarized in this report to capture the nature of the area today. This analysis includes an overview of the area's current Future Land Use Map designations, Zoning designations, Comprehensive Plan policies that relate to the area, existing undeveloped/under-developed parcel inventory, and pedestrian infrastructure inventory.

## FUTURE LAND USE MAP

The Future Land Use Map designations for the area consist of the following designations for the following areas within the Neighborhood Revitalization Plan area:

- Commercial - the Housing Authority parcel along Jesse Jewell Pkwy
- General Mixed Use - many parcels fronting Jesse Jewell Pkwy and E.E. Butler Pkwy
- Multi-family Residential - parcels south of Myrtle Street and north of the railway
- Park Conservation Recreation - parcels on the neighborhood south edge and north of the railway
- Public/Institutional - parcels on both sides of Jesse Jewell Pkwy and scattered within the neighborhood
- Single Family Residential - this is the majority designation of the compact neighborhood areas located on the north and south sides of Jesse Jewell Pkwy



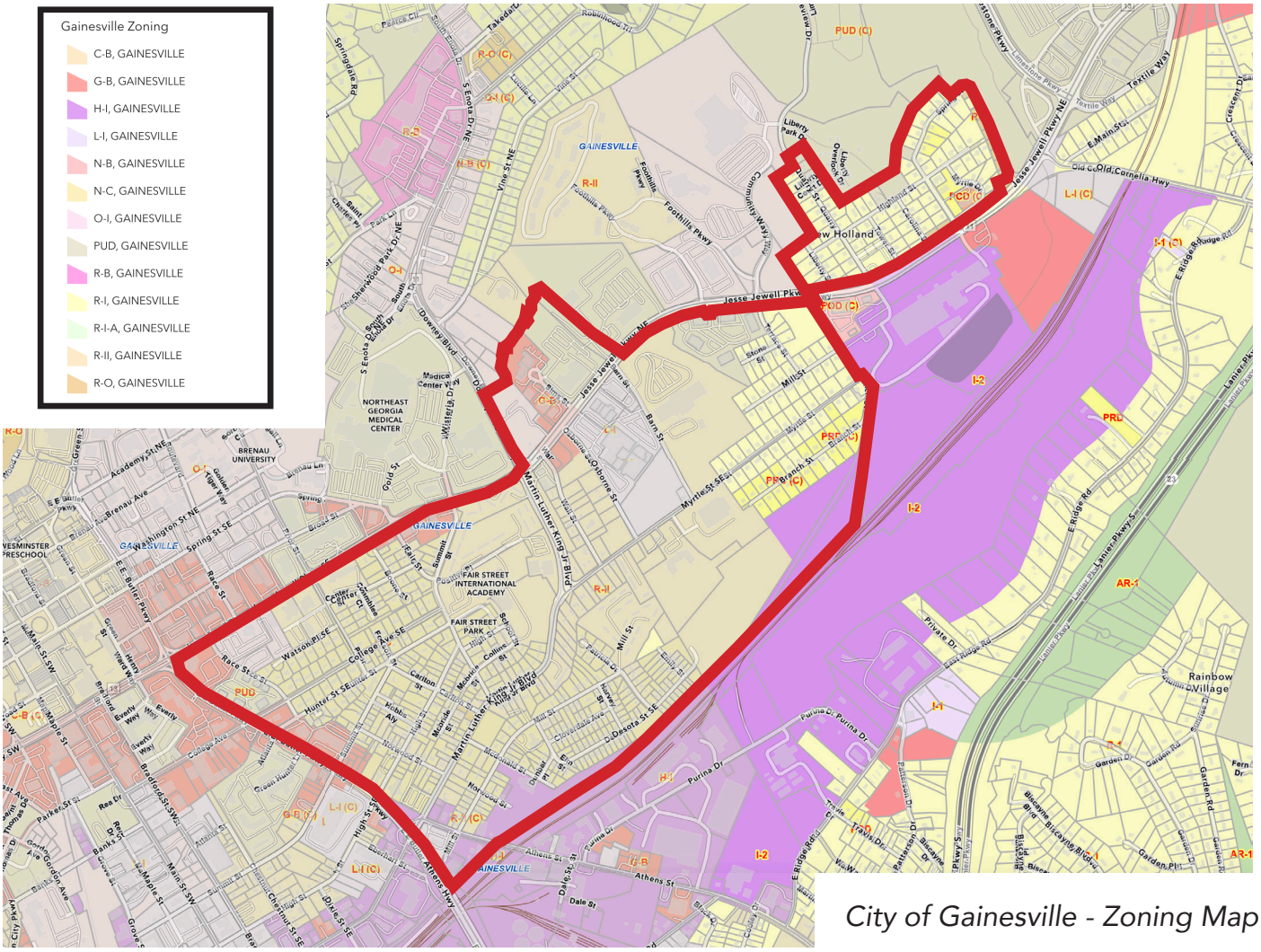

*City of Gainesville - Future Land Use Map*

# EXISTING CONDITIONS (continued)

## EXISTING ZONING MAP

The Future Land Use Map designations for the area consist of the following designations for the following areas within the Neighborhood Revitalization Plan area:

- R-II, Residential - Allows for single-family, two-family and multifamily residential development. This zoning is predominant in the eastern portion of the area.
- N-C, Neighborhood Conservation - Allows low- to moderate-density, single-family residential development. This zoning is predominant in the western portion of the area.
- O-I, Office and Institutional - Allows for offices, institutions, and residences. This zoning is found on select parcels fronting along Jesse Jewell Pkwy.
- G-B, General Business - Commercial zoning found on many parcels fronting along Jesse Jewell Pkwy and E.E. Butler Pkwy.
- L-I, Light Industrial - Light industrial zoning contained on a small number of parcels within the area.
- PUD & PRD, Planned Developments - Planned Unit developments in select portions of the area.




*City of Gainesville - Zoning Map*

# EXISTING CONDITIONS (continued)

## COMPREHENSIVE PLAN POLICIES (2022)

The City of Gainesville Comprehensive Plan has extensive policies that apply to the Neighborhood Revitalization Plan area. These Comprehensive Plan policies are as follows:

### COMPREHENSIVE PLAN: TRADITIONAL NEIGHBORHOOD CHARACTER AREA POLICIES (For the area south of Jesse Jewell Pkwy)

**Traditional Neighborhood Appropriate Land Uses and Development Types**

- Parks and recreation
- Single-family residential
- Multi-family residential
- Limited general mixed-use
- Commercial (retail and office)
- Public and institutional

**Traditional Neighborhood Implementation Measures relevant to this plan**

Land Use

- Preserve the area's unique character.
- Although the area is largely built-out, promote opportunities for infill development as they arise.
- Amend current N-C zoning standards to better reflect existing lot conditions, to accommodate modifications to existing homes for growing families.
- Consider adopting architectural standards that are compatible with each neighborhood's historic character for new construction and rehabilitation, or consider modifying the current infill standards to achieve the same purpose.

Housing

- Continue to fulfill the neighborhood objective of providing housing that is walkable, diverse, human-scaled, and close to goods and services.
- Create a neighborhood revitalization loan/grant program to assist qualifying property owners with home improvements, possibly in conjunction with home maintenance workshops and/or CDBG funding.
- Work with the Gainesville Housing Authority and other affordable housing providers to create a strategy to increase affordable/workforce ownership opportunities in the area.
- Review zoning and building requirements to assess policies that restrict access to affordable and missing-middle housing.

Economic Development

- Encourage the development of neighborhood-serving businesses as needed.
- Promote and market the presence of locally-owned businesses.

# EXISTING CONDITIONS (continued)

## COMPREHENSIVE PLAN: LIMESTONE MEDICAL CORRIDOR CHARACTER AREA POLICIES (For the area north of Jesse Jewell Pkwy and east of State Route 11 Connector)

**Limestone Medical Corridor Appropriate Land Uses and Development Types**

- Parks and recreation
- Limited single-family residential
- Multi-family residential
- General mixed-use
- Commercial (retail and office)
- Public and institutional

**Limestone Medical Corridor Implementation Measures relevant to this plan**

Land Use

- Encourage infill development on undeveloped land with good access to Limestone Parkway.
- Prioritize development of hospital-supportive land uses over residential uses.

Economic Development

- Continue to promote Northeast Georgia Medical Center as a regional employment center.
- Partner with the Northeast Georgia Medical Center on a parking deck or remote parking strategy to facilitate further development of the hospital campus.
- Support nearby medical-adjacent land uses (short-term housing, elderly/memory care, etc) as potential economic development tools.
- Undertake area-wide beautification efforts.

## COMPREHENSIVE PLAN: HISTORIC MILL VILLAGES CHARACTER AREA POLICIES (For the area north of Jesse Jewell Pkwy and east of State Route 11 Connector)

**Historic Mill Villages Character Area (south of MLK Jr Boulevard)**

- Parks and recreation
- Higher density single-family residential
- Multi-family residential
- General mixed-use
- Commercial (retail and office)
- Light industrial
- Public and institutional

**Historic Mill Villages Character Area Implementation Measures relevant to this plan**

Land Use

- Revitalize existing mill villages and encourage the development of quality housing in traditional neighborhood environments.
- Zoning should be modified to allow residential reuse of existing mill buildings.

- Greenfield sites in the mill villages should be carefully planned and controlled to protect the area's traditional development patterns.
- Consider creating design guidelines for the mill villages districts to encourage quality urban design and sense of place.

Housing

- Invest in housing stabilization and new scattered-site construction in select areas, especially in the Gainesville Mill village.
- Support new mixed-income housing development either as adaptive reuse or new construction on adequately-sized sites.
- Consider adaptive reuse of mill loft buildings as an avenue for affordable rental or home ownership.

## COMPREHENSIVE PLAN: HOUSING GOALS AND STRATEGIES (For the entire city)

**Goal**

- Encourage and support the development of housing that can accommodate a wide range of housing needs, incomes, ages, household types, and lifestyles.

**Strategies**

- Undertake necessary studies and implementing actions to expand availability of a full range of housing at all levels of affordability, including units for lower-income earners and entry-level homeowners as well as homes for higher-wage earners.
- Provide a range of housing size, cost, and density to make it possible for a significant number of people who work in the community to live in the community, as well as addressing the shortage of "missing middle" housing.
- Remove any unnecessary impediments to housing affordability.
- Affordable housing is appropriate where its design has been fully reviewed and evaluated according to standards designed to ensure long-term sustainability of high quality and stable value.
- Improve the quality of residential development to maintain community character and ensure stable long-term property values and neighborhoods.
- Support continued efforts to preserve historic and intown neighborhoods and ensure compatible infill development.
- Identify mechanisms and programs to eliminate substandard or dilapidated housing, and aggressively pursue building and housing code enforcement to prevent neighborhood deterioration.
- Encourage "life-cycle" or "mixed generation" communities that provide for persons of different age groups (including seniors) to live in the same community as they age.
- Where allowed by zoning regulations, encourage developments that mix different types of housing units (detached single-family, townhomes, duplex, quadraplex, etc.) on the same site or within the same development.
- Consider and, if appropriate, establish additional residential zoning districts to better address density and compatibility within residential districts.

# EXISTING CONDITIONS (continued)

## FAIR STREET AREA NEIGHBORHOOD PLAN (2008)

The Fair Street neighborhood (south of Jesse Jewell Parkway) conducted an Area Plan for the neighborhood in 2008. This plan establishes the following neighborhood goals that are relevant to this plan and the Neighborhood Revitalization Plan area.

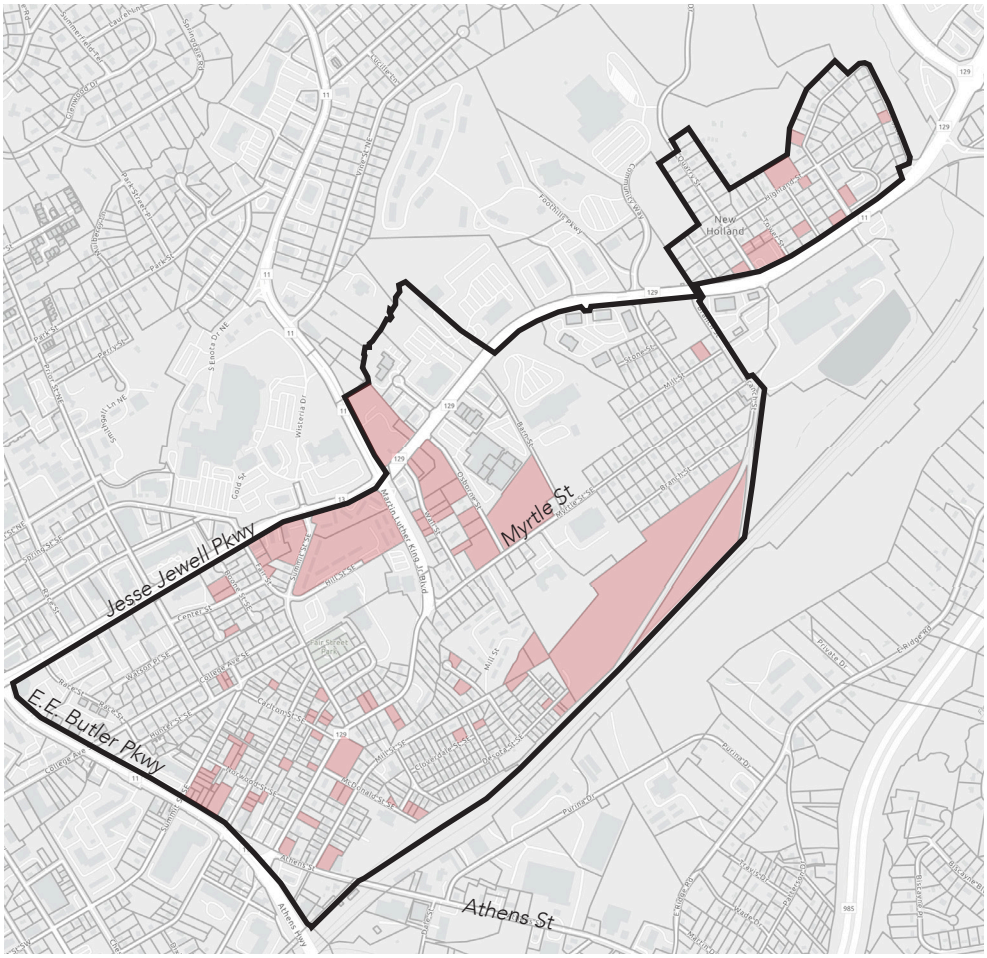
**Fair Street Neighborhood goals**

- Preserve the single-family character of the neighborhood
- Preserve the historical heritage of the neighborhood
- Create a safer neighborhood for pedestrians
- Improve the condition of housing and properties
- Build upon neighborhood image and charm
- Increase recreational opportunities for the youth within the neighborhood

## UNDEVELOPED/UNDER-DEVELOPMENT PARCEL INVENTORY

There are a large number of parcels within the Neighborhood Revitalization Plan area that are undeveloped or under-developed. Meaning, these parcels are either currently vacant or they have current uses that are ripe for new development. These parcels can be categorized into the following three parcel types:

- **Neighborhood Interior - Small-Scale Residential Infill parcels.** These parcels are interior to established single-family neighborhoods; preserve the single-family character of the neighborhood and offer opportunities for new single-family or two-family structures.



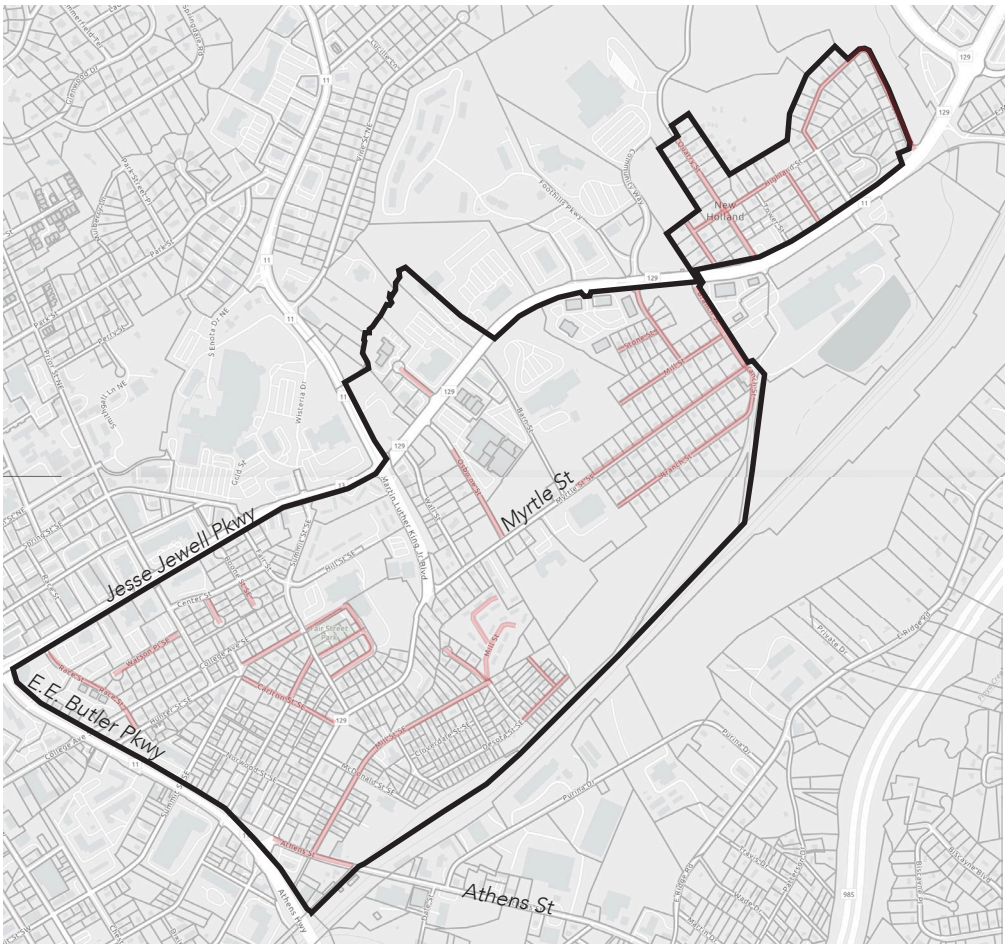

*Undeveloped / Under-Developed Parcel Inventory Map*

# EXISTING CONDITIONS (continued)

- **Neighborhood Interior - Large-Scale Residential Development parcels.** These parcels are within the context of the broader residential neighborhoods within the Study Area yet these parcels are large enough to facilitate larger residential development. This new development can be undertaken in a way that respects and reflects the single-family character of these neighborhoods while still providing a higher density through the development of multi-family residential uses.
- **Corridor Fronting parcels.** These parcels are fronting along either E.E. Butler Pkwy or Jesse Jewell Pkwy. These parcels are typically larger parcels that are commercial or non-residential in use. These parcels also represent the greatest opportunity in the area to consolidate adjoining parcels to facilitate larger commercial, office, medical, multi-family residential, or mixed use developments that are on the edges of the established interior neighborhoods.

## LACK OF PEDESTRIAN INFRASTRUCTURE - INVENTORY

There are a number of streets and roads within the Neighborhood Revitalization Plan area that contain either no sidewalk infrastructure or contain sidewalk infrastructure that is not connected or is not usable safely due to a state of disrepair. This Pedestrian Infrastructure Inventory Map documents all such locations. These areas are typically located on the interior of the established neighborhoods of the area. As indicated by the map, the lack of continuous sidewalk infrastructure in these areas discourages pedestrian mobility within and throughout these neighborhoods.




*Map indicated places of lacking pedestrian infrastructure*

# PUBLIC INPUT

# PUBLIC INPUT

Community engagement was integrated into the process of creating this Neighborhood Revitalization Plan. This section summarizes these efforts and the input received as a result.

## ONE HALL MEETING, 3/19/25, UNITED WAY OF HALL COUNTY

The Neighborhood Revitalization Plan area was discussed at the monthly One Hall meeting on March 19, 2025. One Hall is an initiative led by United Way of Hall County to address issues related to poverty. One Hall community stakeholders include the following community organizations/entities:

- Chateau Elan Military Service Foundation
- Cresswind Neighborhood Resident(s)
- Exp Realty
- Family Promise
- First Option Mortgage
- Gainesville City Government
- Gainesville Housing Authority
- Gateway Domestic Violence
- Georgia Legal Services Program
- Girl Scouts
- Good News at Noon (Homeless Shelter)
- Goodwill Career Center
- Habitat for Humanity
- Hall County Family Connections
- Hall County Government
- Harris (private business)
- J's Place Recovery
- Lanier Federal Credit Union
- My Sister's Place (women shelter)
- Ninth District Opportunity
- One Stop/WorkSource
- Phoenix Community of Gainesville
- Ridgecrest Apartments
- Salvation Army
- St. Vincent de Paul
- United Way of Hall County
- Volunteers/Residents
- Wellroot
- Wisdom Project/Chamber of Commerce Program

*One Hall meeting, March 19, 2025*

# PUBLIC INPUT (continued)

At the One Hall meeting, the Neighborhood Revitalization Plan was presented and the following input was received.

- This area is in dire need of increased home ownership opportunities as well as increased rental opportunities of high quality
- A Land Trust would be a great tool to help implement affordable housing in Gainesville
- It is crucial for this area to offer a wide variety of housing types to accommodate a range of incomes, ages, stages of life, and family types
- Tools for property owners to finance home rehabilitation should be pursued for this area to equip home owners with the ability to take care of their homes and stay in the neighborhood
- There is a big need for senior housing in this area and in Gainesville
- In the future, a pedestrian bridge across Jesse Jewell would help facilitate safe pedestrian movement in the area

## HOUSING FESTIVAL & RESILIENCY EXTRAVAGANZA, 3/29/25, BUTLER CENTER

A community engagement focused on affordable housing took place at the Housing Festival and Resiliency Extravaganza on March 29, 2025. At this community event, the public was engaged to provide input on what is still needed in Gainesville to improve quality of life and those responses are summarized here:

Gainesville needs more...

- Affordable and senior Housing units, income-based units, rental assistance - 64 responses
- Playgrounds and greenspace - 43 responses
- Public transportation - 14 responses
- Mental health access - 4 responses
- More community gardening opportunities - 2 responses
- Community center - 2 responses

*Housing Festival and Resiliency Extravaganza March 29, 2025*

# RECOMMENDATIONS

# RECOMMENDATIONS

## RECOMMENDATION 1. TARGETED NEW DEVELOPMENT

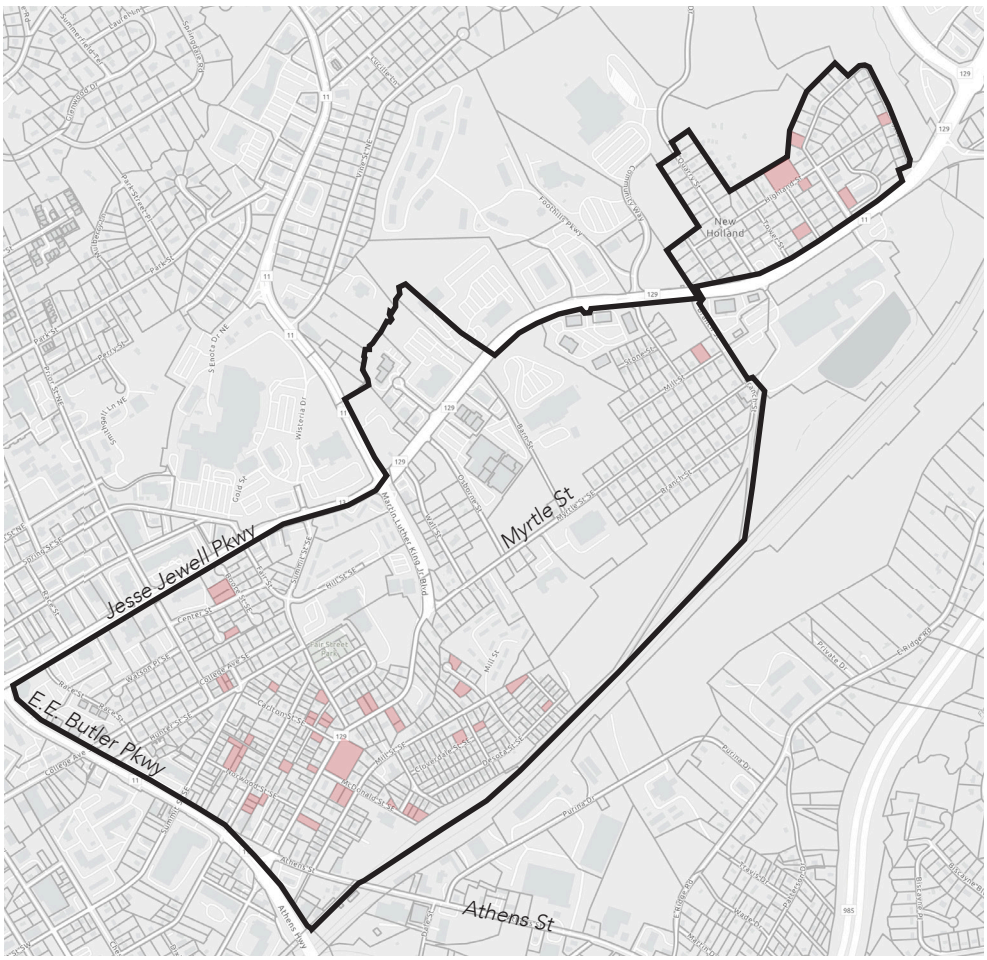
The following targeted new development types should be pursued in the described areas.

### 1A For the Neighborhood Interior - Small-Scale Residential Infill parcels - the following development types should be pursued.

- Single-Family dwellings
- Two-Family dwellings
- Accessory dwellings
- Cottage Court developments w/ Single-Family cottage dwellings

*Single-Family home example*

*Two-Family home example*




*Small-Scale Residential Infill Parcels Map*

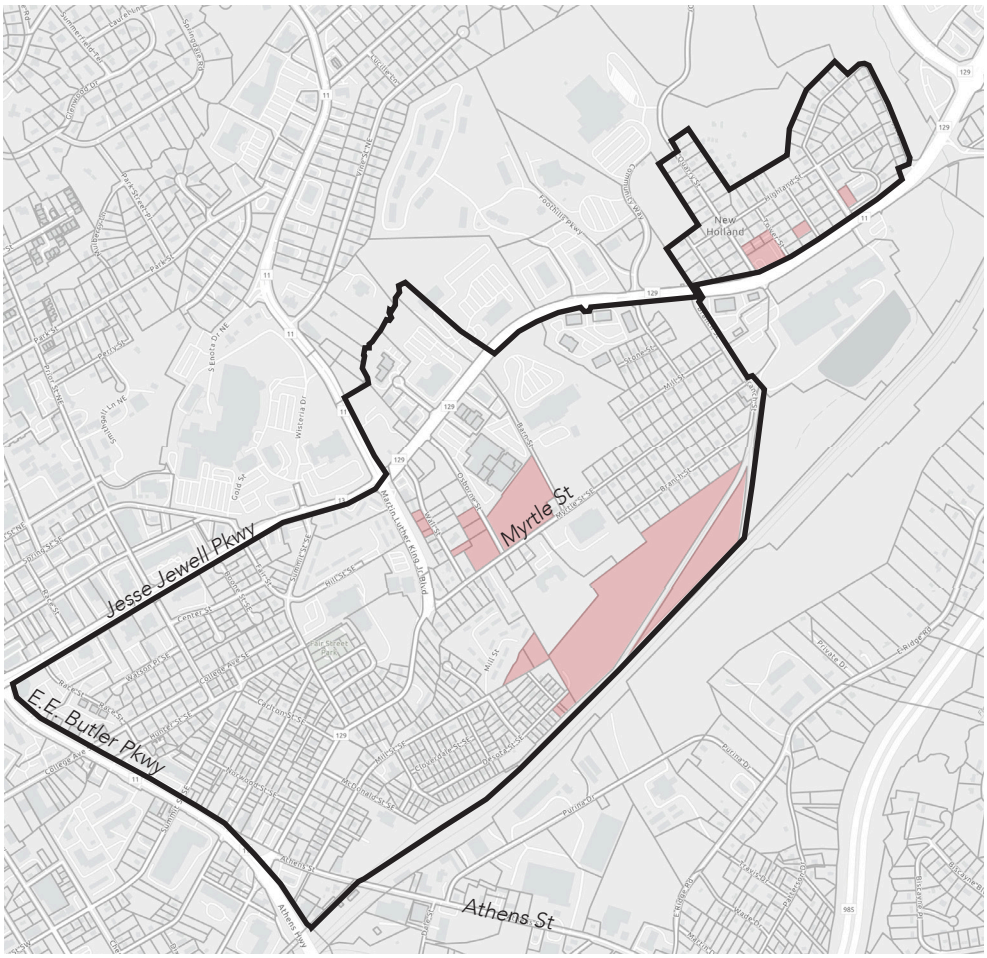
*Accessory dwelling example*

*Cottage Court houses example*

# RECOMMENDATIONS (continued)

## 1B For the Neighborhood Interior - Large-Scale Residential Development parcels - the following development types should be pursued.

- Townhome dwellings
- Cottage Court developments w/ Single-Family cottage dwellings
- Low-rise multi-family dwellings




*Large-Scale Residential Development Parcels Map*

*Townhomes example*

*Townhomes example*

*Cottage Court houses example*

*Low-rise Multi-Family example*

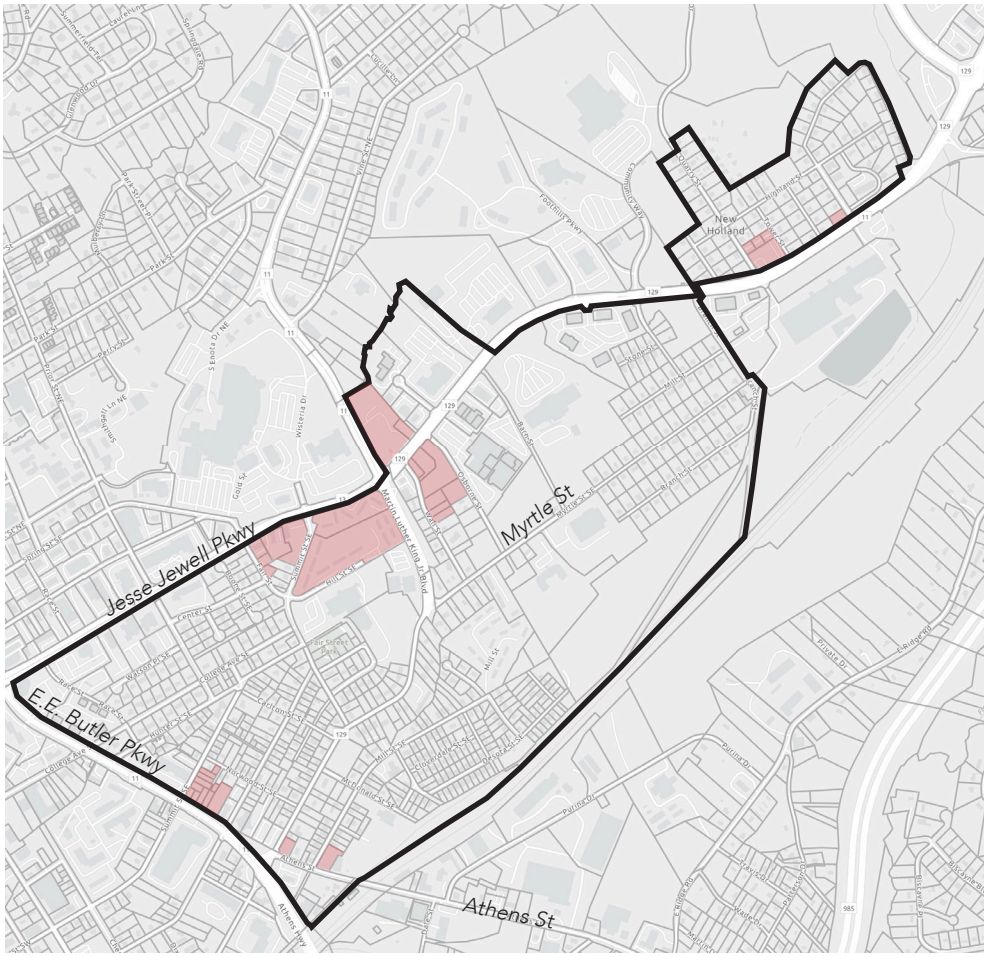
# RECOMMENDATIONS (continued)

## 1C For Corridor-Fronting parcels - the following development types should be pursued.

- Townhome dwellings
- Mid-rise multi-family dwellings
- Mid-rise mixed use
- Mid-rise office or medical uses
- Single-story retail or restaurant uses

*Townhomes example*

*Mid-rise Multi-Family example*




*Corridor-Fronting Parcels Map*

*Mid-rise Mixed Use example*

*Medical Office use example*

# RECOMMENDATIONS (continued)

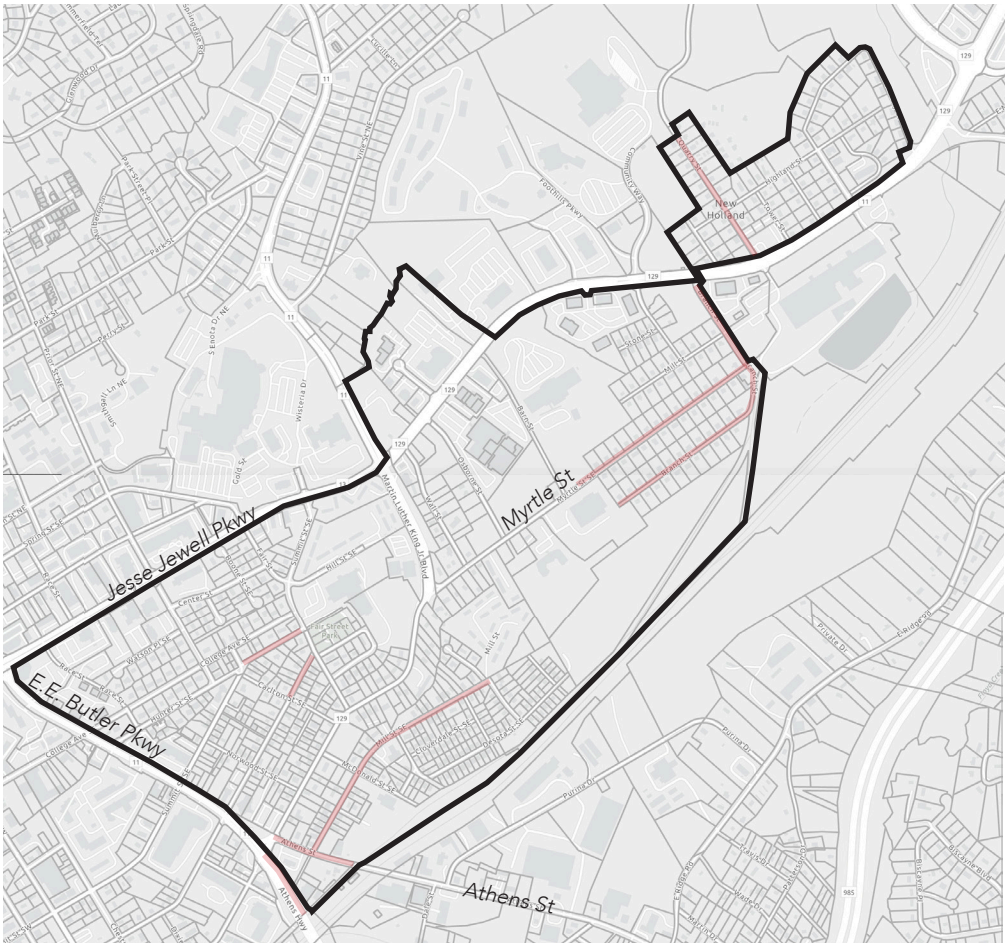
## RECOMMENDATION 2. PEDESTRIAN INFRASTRUCTURE IMPROVEMENTS

**2** **The following areas of the Neighborhood Revitalization Plan area should be prioritized for the funding and installation of new sidewalks to better improve the safe usage of sidewalks.**

- Athens Street
- Mill Street
- High Street
- Hunter Street
- Branch Street
- Myrtle Street
- Quarry Street

*Quarry Street - no sidewalks*

*Mill Street - no sidewalks*




*Map of recommended pedestrian infrastructure improvements*

*MLK Jr Blvd - neighborhood examples of adequate sidewalk infrastructure*

# RECOMMENDATIONS (continued)

## RECOMMENDATION 3. COMMUNITY LAND TRUST

**3** **A Community Land Trust should be created and leveraged to provide an inventory of affordable for-sale residential production within the study area.**

Community Land Trusts enable property owners to stipulate the degree of affordability for the sale of homes on their property. These stipulations typically are structured in Community Land Trusts to enable home buyers to realize home value appreciation but with limits to ensure perpetual affordability for the home.

*Athens Land Trust - Athens, GA*

By focusing on the existing inventory of vacant parcels within the study area, a Community Land Trust could assemble parcels for less than the cost of acquiring parcels that have existing homes. With land acquired, the trust could secure funding for an initial role out of newly constructed homes.

Over time, the Community Land Trust can also expand its portfolio to acquire and own commercial properties to enable for the leasing of commercial space for affordable rents as a means for supporting local businesses and entrepreneurs.

## RECOMMENDATION 4. HOUSING AUTHORITY REDEVELOPMENT

**4** **The Gainesville Housing Authority's Jesse Jewell Apartments at 1120 Jesse Jewell Pkwy should be leveraged to facilitate a new mixed-income, mixed-use development either on the property or on a property near to the area.**

The Gainesville Housing Authority's Jesse Jewell Apartments at 1120 Jesse Jewell Pkwy is an older low-density affordable housing property that should be leveraged to facilitate the development of a new mixed-income, mixed-use development on the site or in the area. The property could either be built upon, could be combined with other adjacent parcels, or could be sold for the purposes of acquiring another site in the area. The new Housing Authority development should be a mixed income development enabling a diversity of incomes above and below the AMI metrics for the area. If redeveloped on the current site, the new Housing Authority development should be mixed-income and mixed-use. This new development could also provide units for the area's senior population.

*Jesse Jewell Apartments - Gainesville, GA*

## RECOMMENDATION 5. EMPLOYMENT, EDUCATION, HEALTH

**5** **A Working Group focused on Employment, Education, and Health should be formulated and should include the numerous organizations that currently operate either directly within the Neighborhood Revitalization and adjoining Redevelopment Plan areas or more broadly within Hall County.**

There are numerous organizations and entities located and working within the Neighborhood Revitalization Plan and adjoining Urban Redevelopment Plan areas that are community-service providers such as places of worship, schools, and non-profit groups. These organizations cover a wide range of types of services - including health and wellness, spirituality, job training, education By working together, these organizations - in addition to other Gainesville-area organizations that could provide services to the area - could coordinate to create an Area Focused Working Group focused exclusively on this Neighborhood Revitalization Plan area. This Working Group would share information on the services that each organization is already providing to build an informed network of providers that can in turn inform each of their own audiences as to the broader scope of services that are available in the area. This group would also work together to identify remaining gaps in coverage or services and to create collaborative strategies for how to fill these gaps. These following organizations could be included in this Working Group, at a minimum:

- Antioch Baptist Church - Place of Worship
- Bethel AME Church - Place of Worship
- Boys and Girls Club of Lanier - Education, Character, Health and Wellness
- Fair Street International Academy - K-5 Gainesville City School
- First Baptist Church - Place of Worship
- Gainesville-Hall County Senior Life Center- Activities, Health and Wellness
- Gainesville Housing Authority - Housing
- Gainesville Islamic Cultural Center - Community Center
- Good News Clinic - Health Care for those in poverty
- Grady Young Foundation - Professional Development, Community Service
- Great Hall Chamber of Commerce - Job Training Programs
- Iglesia De La Fe Apostolica En Cristo Jesus - Place of Worship
- Mt Calvary Church of God - Place of Worship
- My Sister's Place - Life skill training for homeless women
- New Holland Baptist Church - Place of Worship
- New Holland CH Church - Place of Worship
- New Holland Leadership Academy - K-5 Gainesville City School
- Pleasant Union Church - Place of Worship
- St John Baptist Church - Place of Worship
- St Paul United Methodist Church - Place of Worship
- Tabernáculo Del Rapto - Place of Worship

# CITY OF GAINESVILLE

## Work Session Agenda Request

| | |
|---|---|
| **Item Created:** | April 16, 2025 |
| **Date Submitted:** | April 24, 2025 |
| **Final Approval Date:** | April 29, 2025 |
| **Presenter:** | Abb Hayes, City Attorney |
| **Item of Business:** | **Public Hearing Item: May 6, 2025, Council Meeting**<br>Request from **Gainesville Housing Authority** to rezone a 2.6± acres tract located on the southwest side of the intersection of Jesse Jewell Parkway and Downey Boulevard and the southeast side of the intersection of Jesse Jewell Parkway and Summit Street (a/k/a **1120 Jesse Jewell Parkway, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D). **Ward Number: Three**. Tax Parcel Number(s): 01-035-002-004. **Request: Multi-family housing**. |
| **Meeting Date:** | May 1, 2025 |

**Purpose of Request:**

To provide an overview of the following zoning request as presented at the April 8, 2025, Planning and Appeals Board meeting.

**Facts & Issues / History & Background:**

This zoning was previously tabled at the March 11th Planning and Appeals Board meeting. The applicant is proposing to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) for 65 multi-family housing units consisting of market rate housing and affordable housing units for families. The project will use public and private financing, relying heavily on the Low Income Housing Tax Credit (LIHTC) program through the Department of Community Affairs. The proposed development will consist of a 4-story apartment building with 1, 2 and 3 bedroom units that will serve a variety of income levels, but primarily is with an income of around 60% of the area's median income. A total of 65 parking spaces are proposed with access from Downey Boulevard and Summit Street. Amenities are to include a leasing office, community center, fitness center, on-site laundry for interior amenities, and an outdoor gathering space consisting of a covered porch, gazebo and playground.

The property is located within the Gateway Corridor Overlay Zone and contains 25 public housing units within five structures that were constructed in 1971. Adjacent and nearby properties include the Lanier Terrace Apartments, NEGA Medical Center campus, Wee Willy's retail/gas station, Boys & Girls Clubs and Fair Street Elementary School.

**Department Recommendation:**

Staff and PAB recommended approval with six conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Ordinance 2025- :
I move to approve the ordinance to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) with six conditions as presented.

Denial of the Request:
I move to deny the request.

**Department Director:**
Rusty Ligon

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:** **Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Rezoning Ordinance
4. Location maps
5. Plat
6. Site plan
7. Architectural rendering

be had by publication, as provided by law. You are hereby commanded to be and appear at said court within 30 days of the date of the order for service by publication to answer said petition and file pleadings before the court.
Witness, Jason J. Deal, Chief Judge, Superior Court of Hall County.
This 4th day of April, 2025.

/s/ Mark Pettitt__
Clerk of Superior Court
Hall County, Georgia
**146373 04/16,23,30 05/07**

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**PUBLIC NOTICE**
**GEORGIA DEPARTMENT OF NATURAL RESOURCES**
**ENVIRONMENTAL PROTECTION DIVISION**
Notice of Application for Industrial Pretreatment Permit to Discharge Treated Wastewater to the Flowery Branch Water Pollution Control Plant's Sewerage System.
The Georgia Environmental Protection Division has received a new pretreatment permit application for the reissuance of an existing pretreatment permit. Having reviewed such application, the Environmental Protection Division proposes to issue for a maximum term of five years the following permit subject to specific pollutant limitations and special conditions:
Jinsung Georgia, LLC, 5385 Rafe Banks Drive, Flowery Branch, Georgia 30542, Pretreatment Permit No. GAP050291, for its metal finishing facility located at 5385 Rafe Banks Drive, Flowery Branch, Georgia 30542 in Hall County. A maximum of 0.003 MGD of metal finishing process wastewater is discharged to the Flowery Branch Water Pollution Control Plant's sewerage system in the Chattahoochee River Basin.
Persons wishing to comment upon or object to the proposed determinations are invited to submit same in writing to the EPD address listed below, or via email at EPDcomments@dnr.ga.gov, no later than thirty (30) days after this notification. If you choose to email your comments, please be sure to include the words "Pretreatment Permit Issuance – Jinsung Georgia, LLC (Hall County)" in the subject line to ensure that your comments will be forwarded to the correct staff. All comments received prior to or on that date will be considered in the formulation of final determinations regarding the application. A public hearing may be held where the EPD Director finds a significant degree of public interest in a proposed permit or group of permits. Additional information regarding public hearing procedures is available by writing EPD.
Individual draft permits, applications, supporting documents, and fact sheets are available on EPD's website accessible through the publicly available Georgia EPD Online System (GEOS) at: https://geos.epd.georgia.gov/GA/GEOS/Public/GovEnt/Shared/Pages/Main/Login.aspx by searching for Submittal No: 876600.
A fact sheet or copy of the draft permit is also available by writing the Environmental Protection Division. A copying charge of 10 cents per page will be assessed. The permit application, draft permit, comments received, and other information are available for review at 2 MLK, Jr. Dr., Suite 1470A, Atlanta, GA 30334, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.
For additional information contact: Whitney Fenwick, Wastewater Regulatory Program, phone (470) 607-3078 or e-mail whitney.fenwick@dnr.ga.gov.
**146408 04/16**

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**PUBLIC NOTICE**
In accordance with O.C.G.A. § 36-37-6(c), public notice is hereby given within six weeks preceding the closing of the proposed exchange of real properties between the City of Gainesville, Georgia and Debbie L. Davis and Andrew Vincent Davis. Based on an appraisal of the real properties to be exchanged, the value of the real property to be acquired by the City of Gainesville from Debbie L. Davis and Andrew Vincent Davis is of greater value than the real property to be granted to Debbie L. Davis and Andrew Vincent Davis by the City of Gainesville.
The real property to be acquired by the City of Gainesville from Debbie L. Davis and Andrew Vincent Davis is described as the following tracts numbered as: All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, and being all of lots 4 and 5 as shown by a plat made by George D. Newton, Registered Surveyor, dated February 28, 1958, as recorded at Plat Book 19, Page 124, Hall County, Georgia deed records.
The real property to be acquired by Debbie L. Davis and Andrew Vincent Davis from the City of Gainesville is described as: All that tract or parcel of land lying and being in the Candler District (GMD 1385), City of Gainesville, Hall County, Georgia, containing 10.323 acres, more or less, being Parcel A, as shown on a plat of survey titled "Division of a Parent Tract for Gainesville 85 Business Park being Lot 14" by Richard E. Millard, GRLS No. 3044, dated September 6, 2024, and being more particularly described as follows:
TO FIND THE TRUE PONT OF BEGINNING, commence at the intersection of the southwestern right of way of Fulenwider Road (60 foot right of way) with the centerline of State Route 60 aka Candler Road (unknown right of way), thence running 3,112 feet along said southwestern right of way to an iron pin set; thence running South 06 degrees 43 minutes 33 seconds West a distance of 7.21 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence continuing along the southwestern right of way line of Fulenwider Road along the arc of a curve to the left (said curve being subtended by a chord having a bearing of South 56 degrees 28 minutes 11 seconds East and a chord length of 208.93 feet, and said curve having a radius of 1,527.10 feet) an arc distance of 209.09 feet to a point; thence continuing along the southwestern right of way line of Fulenwider Road South 60 degrees 23 minutes 32 seconds East a distance of 395.31 feet to a point; thence continuing along the southwest right of way line of Fulenwider Road along the arc of a curve to the right (said curve being subtended by a chord having a bearing of South 58 degrees 42 minutes 52 seconds East and a chord length of 117.81 feet, and said curve having a radius of 2,012.00 feet) an arc distance of 117.82 feet to an iron pin set; thence leaving the southwest right of way line of Fulenwider Road and running South 30 degrees 26 minutes 36 seconds West a distance of 693.80 feet to an iron pin set; thence running North 59 degrees 33 minutes 24 seconds West a distance of 636.93 feet to a concrete monument found; thence running North 30 degrees 08 minutes 26 seconds East a distance of 359.14 feet to a concrete monument found;
thence running North 30 degrees 12 minutes 06 seconds East a distance of 154.84 feet to a concrete monument found; thence running North 06 degrees 43 minutes 33 seconds East a distance of 204.28 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.
**145771 3/26, 4/2, 9, 16**

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To Whom It May Concern:
RE: Equitable Interpleader Action for James Michael Adam, deceased
In the Superior Court of Hall County, Georgia
Case Number: 2025CV000209
**NOTICE OF PUBLICATION**
To: Clients and Creditors of James Michael Adam, Attorney at Law, deceased.
You are hereby notified that an equitable interpleader action has been filed in the Superior Court of Hall County, Georgia. The action is titled "Verified Petition for Equitable Interpleader and Declaratory Judgment," and it is assigned Case Number 2025CV000209.
On February 18, 2022, the Supreme Court of Georgia, Case Number S22B0690, appointed William D. NeSmith, III, as receiver of James Michael Adam's files, records, and IOLTA and escrow accounts.
The Petitioner, William D. NeSmith, III, as receiver for James Michael Adam, has filed a petition in this Court seeking equitable interpleader relief regarding certain IOLTA trust funds that appear to belong to former clients of James Michael Adam. The purpose of this action is to determine the rights of various claimants to the funds at issue in this action.
You are hereby required to file with the Clerk of the Superior Court of Hall County, Georgia and serve upon the Petitioner a response or answer to the Petitioner's petition within 30 days of the date of the first publication of this notice. If you fail to do so, the court may enter a judgment, excluding you from any available relief sought in the equitable interpleader action.
The Clerk of the Superior Court of Hall County, Georgia shall cause the publication of this Notice of Publication to be made in the paper in which sheriff's advertisements are printed, four times within the ensuing 60 days, publications to be at least seven days apart in a newspaper of general circulation in Hall County, Georgia, as required by law. The first publication shall occur within seven days of the date of this notice.
You are further notified that service upon the Petitioner may be perfected, and a copy of the equitable interpleader action may be obtained from the Petitioner at the address below.
William D. NeSmith, III
Receiver for James Michael Adam, deceased
104 Marietta Street, N.W.
Suite 100
Atlanta, Georgia 30303
billn@gabar.org
**146262 4/9, 16, 23, 30**

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You are hereby notified that this mobile home, VIN #11412894 A&B, located at 5419 Mountain Lake Terrace, Gainesville, GA 30506 has been deemed abandoned and derelict. You are entitled to a hearing in magistrate court to contest this determination. If you fail to request a hearing within 90 days from April 9th, 2025, or if it is confirmed by a court that this abandoned mobile home is derelict, the owner of the land upon which this mobile home sits shall be entitled to dispose of the mobile home.
**146078 4/9, 16, 23, 30, 5/7, 14, 21, 28, 6/4, 11, 18, 25, 7/2**

## Name Changes

IN SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Bradley Nicholas Alvarez, Petitioner.
Civil Action Case No. 2025CV000511
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 27, 2025, to change Petitioner's name from: Bradley Nicholas Alvarez to Blair Nikki Alvarez. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date 3/26/25
/s/ Bradley Alvarez
Name: Bradley Alvarez
Address: 3381 Abbey Way, Gainesville, GA 30507
Phone: 254-258-6515
Email: Blair.Alvarez07@gmail.com
**146162 4/9, 16, 23, 30**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Elizabeth Anne Randolph, Petitioner.
Civil Action Case No. 2025CV000491
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 24, 2025, to change Petitioner's name from: Elizabeth Anne Randolph to Elizabeth Anne Reeves. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
March 24, 2025.
/s/ Elizabeth Anne Randolph
Address: 1380 Montrose Drive NW Gainesville, GA 30501
Phone: 859-806-5245
Email: childofgrace10142001@gmail.com
**145931 4/2, 9, 16, 23**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Minor Children
Bentley Barrett
Kevin Turpin Jr, Petitioner,
vs.
Tiffany Poole, Respondent,
Civil Action File No. 2025CV000416
**NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILDREN**
I, Kevin Glenn Turpin Jr., filed a petition in the Superior Court of Hall County on, 2025, to change the name(s) of the following minor children.
From Bentley Barrett to Bentley Turpin
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: 3-5-25
Kevin Turpin Jr
Petitioner Pro se
Name: Kevin Turpin Jr
Address: 5614 Ryan Way Flowery Branch, GA 30542
**145648 3/26, 4/2, 9, 16**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Christine Miyuki Oswald, Petitioner.
Civil Action Case No. 2025CV000441
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 17, 2025, to change Petitioner's name from:
Christine Miyuki Oswald to Miyuki Ria Rose
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Date: 3/17/25
/s/
Name: Christine Miyuki Oswald
Address: 5860 Gailey Dr Clermont, GA 30527
Phone: 714-461-8926
Email: miyukiartwork@gmail.com
**145823 3/26, 4/2, 9, 16**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Sharielis Thais Diaz Rivera, Petitioner.
Civil Action Case No. 2025CV000558CGB
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday April 4, 2025, to change Petitioner's name from Sharielis Thais Diaz Rivera to Sharielis Thais Gerena Diaz.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 04/04/2025
Sharielis Thais Diaz Rivera, Pro se
Name: Sharielis Thais Diaz Rivera
Address: 1307 Cardena Court Gainesville, GA
Phone: 678-365-1078 Email: sharielis06@gmail.com
**146358 4/16,23,30, 5/7**

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**IN THE SUPERIOR COURT OF HALL COUNTY**
**STATE OF GEORGIA**
In re the Name Change of: Annabella Mariana King, Petitioner
Civil Action Case No. 2025CV000575
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Petitioner filed a petition in Hall County Superior Court on April 6th, 2025, to change Petitioner's name from: Annabella Mariana King to: Ricardo Gustavo King.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: April 6, 2025
/s/ Annabella M. King
Petitioner, Pro se
**146424 04/16,23,30 05/07**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Bigby Morrigan., Petitioner.
Civil Action Case No. 2025CV000556LHB
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday April 3, 2025, to change Petitioner's name from Bigby Morrigan to Brandon Prospero Itzcuintli.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 04/03/2025
Bigby Morrigan, Pro se
Name: Bigby Morrigan
Address: 2722 Valley Green Dr
Phone: 470-678-5503
Email: alfonsobrand2002@gmail.com
**146289 4/9, 16, 23, 30**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Kimberlea Anne Atkinson, Petitioner.
Civil Action Case No. 2025CV000449
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday March 20, 2025, to change Petitioner's name from Kimberlea Anne Atkinson to Kimberlea Anne Day.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: March 20, 2025
Kimberlea Anne Atkinson
Petitioner, Pro se
Name: Kimberlea Anne Atkinson
Address: 3979 Pointe N Gainesville, GA 30506
Phone: 770-318-1111
Email: kim345@gmail.com
**145851 4/2, 9, 16, 23**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Michael Superman Downs, Petitioner.
Civil Action Case No. 2025CV000406
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday March 14, 2025, to change Petitioner's name from Michael Superman Downs to Michael Superman De Bruce.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 03/14/2025
Michael Superman Downs
Petitioner, Pro se
Name: Michael Superman Downs
Address: 4876 Patterson Lane Gainesville, GA 30506
Phone: 470-982-8123
Email: geminigodz22@gmail.com
**145678 3/26, 4/2, 9, 16**

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**SUPERIOR COURT OF HALL COUNTY**
**STATE OF GEORGIA**
In re the Name Change of Child(ren):
AN DY HUYNH
THI DAO
Petitioner,
v.
TAN HUYNH
Respondent.
Civil Action File No: 2025CV000537
**NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)**
I, THi DAO, filed a petition in the Superior Court of Hall County on, 2025, to change the name(s) of the following minor children From
AN DY HUYNH to ANDY HUYNH
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: 04/01/25
THI DAO
Petitioner Pro se
Name: THI DAO
Address: 4213 Weeping Willow Dr, Gainesville, GA 30504
**146333 4/16,23,30,5/7**

## Public Hearings

**IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA**
**IN RE: ESTATE OF ROBERT D. WHITESCARVER. DECEASED**
**ESTATE NO. E - 24 - 353**
**NOTICE**
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: WHOM IT MAY CONCERN:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 am, May 5., 2025
**BE NOTIFIED FURTHER**: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: Riley Norris
Clerk of the Probate Court
116 Spring Street, SE
Gainesville, GA 30501
Address
770 - 533 - 7828
Telephone Number
**146016 4/16**

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**NOTICE** is hereby given that the Hall County Board of Commissioners shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on Thursday, **May 22, 2025**, to consider the following:
1. 5184 Cool Springs Road | Variance | Section 3.2 to reduce the minimum yards | on an 8.23± acre tract located on the north side of Cool Springs Road approximately 420 feet from its intersection with Willie Robinson Road | Zoned AR-1; Tax Parcel 10027 000005 (pt.) | Proposed Use: Accessory structure | * Commission District 2 | Clinton Kyle Cato, applicant
2. 6156 Lake Lanier Heights Road | Variance | Section 4.2 to reduce the minimum yards | on a 0.33± acre tract located on the west side of Lake Lanier Heights Road approximately 100 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001031 | Proposed Use: Attached garage | * Commission District 2 | Edward Reed Farnen, applicant
3. 3505 Kubota Way | Variance to Section 8.6 | Sign standards | on a 21.61± acre portion of the tract located on the southwest side of Kubota Way at its intersection with Gateway Centre Parkway | Zoned I-1 and I-2 (GCOD); Tax Parcel 15019 000168 | Proposed Use: Commercial signage | * Commission District 3 | Anchor Sign, Inc., applicant
4. 0 McKinzey Lane | Special Use | Subdivision, minor | on a 5.73± acre tract located on the northwest side of
McKinzey Lane approximately 303 feet from its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089
001019A | Proposed Use: 6-lot subdivision | ** Commission District 2 | Garry L. English, applicant
5. 4396 & 4382 Friendship Road & 4436 Ridge Road | Special Use | to amend conditions of zoning | on a combined 3.07± acre tract located on the south side of Friendship Road at its intersection with Ridge Road | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | Proposed Use: Convenience store with retail and self-storage | ** Commission District 1 | Sinndar Enterprises, Inc., applicant
6. (A) 2905 McEver Road | Special Use | to amend conditions of zoning in GCOD | on a 1.00± acre tract located
on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax
Parcel 07300 000003A | Proposed Use: Expansion of vehicle sales and vehicle repair, major | ** Commission District 2 | Fady Hanna, applicant
(B) 2905 McEver Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | Proposed Use: Gravel parking | ** Commission District 2 | Fady Hanna, applicant
7. (A) 2696 Cleveland Highway | Special Use | to amend conditions of zoning | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138
000058 | Proposed use: Vehicle repair, major | ** Commission District 3 | Ramon Carrillo Jr., applicant
(B) 2696 Cleveland Highway | Special Use | for vehicle repair, major in GCOD | on a 0.60± acre tract located
on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138
000058 | Proposed use: Vehicle repair, major | ** Commission District 3 | Ramon Carrillo Jr., applicant
8. 3754 Price Road & 3715 Wahoo Falls Trace | Special Use | to amend conditions of zoning | on a 14.28± acre assemblage located on the north side of Price Road at its intersection with Thompson Bridge Road | Zoned PCD; Tax Parcels 10100 000156C & 000156B | Proposed Use: Master sign plan | ** Commission District 2 | Benderson Development c/o Todd Mathes, applicant
NOTE: In accordance with Georgia law, anyone who
(a) wishes to express opposition to the proposed rezoning and
(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating $250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).
* Unless appealed to the Board of Commissioners within 30 days, the Planning Commission's decision will be the final action taken. If appealed, the appeal will be heard by the Board of Commissioners on Thursday, May 22, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision.
**146512 04/16**

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**NOTICE** is hereby given that the Hall County Planning Commission shall conduct a public hearing at the Hall
County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 5:15 p.m. on
**Monday, May 19, 2025** to consider the following:
1. 3911 P Davidson Road | Variance | to reduce the minimum yards | on a 55.23± acre tract located on the north side of P Davidson Road at its intersection with East Hall Road | Zoned AR-1; Tax Parcel 15017
000162 | Proposed Use: Library addition | * Commission District 3 | Hall County Library System, applicant
2. 0 Reservoir Drive | Rezone | from Residential 1 (R-1) to Agricultural Residential 1 (AR-1) | on a 1.20± acre tract located on the northeast side of Reservoir Drive at its intersection with Old Cornelia Highway | Zoned
R-1; Tax Parcel 15018 000123 | Proposed Use: Permitted uses in AR-1 | ** Commission District 3
Denise R. Jackson, applicant
NOTE: In accordance with Georgia law, anyone who
(a) wishes to express opposition to the proposed rezoning and
(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating $250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).
*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.
The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, June 26, 2025**, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, June 26, 2025**. The Board will meet at 6:00 p.m. at the Hall County Government Center,
2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
**146513 04/16**

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**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP**
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, May 6, 2025 at 5:30 p.m**. in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests:
1) Request from **Gainesville Housing Authority** to rezone a 2.6± acres tract located on the southwest side of the intersection of Jesse Jewell Parkway and Downey Boulevard and the southeast side of the intersection of Jesse Jewell Parkway and Summit Street (a/k/a **1120 Jesse Jewell Parkway, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-035-002-004
Request: Multi-family housing
2) Request from **Gainesville Housing Authority** to rezone a 4.13± acres tract located on the northwest side of the intersection of Myrtle Street and Osborne Street and the northeast side of the intersection of Myrtle Street and Wall Street, south of Jesse Jewell Parkway (a/k/a **1197 and 1235 Myrtle Street, SE; 452, 474 and 492 Osborne Street, SE; 465, 471 and 481 Wall Street, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-035-001-005, 007, 008, 013, 013A, 017, 019 and 020
Request: Multi-family housing
3) Request from **GWAR Gainesville Landfill, LLC** to annex a 105.076± acres tract located on the south side of the intersection of Athens Highway, Old County Dump Road and Athens Street, including all of Old County Dump Road (a/k/a **0 Athens Highway; 0, 2033 and 2045 Old County Dump Road**) and to establish a zoning of Heavy Industrial (H-I), with a special use.
Ward Number: Three
Tax Parcel Number(s): 15-032-000-038, 070, 071 and 081
Request: Landfill (Construction & Demolition) and composting facility
4) Request from the **City of Gainesville** to rezone a 134.0± acres tract located on the east side of Monroe Drive, north of Allen Creek Road (a/k/a **1701 Fulenwider Road, SW**) from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I), with a special use.
Ward Number: Three
Tax Parcel Number(s): 15-023-000-167 (Part)
Request: Landfill (Construction & Demolition) and composting facility
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating $250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})
**146508 04/16**

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**Personal Transportation Vehicle Route Plan Neighborhood Petition**
A public hearing will be held on May 15th, 2025, at 6:00 PM at the City of Flowery Branch City Hall to consider a Petition presented to the City Council of the City of Flowery Branch on behalf of Summit Lake HOA to accept a petition to add the neighborhood streets of Summit Lake to the Flowery Branch Personal Transportation Vehicle Route Plan. Be advised that the City Council has the legislative discretion to grant, deny, or modify zoning requests. Interested parties may contact Planning and Community Development at 770.967.6378.
**146440 04/16**

## Public Sales/Auctions

**Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction** to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy Gainesville GA 30501
05/01/2025 12:00pm
1048 Otto Reyes Household Items , Washer and Dryer
1063 Devin Montgomery wheel chair hospital be
1227 Katrina Chapman Boxes bags furniture
1484 Anthony Sweezer Furniture, table, tv's, appliances, electronics
1556 Makenzie Tayte Clothes, Bags, bins TV
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes

**GAINESVILLE PLANNING and APPEALS BOARD**
**RECOMMENDATION**

**Applicant and Property Owner**..... Gainesville Housing Authority
**Location**..... 1120 Jesse Jewell Parkway, SE
**Request**..... Rezone from R-II to P-U-D
**Total Acres** ..... 2.6± acres
**Ward**..... Three
**Proposed Use**..... Multi-family housing (65 units)
**Planning Division Staff Recommendation** ..... **Approval, with conditions**
**Planning & Appeals Board Recommendation**..... **Approval, with conditions**
**Date**..... March 11, 2025

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- ***Applicant's Proposal and Background Information***

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) for 65 multi-family housing units consisting of market rate housing and affordable housing units for families. The project will use public and private financing, relying heavily on the Low-Income Housing Tax Credit (LIHTC) program through the Department of Community Affairs. The proposed development will consist of a 4-story apartment building with 1-, 2- and 3-bedroom units that will serve a variety of income levels but primarily is with an income of around 60% of the area's median income. A total of 65 parking spaces are proposed with access from Downey Boulevard and Summit Street. It is anticipated that the community will include a leasing office, community center, fitness center, and on-site laundry for interior amenities. Exterior amenities include an outdoor gathering space consisting of a covered porch, gazebo and playground.

| Phase 1 | Number of Units | Unit Size |
|---|---|---|
| 1 Bedroom | 32 | 850± sf |
| 2 Bedroom | 25 | 934± sf |
| 3 Bedroom | 8 | 1,290± sf |

The property is located within the Gateway Corridor Overlay Zone and contains 25 public housing units within five structures that were constructed in 1971.

- ***Adjacent Land Use and Zoning***

| Location | Use | Zoning |
|---|---|---|
| North | Northeast Georgia Medical Center Campus | Planned Unit Development (P-U-D) |
| South | Lanier Terrace Apartments (110-Units) | Residential-II (R-II) |
| East | Wee Willy's Retail/Gas Station | Planned Unit Development (P-U-D) |
| West | Northeast Georgia Health Systems Storage/Maintenance Lot | General Business (G-B) |

Other properties nearby include the Boys & Girls Clubs and Fair Street Elementary School.

- ***Other Departmental Comments***

There were no departmental comments at this time.

- ***Zoning History***

*The following zoning actions have taken place in the immediate area during the last ten years:*

**2024-** A request by the City of Gainesville to annex a 2.81± acres tract located at 3 and 4 Carolina Street; 0 Spring Street; 10 Myrtle Drive; 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street with a zoning of Residential and Office (R-O) for existing uses.

**2022 –** A request by Brand Properties to rezone 69.18± acres located at 515 Lakeview Drive, NE; 2065 Limestone Parkway and 1881 Jesse Jewell Parkway from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) for a mixed-use development was approved with conditions.

**2021-** A request by Northeast Georgia Medical Center to rezone 48.997± acres tract located at 743 Spring Street, NE; 1227 Sherwood Park Drive, NE; 200 Wisteria Drive, NE and 1075 Jesse Jewell Parkway, SW from Planned Unit Development (P-U-D) and Office and Institutional (O-I) to Planned Unit Development (P-U-D) to expand the hospital campus.

**2020-** A request by Jennifer Walter to rezone 0.48± acre tract located at 522 South Enota Drive from Office and Institutional (O-I) to Neighborhood Business (N-B) for a retail store was approved with conditions.

**2018 –** A request by Atlus Development, LLC to rezone a 1.13± acres tract located at 1351 Park Hill Drive from Residential-II (R-II) to Office and Institutional (O-I) for a medical office was approved with conditions.

**2017 –** A request by JH Homes, Inc. to rezone a 21.87± acres tract located at 1024, 1030 and 1037 Pearce Way, NE; and 0 South Enota Drive, NE from Office and Institutional (O-I) to Residential-II (R-II) for 65 residential townhomes was approved with conditions.

**2017 –** A request by Hanh My Thi Doan for a special use within Office and Institutional (O-I) on a 0.52± acre tract located at 502 South Enota Drive for a nail salon was denied.

**2017 –** A request by the City of Gainesville to rezone a 53.177± acres tract located at 1514, 1515, 1545, 1560 and 1581 Community Way, NE from Residential-II (R-II) to Office and Institutional (O-I) for existing uses was approved.

***Staff Analysis***

**(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?**

The subject property contains 25 multi-family public housing apartment units. The adjacent properties consist of the Lanier Terrace apartment complex, multi-family apartments, NEGA Medical Center, NEGA Health Systems storage lot and Wee Willy's Retail/Gas Station. The adjacent properties are zoned P-U-D, R-II and G-B. The proposed rezoning appears suitable, and the proposed use is similar to the current use of the property and the adjacent apartment complex but at a higher residential density.

**(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?**

The proposed use should have minimal impacts on the adjacent and nearby properties but will generate more traffic than the current 25 public housing units. An existing traffic signal is in place at the intersection of Jesse Jewell Parkway and Summit Street and a secondary access drive is proposed off of Downey Boulevard which will help disperse traffic.

**(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?**

The Future Development Map for the City of Gainesville places the property within the *Commercial* land use category which includes areas with focused retail, office, or other commercial service activities such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses. Commercial uses may also be a single use in one building or grouped together in a shopping center.

According to the Character Area map for the City of Gainesville, most of the subject property is located within the *Traditional Neighborhoods* Character Area which includes Parks and recreation, single-family residential, multi-family residential, limited general mixed-use, commercial (retail and office), and public and institutional uses. Although the area is mostly built-out, opportunities for infill development should be promoted as they arise, and neighborhood-serving businesses are encouraged.

It is staff's opinion the properties fronting the intersection of Jesse Jewell Parkway and Downey Boulevard should be master planned, which may include a mixture of office, commercial, medical and residential uses. Coordination with NEGA Health System, Gainesville Housing Authority and the City of Gainesville is needed to determine how to best serve the community.

**(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?**

The property is currently zoned R-II which would allow for a residential density 12 du/ac which would currently permit 31 units. The applicant desires to rezone the property to P-U-D for 65 dwelling units at a density of 25 du/ac. The proposed plan would upgrade the property and provide for additional quality, affordable mixed income housing, but it is more than double the units currently permitted on the property. Of comparison, the adjacent 97-unit Lanier Terrace Apartments have a residential density of 15.0 du/ac. Staff believes a maximum of 40 dwelling units (15.38 du/ac) is more compatible.

**(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?**

Surrounding properties currently utilize City water and sewer services and there is sufficient capacity to serve the development.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 located off Queen City Parkway is approximately 1.5 miles away. Gainesville Police currently patrols the subject property.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed 65-unit, apartment development could generate 432± new trips per weekday and 36± A.M. and 44± P.M. peak hour trips during the weekday. The existing road network appears sufficient to accommodate the proposal and it is anticipated most of the turning movements will occur at Summit Street, Jesse Jewell Parkway which is signalized and provides

for full turning movements. Access on Downey Street is limited to right-in/right-out turning movements.

It is unknown at this time how many children will be living within the development to know what the impact will be on the school system. Of the proposed 65 units, there are 32 one-bedroom, 25 two-bedroom and 8 three-bedroom units.

**(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?**

The subject property is zoned for multi-family purposes and has historically been developed as such. The Comprehensive Plan anticipates the subject property to be developed for commercial purposes but is located within a Traditional Neighborhood Character Area which supports a mixture of housing types including multi-family attached and detached housing.

**(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

The proposed use is consistent with the Comprehensive Plan and would bring needed quality, and affordable residential development to Gainesville-Hall County. However, the residential density is much higher than the current use of the property, and adjacent residential development. The proposal, at a lower density, appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of this rezoning request with **P-U-D zoning**, based on the Comprehensive Plan and the adjacent and nearby mixture of residential uses.

**Conditions**

1. **The subject property shall be limited to a maximum of 40 residential units.**
2. **The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance and shall be subject to the approval of the Director of the Community and Economic Development Department.**
3. **The owner/developer shall plant a minimum 10-foot-wide landscape buffer along Summit Street, Jesse Jewell Parkway and Downey Boulevard. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
4. **The owner/developer shall construct an internal, minimum 5-foot-wide sidewalk to connect to the existing sidewalks on Summit Street, Downey Boulevard and Jesse Jewell Parkway.**
5. **Any proposed dumpster shall be enclosed and screened from view from the adjoining properties, roads and parking areas.**
6. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**

7. **An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the use.**

---

**Excerpts from the April 8, 2025 PAB Meeting Minutes**

**Applicant Presentation: Beth Brown**, Gainesville Housing Authority Executive Director, 750 Pearl Nix Parkway, stated the purpose of the project was for the redevelopment of Jesse Jewell apartments. She explained there are currently 25 old public housing units which have never been updated and requesting to rezone for PUD to build 65 units on the corner by transforming into a vibrant mixed-income community serving low-income families as well as work-force housing. The project would be a coordinated effort with hospital and discussions regarding their needs for workforce housing located directly across the street. She mentioned with the redevelopment of the apartments would be a community that supports diverse income levels, fosters a sense of belonging and integration of all the residents. Mrs. Brown stated the approval of the project is critical to the low-income housing tax credit application submission due in May and is contingent upon receiving the award of the tax credits. She mentioned the staff's recommendation of reducing of number of units would render the project impractical for a 40-unit development, with the main factor being the number of units and rent needed to collect to cover any debt associated with the project.

**Board Member Young** inquired with the development being a mixed-income and mixed-use asked about the amount of monthly rent expected. Mrs. Brown answered that 25 units would be income based with a portion of low-income tax credit rents and market rate units around 80 percent median income but would be less than market rate and less than Solis.

**There was a motion to recommend conditional approval to rezone the subject property for multi-family housing from Residential-II (R-II) to Planned Unit Development (P-U-D) with the following conditions:**

**<u>Conditions</u>**

1. **The subject property shall be limited to a maximum of 40 residential units.**
2. **The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance and shall be subject to the approval of the Director of the Community and Economic Development Department.**
3. **The owner/developer shall plant a minimum 10-foot-wide landscape buffer along Summit Street, Jesse Jewell Parkway and Downey Boulevard. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
4. **The owner/developer shall construct an internal, minimum 5-foot-wide sidewalk to connect to the existing sidewalks on Summit Street, Downey Boulevard and Jesse Jewell Parkway.**
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6. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development**

**shall be at the full expense of the developer/property owner.**

7. **An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the use.**

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
**Vote – 4 favor, 3 absent (Thompson, Fleming, DeFoor)**

**Passed:** _____

**AN ORDINANCE**

**No. 2025-**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 2.6± ACRES TRACT LOCATED ON THE SOUTHWEST SIDE OF THE INTERSECTION OF JESSE JEWELL PARKWAY AND DOWNEY BOULEVARD AND THE SOUTHEAST SIDE OF THE INTERSECTION OF JESSE JEWELL PARKWAY AND SUMMIT STREET (A/K/A 1120 JESSE JEWELL PARKWAY, SE) FROM RESIDENTIAL-II (R-II) TO PLANNED UNIT DEVELOPMENT (P-U-D) WITH CONDITIONS (P-U-D-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:**

**SECTION I**

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Planned Unit Development, with conditions (P-U-D-c)**.

**Conditions**

1. **The subject property shall be limited to a maximum of 40 residential units.**
2. **The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance and shall be subject to the approval of the Director of the Community and Economic Development Department.**
3. **The owner/developer shall plant a minimum 10-foot-wide landscape buffer along Summit Street, Jesse Jewell Parkway and Downey Boulevard. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
4. **The owner/developer shall construct an internal, minimum 5-foot-wide sidewalk to connect to the existing sidewalks on Summit Street, Downey Boulevard and Jesse Jewell Parkway.**
5. **Any proposed dumpster shall be enclosed and screened from view from the adjoining properties, roads and parking areas.**
6. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**

7. **An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the use.**

**Legal Description**

All that tract or parcel of land lying and being in Land Lot 137 of the 9th District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

**BEGINNING** at a 1/2" rebar set at the northwest end of the mitered intersection of the southeasterly right-of-way line of Jesse Jewell Parkway (right-of-way width varies) and the southwesterly right-of-way line of Downey Boulevard (right-of-way width varies), THENCE proceeding along said right-of-way line of Downey Boulevard the following courses and distances: South 71 degrees 20 minutes 47 seconds East a distance of 65.10 feet to a 1/2" rebar set; THENCE South 26 degrees 20 minutes 29 seconds East a distance of 133.50 feet to a nail found; THENCE leaving said right-of-way line and proceeding South 64 degrees 36 minutes 29 seconds West a distance of 569.29 feet to a 3" PVC pipe filled with concrete found; THENCE North 69 degrees 09 minutes 31 seconds West a distance of 105.57 feet to a 1/2" rebar set on the southeasterly right-of-way line of Summit Street (right-of-way width varies); THENCE proceeding along said right-of-way line North 20 degrees 50 minutes 29 seconds East a distance of 78.38 feet to a point; THENCE North 69 degrees 09 minutes 31 seconds West a distance of 42.81 feet to a point on the easterly right-of-way line of Relocated Summit Street (right-of-way width varies); THENCE North 12 degrees 55 minutes 11 seconds West a distance of 40.68 feet to a point on the southwestern end of the mitered intersection of the easterly right-of-way line of Relocated Summit Street and the southerly right-of-way line of Jesse Jewell Parkway; THENCE proceeding along said miter to the northeast end of said intersection North 30 degrees 59 minutes 36 seconds East a distance of 26.22 feet to a point; THENCE proceeding along Jesse Jewell Parkway right-of-way line the following courses and distances: North 73 degrees 15 minutes 05 seconds East a distance of 76.72 feet to a point; THENCE North 20 degrees 50 minutes 29 seconds East a distance of 10.20 feet to a nail set; THENCE North 75 degrees 10 minutes 09 seconds East a distance of 112.38 feet to a 1/2" rebar set; THENCE along a curve to the left with a radius of 1145.92 feet and an arc length of 343.50 feet, said curve having a chord bearing of North 66 degrees 34 minutes 54 seconds East and a chord distance of 342.22 feet to a 1/2" rebar set, said rebar being the **TRUE POINT OF BEGINNING.**

Said tract contains 112,183 square feet or 2.575 acres.

**SECTION II**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION III**

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**SECTION IV**

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

**SECTION V**

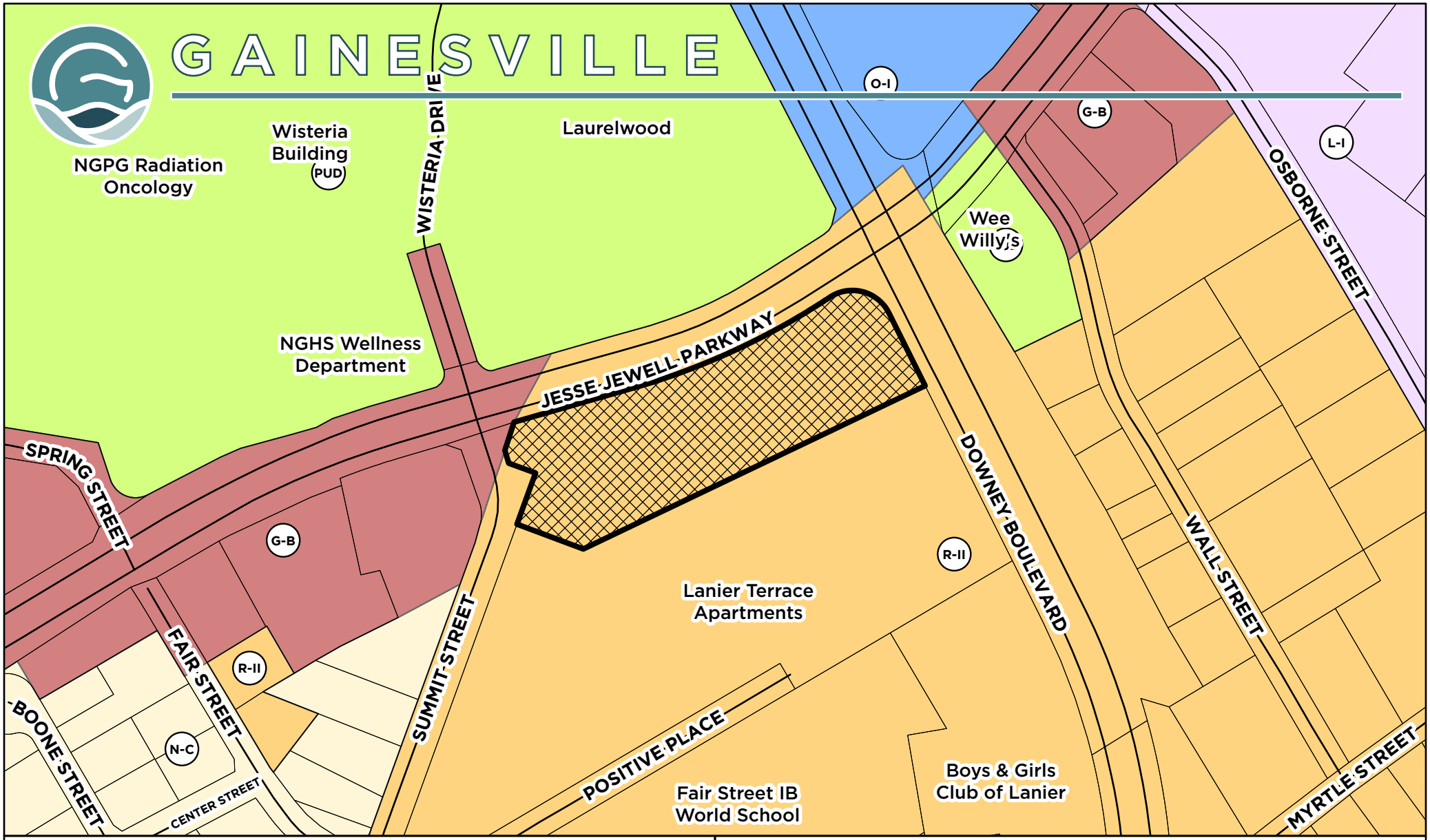
The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

_____
**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

_____
**Alisa Grayson, City Clerk**




**Applicant:**

# GAINESVILLE HOUSING AUTHORITY

## REZONING REQUEST

**Request:**
Rezone +/- 2.60 AC currently zoned Residential-II (R-II) to Planned Unit Development (PUD) for multi-family housing.

**Subject Property Address:**
1120 Jesse Jewell Parkway, SE

**Tax Parcel:**
01-035-002-004

Subject Property

**Meeting Date:** 04/08/2025

**Map Prepared:** 03/10/2025

0 100 200 300 400 Feet

Scale: 1" = 200'

N W E S

**Applicant:**

## GAINESVILLE HOUSING AUTHORITY

## REZONING REQUEST

**Request:**
Rezone +/- 2.60 AC currently zoned Residential-II (R-II) to Planned Unit Development (PUD) for multi-family housing.

**Subject Property Address:**
1120 Jesse Jewell Parkway, SE

**Tax Parcel:**
01-035-002-004

Subject Property

Aerial from 2023

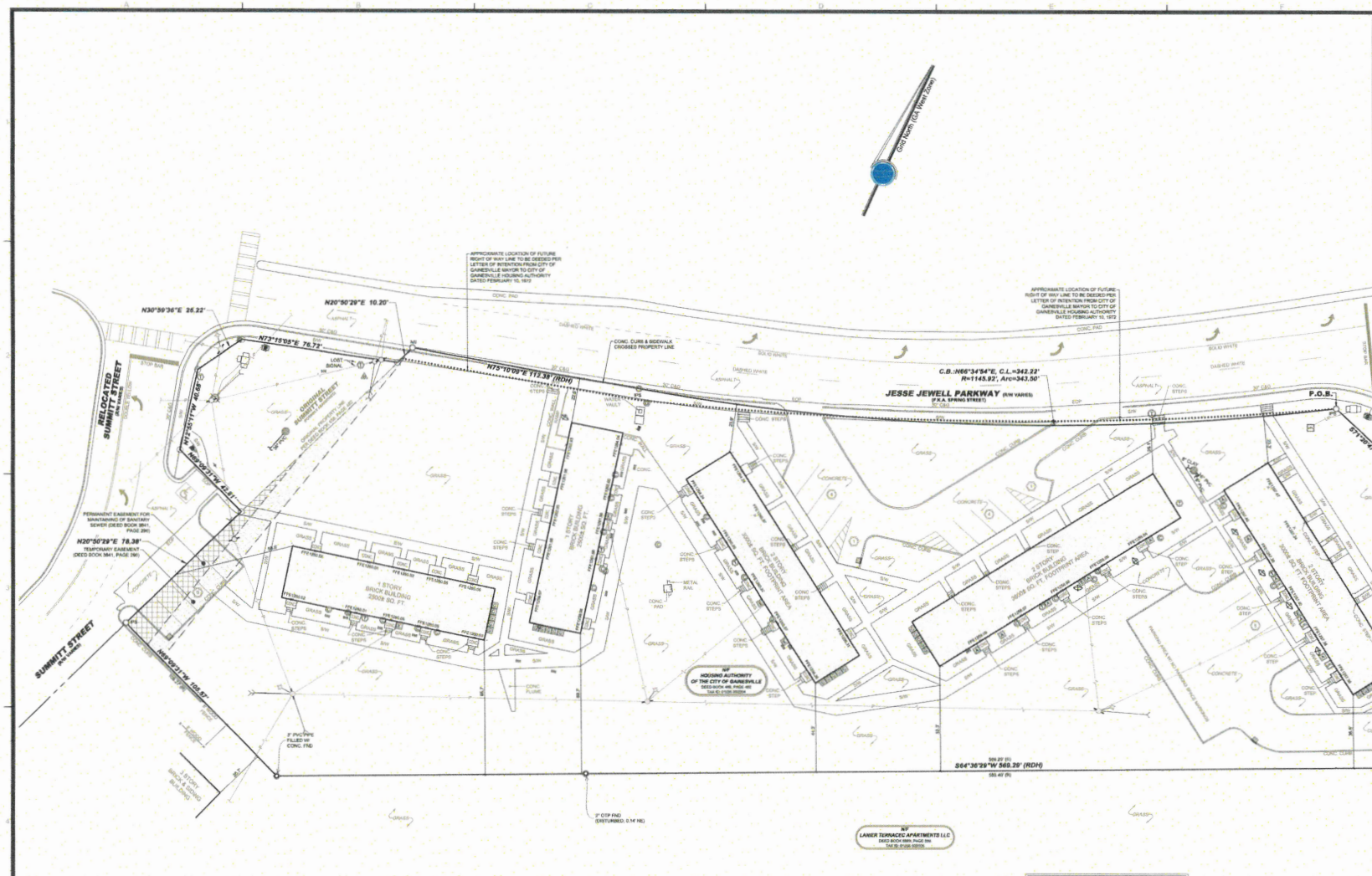
**Meeting Date:** 04/08/2025

**Map Prepared:** 03/10/2025

0 100 200 300 400 Feet

Scale: 1" = 200'

N W E S



LOCATION MAP
NOT TO SCALE

**SITE AREA**
112,183 square feet or 2.575 acres

**PARKING SUMMARY:**

| REGULAR | HANDICAP | TOTAL |
|---|---|---|
| 20 | 9 | 29 |

## LEGEND

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND (AS NOTED) | ELECTRIC BOX | TELEPHONE BOX | R/W | RIGHT OF WAY | S/W | SIDEWALK | HW | HARDWOOD TREE | UT | APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE |
| PROPERTY CORNER | ELECTRIC METER | TELEPHONE MANHOLE | FND | FOUND | TBM | TEMPORARY BENCHMARK | OA | OAK TREE | W | APPROXIMATE LOCATION OF UNDERGROUND WATER LINE |
| DECIDUOUS TREE | GUY WIRE | GAS METER | IPS | 1/2" REBAR SET W/CAP | INV | INVERT | SG | SWEETGUM TREE | | |
| EVERGREEN TREE | POWER POLE | GAS MARKER | NS | NAIL SET | PVC | POLYVINYL CHLORIDE PIPE | x1291.67 | SPOT ELEVATION | | |
| PARKING SPACE NUMBER | TRAFFIC LIGHT POLE | IRRIGATION CONTROL BOX | C&G | CURB AND GUTTER | (R) | MEASURED DISTANCE | 120 | CONTOUR ELEVATION | | |
| SATELLITE DISH | TRAFFIC SIGNAL BOX | FIRE HYDRANT | CONC | CONCRETE | (R) | RECORD DISTANCE | X | FENCE LINE | | |
| SIGN | SANITARY SEWER MANHOLE | WATER VALVE | EOP | EDGE OF PAVEMENT | (RDH) | RECORD DISTANCE HELD | P | OVERHEAD POWER LINE | | |
| TEMPORARY BENCHMARK | CLEANOUT | WATER VALVE MONUMENT | TC | TOP OF CURB | CSI | CRAPE MYRTLE TREE | G | APPROXIMATE LOCATION OF UNDERGROUND GAS LINE | | |
| POWER POLE W/LIGHT | CURB INLET | POINT OF BEGINNING | BC | BOTTOM OF CURB | EL | ELM TREE | UP | APPROXIMATE LOCATION OF UNDERGROUND POWER LINE | | |
| AC UNIT | FIBER OPTIC MARKER | NOW OR FORMERLY | FFE | FINISHED FLOOR ELEVATION | HO | HOLLY TREE | | | | |

## PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 137 of the 8th District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

**BEGINNING** at a 1/2" rebar set at the northwest end of the mitered intersection of the southeasterly right-of-way line of Jesse Jewell Parkway (right-of-way width varies) and the southwesterly right-of-way line of Downey Boulevard (right-of-way width varies); THENCE proceeding along said right-of-way line of Downey Boulevard the following courses and distances: South 71 degrees 20 minutes 47 seconds East a distance of 65.16 feet to a 1/2" rebar set; THENCE South 26 degrees 20 minutes 29 seconds East a distance of 133.50 feet to a nail found; THENCE leaving said right-of-way line and proceeding South 64 degrees 36 minutes 29 seconds West a distance of 569.29 feet to a 2" PVC pipe filled with concrete found; THENCE North 69 degrees 09 minutes 31 seconds West a distance of 105.57 feet to a 1/2" rebar set on the southeasterly right-of-way line of Summit Street (right-of-way width varies); THENCE proceeding along said right-of-way line North 20 degrees 50 minutes 29 seconds East a distance of 78.38 feet to a point; THENCE North 69 degrees 09 minutes 31 seconds West a distance of 42.61 feet to a point on the easterly right-of-way line of Relocated Summit Street (right-of-way width varies); THENCE North 10 degrees 56 minutes 11 seconds West a distance of 40.68 feet to a point on the southeastern end of the mitered intersection of the easterly right-of-way line of Relocated Summit Street and the southerly right-of-way line of Jesse Jewell Parkway; THENCE proceeding along said miter to the northeast end of said intersection North 39 degrees 59 minutes 36 seconds East a distance of 26.22 feet to a point; THENCE proceeding along Jesse Jewell Parkway right-of-way line the following courses and distances: North 73 degrees 15 minutes 05 seconds East a distance of 76.72 feet to a point; THENCE North 20 degrees 50 minutes 29 seconds East a distance of 10.20 feet to a nail set; THENCE North 75 degrees 10 minutes 09 seconds East a distance of 112.39 feet to a 1/2" rebar set; THENCE along a curve to the left with a radius of 1145.92 feet and an arc length of 343.50 feet, said curve having a chord bearing of North 66 degrees 34 minutes 54 seconds East and a chord distance of 342.22 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF **BEGINNING**.

Said tract contains 112,183 square feet or 2.575 acres.

## NOTES

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt, Jr. and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
3. Unless otherwise specified, all distances shown are horizontal ground distances.
4. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 18.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Hall County, Georgia and incorporated areas, Map Number 13139C0187D, effective date 4/4/2018 and Map Number 13139C0189H, effective date 12/1/2022.
6. Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
7. Underground utility research, field markings, size and character of material has been provided by MC Utility Surveying, LLC on 1/9/2025.
8. A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSEx and RMSEy Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 3.00 cm, equating to +/- 8.1 cm at 95% confidence level.

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*Travis Pruitt & Associates, Inc.*
These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

| DATE | DESCRIPTION | BY |
|---|---|---|
| | | |

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
Certificate of Authorization Number 813

ZONING PLAT

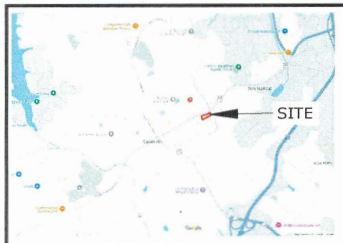
# 1120 JESSE JEWELL PARKWAY SE

AUTHORIZED BY: GAINESVILLE HOUSING CORPORATION
LAND LOT 137 - 8th DISTRICT - CITY OF GAINESVILLE - HALL COUNTY - GEORGIA

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

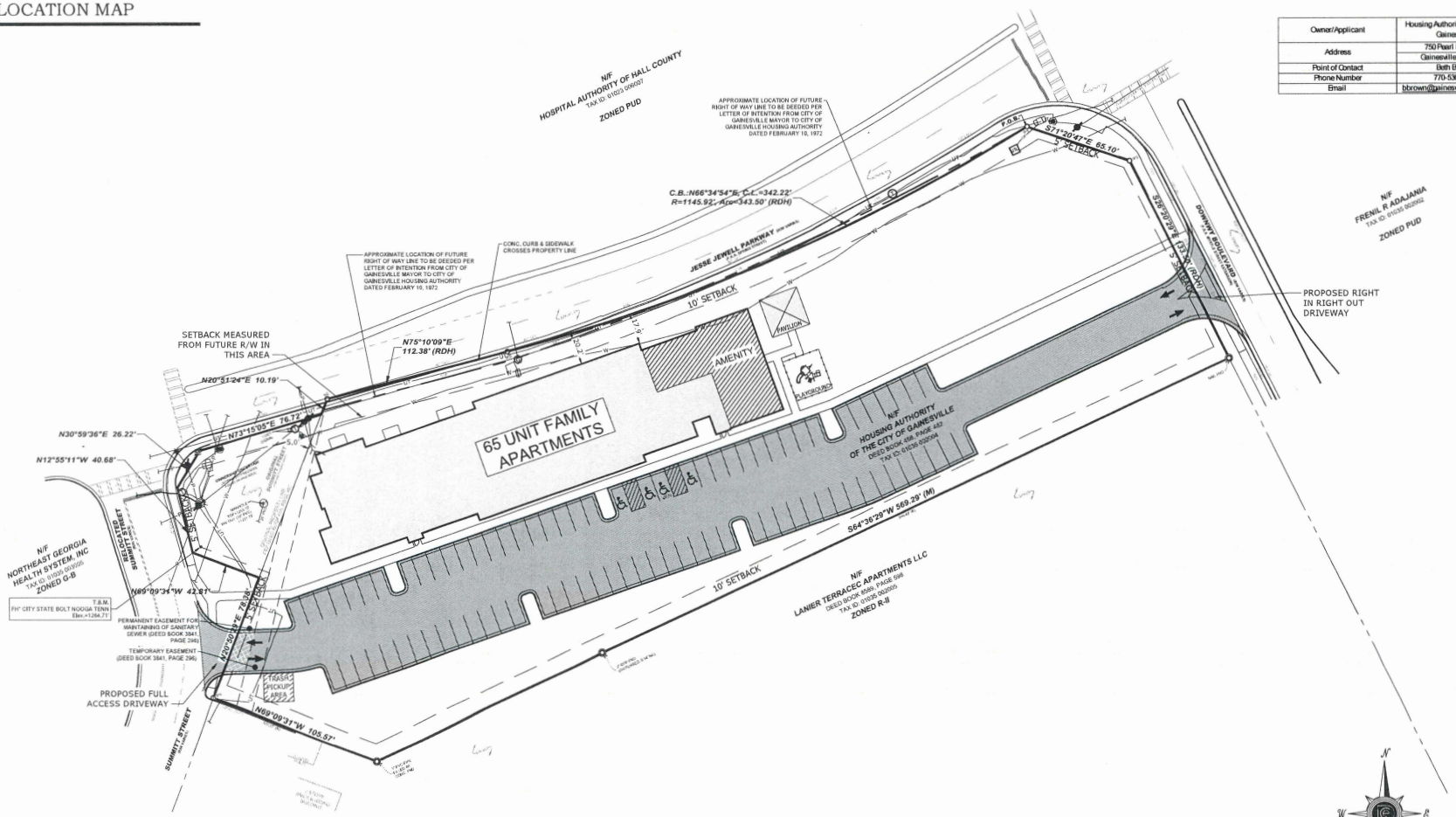
| | |
|---|---|
| PLAT DATE: | 1/31/2025 |
| FIELD DATE: | 1/09/2025 |
| SCALE: | 1" = 20' |
| JN: | 1-24-0588.608 |
| FN: | 219-E-110 |
| SHEET NO: | 1 of 1 |




LOCATION MAP

| Site Data: | |
|---|---|
| Current Zoning | R-II |
| Proposed Zoning | PUD |
| Overlay Zones | Gateway Corridor Overlay Zone |
| | Airport Overlay Zone |
| | Fair Street NPU |
| Site Area (total both phases) | 2.57 |
| Existing Use | Multi-Family Apartments |
| | |
| **Proposed Use:** | Multi-Family Apartments |
| Maximum # of Units | 65 |
| Minimum Parking Ratio | 1.0 per unit |
| Maximum # of Building Stories | 5 |
| | |
| **Proposed Building Setbacks:** | |
| Front (Jesse Jewell Pkwy) | 10 ft |
| Front (Summitt St) | 5 ft |
| Front (Downey Blvd) | 5 ft |
| Rear/Side | 10 ft |

| | |
|---|---|
| Owner/Applicant | Housing Authority of the City of Gainesville |
| Address | 750 Pearl Nix Pkwy |
| | Gainesville, GA 30501 |
| Point of Contact | Beth Brown |
| Phone Number | 770-536-1294 |
| Email | bbrown@gainesvillehousing.org |




NOTES:
1. BOUNDARY AND EXISTING IMPROVEMENTS SHOWN PER SURVEY BY TRAVIS PRUITT & ASSOCIATES, INC. DATED 1-31-25.
2. SOURCE OF DOMESTIC WATER SUPPLY: CITY OF GAINESVILLE.
3. SOURCE OF SANITARY SEWERAGE DISPOSAL: CITY OF GAINESVILLE.

GRAPHIC SCALE : 1" = 30'

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE038170 EMANUEL BOULGERAKIS

# Zoning Site Plan

DOULGERAKIS CONSULTING ENGINEERS, INC.
planning • civil engineering • sanitary engineering
400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

## Jesse Jewell Redevelopment

Located in Land Lot 137, 9th District, City of Gainesville, Hall County, Georgia

OWNER:
The Housing Authority of the City of Gainesville
750 Pearl Nix Parkway, Gainesville, GA 30501

THIS DRAWING IS THE PROPERTY OF DOULGERAKIS CONSULTING ENGINEERS, INC. AND IS NOT TO BE COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.
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| NO. | DATE | REVISION |
|---|---|---|
| 3 | 2-17-25 | REVISED PER OWNER |
| 2 | 2-10-25 | REVISED DENSITY PER OWNER |
| 1 | 1-31-25 | REVISED BNDRY AT SUMMITT ST |

| | |
|---|---|
| SCALE: | 1"= 30' |
| DATE: | 1-28-25 |
| JOB. NO. | 2024-29 |
| SHEET. | 1 of 1 |

NOT FOR CONSTRUCTION

1120 Jesse Jewell Pkwy
gla
GEHEBER
LEWIS
ARCHITECTS

# CITY OF GAINESVILLE

## Work Session Agenda Request

| | |
|---|---|
| **Item Created:** | April 16, 2025 |
| **Date Submitted:** | April 24, 2025 |
| **Final Approval Date:** | April 29, 2025 |
| **Presenter:** | Abb Hayes, City Attorney |
| **Item of Business:** | **Public Hearing Item: May 6, 2025, Council Meeting**<br>Request from **Gainesville Housing Authority** to rezone a 4.13± acres tract located on the northwest side of the intersection of Myrtle Street and Osborne Street and the northeast side of the intersection of Myrtle Street and Wall Street, south of Jesse Jewell Parkway (a/k/a **1197 and 1235 Myrtle Street, SE; 452, 474 and 492 Osborne Street, SE; 465, 471 and 481 Wall Street, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D). **Ward Number: Three**. Tax Parcel Number(s): 01-035-001-005, 007, 008, 013, 013A, 017, 019 and 020. **Request: Multi-family housing**. |
| **Meeting Date:** | May 1, 2025 |

**Purpose of Request:**
To provide an overview of the following zoning request as presented at the April 8, 2025, Planning and Appeals Board meeting.

**Facts & Issues / History & Background:**
The applicant is proposing to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) for 64 multifamily housing units consisting of market-rate housing and affordable housing units for families. The project will use public and private financing, relying heavily on the Low Income Housing Tax Credit (LIHTC) program through the Department of Community Affairs. The community will be built in 2 phases. The first phase will have a maximum of 64 units. The second phase has not been determined and will require a future zoning amendment. The proposed development will consist of a 4-story apartment building with 1, 2 and 3-bedroom units that will serve a variety of income levels, but primarily with an income of around 60% of the area's median income. Access is proposed from Osborne Street with 89 onsite parking spaces. Amenities include a club/leasing office, covered porch and outdoor amenity space to include a gazebo or playground. The property consists of eight parcels with no structures. Adjacent and nearby properties include the Guilford Medical Clinic, Pleasant Union Church, Lanier Wee Willy's retail/gas station, triplex and single-family homes.

**Department Recommendation:**
Staff recommended approval with six conditions and PAB recommended approval with six conditions with an amendment to condition five. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2025- :
I move to approve the ordinance to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) with six conditions as presented.

Denial of the Request:

I move to deny the request.

**Department Director:**
Rusty Ligon

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:** **Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Rezoning Ordinance
4. Location maps
5. Narrative
6. Site Plan
7. Architectural Rendering

be had by publication, as provided by law. You are hereby commanded to be and appear at said court within 30 days of the date of the order for service by publication to answer said petition and file pleadings before the court.
Witness, Jason J. Deal, Chief Judge, Superior Court of Hall County.
This 4th day of April, 2025.

/s/ Mark Pettitt__
Clerk of Superior Court
Hall County, Georgia
**146373 04/16,23,30 05/07**

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**PUBLIC NOTICE**
**GEORGIA DEPARTMENT OF NATURAL RESOURCES**
**ENVIRONMENTAL PROTECTION DIVISION**
Notice of Application for Industrial Pretreatment Permit to Discharge Treated Wastewater to the Flowery Branch Water Pollution Control Plant's Sewerage System.
The Georgia Environmental Protection Division has received a new pretreatment permit application for the reissuance of an existing pretreatment permit. Having reviewed such application, the Environmental Protection Division proposes to issue for a maximum term of five years the following permit subject to specific pollutant limitations and special conditions:
Jinsung Georgia, LLC, 5385 Rafe Banks Drive, Flowery Branch, Georgia 30542, Pretreatment Permit No. GAP050291, for its metal finishing facility located at 5385 Rafe Banks Drive, Flowery Branch, Georgia 30542 in Hall County. A maximum of 0.003 MGD of metal finishing process wastewater is discharged to the Flowery Branch Water Pollution Control Plant's sewerage system in the Chattahoochee River Basin.
Persons wishing to comment upon or object to the proposed determinations are invited to submit same in writing to the EPD address listed below, or via email at EPDcomments@dnr.ga.gov, no later than thirty (30) days after this notification. If you choose to email your comments, please be sure to include the words "Pretreatment Permit Issuance – Jinsung Georgia, LLC (Hall County)" in the subject line to ensure that your comments will be forwarded to the correct staff. All comments received prior to or on that date will be considered in the formulation of final determinations regarding the application. A public hearing may be held where the EPD Director finds a significant degree of public interest in a proposed permit or group of permits. Additional information regarding public hearing procedures is available by writing EPD.
Individual draft permits, applications, supporting documents, and fact sheets are available on EPD's website accessible through the publicly available Georgia EPD Online System (GEOS) at: https://geos.epd.georgia.gov/GA/GEOS/Public/GovEnt/Shared/Pages/Main/Login.aspx by searching for Submittal No: 876600.
A fact sheet or copy of the draft permit is also available by writing the Environmental Protection Division. A copying charge of 10 cents per page will be assessed. The permit application, draft permit, comments received, and other information are available for review at 2 MLK, Jr. Dr., Suite 1470A, Atlanta, GA 30334, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.
For additional information contact: Whitney Fenwick, Wastewater Regulatory Program, phone (470) 607-3078 or e-mail whitney.fenwick@dnr.ga.gov.
**146408 04/16**

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**PUBLIC NOTICE**
In accordance with O.C.G.A. § 36-37-6(c), public notice is hereby given within six weeks preceding the closing of the proposed exchange of real properties between the City of Gainesville, Georgia and Debbie L. Davis and Andrew Vincent Davis. Based on an appraisal of the real properties to be exchanged, the value of the real property to be acquired by the City of Gainesville from Debbie L. Davis and Andrew Vincent Davis is of greater value than the real property to be granted to Debbie L. Davis and Andrew Vincent Davis by the City of Gainesville.
The real property to be acquired by the City of Gainesville from Debbie L. Davis and Andrew Vincent Davis is described as the following tracts numbered as: All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, and being all of lots 4 and 5 as shown by a plat made by George D. Newton, Registered Surveyor, dated February 28, 1958, as recorded at Plat Book 19, Page 124, Hall County, Georgia deed records.
The real property to be acquired by Debbie L. Davis and Andrew Vincent Davis from the City of Gainesville is described as: All that tract or parcel of land lying and being in the Candler District (GMD 1385), City of Gainesville, Hall County, Georgia, containing 10.323 acres, more or less, being Parcel A, as shown on a plat of survey titled "Division of a Parent Tract for Gainesville 85 Business Park being Lot 14" by Richard E. Millard, GRLS No. 3044, dated September 6, 2024, and being more particularly described as follows:
TO FIND THE TRUE PONT OF BEGINNING, commence at the intersection of the southwestern right of way of Fulenwider Road (60 foot right of way) with the centerline of State Route 60 aka Candler Road (unknown right of way), thence running 3,112 feet along said southwestern right of way to an iron pin set; thence running South 06 degrees 43 minutes 33 seconds West a distance of 7.21 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence continuing along the southwestern right of way line of Fulenwider Road along the arc of a curve to the left (said curve being subtended by a chord having a bearing of South 56 degrees 28 minutes 11 seconds East and a chord length of 208.93 feet, and said curve having a radius of 1,527.10 feet) an arc distance of 209.09 feet to a point; thence continuing along the southwestern right of way line of Fulenwider Road South 60 degrees 23 minutes 32 seconds East a distance of 395.31 feet to a point; thence continuing along the southwest right of way line of Fulenwider Road along the arc of a curve to the right (said curve being subtended by a chord having a bearing of South 58 degrees 42 minutes 52 seconds East and a chord length of 117.81 feet, and said curve having a radius of 2,012.00 feet) an arc distance of 117.82 feet to an iron pin set; thence leaving the southwest right of way line of Fulenwider Road and running South 30 degrees 26 minutes 36 seconds West a distance of 693.80 feet to an iron pin set; thence running North 59 degrees 33 minutes 24 seconds West a distance of 636.93 feet to a concrete monument found; thence running North 30 degrees 08 minutes 26 seconds East a distance of 359.14 feet to a concrete monument found;
thence running North 30 degrees 12 minutes 06 seconds East a distance of 154.84 feet to a concrete monument found; thence running North 06 degrees 43 minutes 33 seconds East a distance of 204.28 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.
**145771 3/26, 4/2, 9, 16**

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To Whom It May Concern:
RE: Equitable Interpleader Action for James Michael Adam, deceased
In the Superior Court of Hall County, Georgia
Case Number: 2025CV000209
**NOTICE OF PUBLICATION**
To: Clients and Creditors of James Michael Adam, Attorney at Law, deceased.
You are hereby notified that an equitable interpleader action has been filed in the Superior Court of Hall County, Georgia. The action is titled "Verified Petition for Equitable Interpleader and Declaratory Judgment," and it is assigned Case Number 2025CV000209.
On February 18, 2022, the Supreme Court of Georgia, Case Number S22B0690, appointed William D. NeSmith, III, as receiver of James Michael Adam's files, records, and IOLTA and escrow accounts.
The Petitioner, William D. NeSmith, III, as receiver for James Michael Adam, has filed a petition in this Court seeking equitable interpleader relief regarding certain IOLTA trust funds that appear to belong to former clients of James Michael Adam. The purpose of this action is to determine the rights of various claimants to the funds at issue in this action.
You are hereby required to file with the Clerk of the Superior Court of Hall County, Georgia and serve upon the Petitioner a response or answer to the Petitioner's petition within 30 days of the date of the first publication of this notice. If you fail to do so, the court may enter a judgment, excluding you from any available relief sought in the equitable interpleader action.
The Clerk of the Superior Court of Hall County, Georgia shall cause the publication of this Notice of Publication to be made in the paper in which sheriff's advertisements are printed, four times within the ensuing 60 days, publications to be at least seven days apart in a newspaper of general circulation in Hall County, Georgia, as required by law. The first publication shall occur within seven days of the date of this notice.
You are further notified that service upon the Petitioner may be perfected, and a copy of the equitable interpleader action may be obtained from the Petitioner at the address below.
William D. NeSmith, III
Receiver for James Michael Adam, deceased
104 Marietta Street, N.W.
Suite 100
Atlanta, Georgia 30303
billn@gabar.org
**146262 4/9, 16, 23, 30**

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You are hereby notified that this mobile home, VIN #11412894 A&B, located at 5419 Mountain Lake Terrace, Gainesville, GA 30506 has been deemed abandoned and derelict. You are entitled to a hearing in magistrate court to contest this determination. If you fail to request a hearing within 90 days from April 9th, 2025, or if it is confirmed by a court that this abandoned mobile home is derelict, the owner of the land upon which this mobile home sits shall be entitled to dispose of the mobile home.
**146078 4/9, 16, 23, 30, 5/7, 14, 21, 28, 6/4, 11, 18, 25, 7/2**

## Name Changes

IN SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Bradley Nicholas Alvarez, Petitioner.
Civil Action Case No. 2025CV000511
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 27, 2025, to change Petitioner's name from: Bradley Nicholas Alvarez to Blair Nikki Alvarez. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date 3/26/25
/s/ Bradley Alvarez
Name: Bradley Alvarez
Address: 3381 Abbey Way, Gainesville, GA 30507
Phone: 254-258-6515
Email: Blair.Alvarez07@gmail.com
**146162 4/9, 16, 23, 30**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Elizabeth Anne Randolph, Petitioner.
Civil Action Case No. 2025CV000491
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 24, 2025, to change Petitioner's name from: Elizabeth Anne Randolph to Elizabeth Anne Reeves. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
March 24, 2025.
/s/ Elizabeth Anne Randolph
Address: 1380 Montrose Drive NW Gainesville, GA 30501
Phone: 859-806-5245
Email: childofgrace10142001@gmail.com
**145931 4/2, 9, 16, 23**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Minor Children
Bentley Barrett
Kevin Turpin Jr, Petitioner,
vs.
Tiffany Poole, Respondent,
Civil Action File No. 2025CV000416
**NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILDREN**
I, Kevin Glenn Turpin Jr., filed a petition in the Superior Court of Hall County on, 2025, to change the name(s) of the following minor children.
From Bentley Barrett to Bentley Turpin
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: 3-5-25
Kevin Turpin Jr
Petitioner Pro se
Name: Kevin Turpin Jr
Address: 5614 Ryan Way Flowery Branch, GA 30542
**145648 3/26, 4/2, 9, 16**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Christine Miyuki Oswald, Petitioner.
Civil Action Case No. 2025CV000441
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 17, 2025, to change Petitioner's name from:
Christine Miyuki Oswald to Miyuki Ria Rose
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Date: 3/17/25
/s/
Name: Christine Miyuki Oswald
Address: 5860 Gailey Dr Clermont, GA 30527
Phone: 714-461-8926
Email: miyukiartwork@gmail.com
**145823 3/26, 4/2, 9, 16**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Sharielis Thais Diaz Rivera, Petitioner.
Civil Action Case No. 2025CV000558CGB
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday April 4, 2025, to change Petitioner's name from Sharielis Thais Diaz Rivera to Sharielis Thais Gerena Diaz.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 04/04/2025
Sharielis Thais Diaz Rivera, Pro se
Name: Sharielis Thais Diaz Rivera
Address: 1307 Cardena Court Gainesville, GA
Phone: 678-365-1078 Email: sharielis06@gmail.com
**146358 4/16,23,30, 5/7**

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**IN THE SUPERIOR COURT OF HALL COUNTY**
**STATE OF GEORGIA**
In re the Name Change of: Annabella Mariana King, Petitioner
Civil Action Case No. 2025CV000575
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Petitioner filed a petition in Hall County Superior Court on April 6th, 2025, to change Petitioner's name from: Annabella Mariana King to: Ricardo Gustavo King.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: April 6, 2025
/s/ Annabella M. King
Petitioner, Pro se
**146424 04/16,23,30 05/07**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Bigby Morrigan., Petitioner.
Civil Action Case No. 2025CV000556LHB
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday April 3, 2025, to change Petitioner's name from Bigby Morrigan to Brandon Prospero Itzcuintli.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 04/03/2025
Bigby Morrigan, Pro se
Name: Bigby Morrigan
Address: 2722 Valley Green Dr
Phone: 470-678-5503
Email: alfonsobrand2002@gmail.com
**146289 4/9, 16, 23, 30**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Kimberlea Anne Atkinson, Petitioner.
Civil Action Case No. 2025CV000449
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday March 20, 2025, to change Petitioner's name from Kimberlea Anne Atkinson to Kimberlea Anne Day.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: March 20, 2025
Kimberlea Anne Atkinson
Petitioner, Pro se
Name: Kimberlea Anne Atkinson
Address: 3979 Pointe N Gainesville, GA 30506
Phone: 770-318-1111
Email: kim345@gmail.com
**145851 4/2, 9, 16, 23**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Michael Superman Downs, Petitioner.
Civil Action Case No. 2025CV000406
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday March 14, 2025, to change Petitioner's name from Michael Superman Downs to Michael Superman De Bruce.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 03/14/2025
Michael Superman Downs
Petitioner, Pro se
Name: Michael Superman Downs
Address: 4876 Patterson Lane Gainesville, GA 30506
Phone: 470-982-8123
Email: geminigodz22@gmail.com
**145678 3/26, 4/2, 9, 16**

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**SUPERIOR COURT OF HALL COUNTY**
**STATE OF GEORGIA**
In re the Name Change of Child(ren):
AN DY HUYNH
THI DAO
Petitioner,
v.
TAN HUYNH
Respondent.
Civil Action File No: 2025CV000537
**NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)**
I, THi DAO, filed a petition in the Superior Court of Hall County on, 2025, to change the name(s) of the following minor children From
AN DY HUYNH to ANDY HUYNH
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: 04/01/25
THI DAO
Petitioner Pro se
Name: THI DAO
Address: 4213 Weeping Willow Dr, Gainesville, GA 30504
**146333 4/16,23,30,5/7**

## Public Hearings

**IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA**
**IN RE: ESTATE OF ROBERT D. WHITESCARVER. DECEASED**
**ESTATE NO. E - 24 - 353**
**NOTICE**
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: WHOM IT MAY CONCERN:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 am, May 5., 2025
**BE NOTIFIED FURTHER**: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: Riley Norris
Clerk of the Probate Court
116 Spring Street, SE
Gainesville, GA 30501
Address
770 - 533 - 7828
Telephone Number
**146016 4/16**

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**NOTICE** is hereby given that the Hall County Board of Commissioners shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on Thursday, **May 22, 2025**, to consider the following:
1. 5184 Cool Springs Road | Variance | Section 3.2 to reduce the minimum yards | on an 8.23± acre tract located on the north side of Cool Springs Road approximately 420 feet from its intersection with Willie Robinson Road | Zoned AR-1; Tax Parcel 10027 000005 (pt.) | Proposed Use: Accessory structure | * Commission District 2 | Clinton Kyle Cato, applicant
2. 6156 Lake Lanier Heights Road | Variance | Section 4.2 to reduce the minimum yards | on a 0.33± acre tract located on the west side of Lake Lanier Heights Road approximately 100 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001031 | Proposed Use: Attached garage | * Commission District 2 | Edward Reed Farnen, applicant
3. 3505 Kubota Way | Variance to Section 8.6 | Sign standards | on a 21.61± acre portion of the tract located on the southwest side of Kubota Way at its intersection with Gateway Centre Parkway | Zoned I-1 and I-2 (GCOD); Tax Parcel 15019 000168 | Proposed Use: Commercial signage | * Commission District 3 | Anchor Sign, Inc., applicant
4. 0 McKinzey Lane | Special Use | Subdivision, minor | on a 5.73± acre tract located on the northwest side of
McKinzey Lane approximately 303 feet from its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089
001019A | Proposed Use: 6-lot subdivision | ** Commission District 2 | Garry L. English, applicant
5. 4396 & 4382 Friendship Road & 4436 Ridge Road | Special Use | to amend conditions of zoning | on a combined 3.07± acre tract located on the south side of Friendship Road at its intersection with Ridge Road | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | Proposed Use: Convenience store with retail and self-storage | ** Commission District 1 | Sinndar Enterprises, Inc., applicant
6. (A) 2905 McEver Road | Special Use | to amend conditions of zoning in GCOD | on a 1.00± acre tract located
on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax
Parcel 07300 000003A | Proposed Use: Expansion of vehicle sales and vehicle repair, major | ** Commission District 2 | Fady Hanna, applicant
(B) 2905 McEver Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | Proposed Use: Gravel parking | ** Commission District 2 | Fady Hanna, applicant
7. (A) 2696 Cleveland Highway | Special Use | to amend conditions of zoning | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138
000058 | Proposed use: Vehicle repair, major | ** Commission District 3 | Ramon Carrillo Jr., applicant
(B) 2696 Cleveland Highway | Special Use | for vehicle repair, major in GCOD | on a 0.60± acre tract located
on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138
000058 | Proposed use: Vehicle repair, major | ** Commission District 3 | Ramon Carrillo Jr., applicant
8. 3754 Price Road & 3715 Wahoo Falls Trace | Special Use | to amend conditions of zoning | on a 14.28± acre assemblage located on the north side of Price Road at its intersection with Thompson Bridge Road | Zoned PCD; Tax Parcels 10100 000156C & 000156B | Proposed Use: Master sign plan | ** Commission District 2 | Benderson Development c/o Todd Mathes, applicant
NOTE: In accordance with Georgia law, anyone who
(a) wishes to express opposition to the proposed rezoning and
(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating $250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).
* Unless appealed to the Board of Commissioners within 30 days, the Planning Commission's decision will be the final action taken. If appealed, the appeal will be heard by the Board of Commissioners on Thursday, May 22, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision.
**146512 04/16**

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**NOTICE** is hereby given that the Hall County Planning Commission shall conduct a public hearing at the Hall
County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 5:15 p.m. on
**Monday, May 19, 2025** to consider the following:
1. 3911 P Davidson Road | Variance | to reduce the minimum yards | on a 55.23± acre tract located on the north side of P Davidson Road at its intersection with East Hall Road | Zoned AR-1; Tax Parcel 15017
000162 | Proposed Use: Library addition | * Commission District 3 | Hall County Library System, applicant
2. 0 Reservoir Drive | Rezone | from Residential 1 (R-1) to Agricultural Residential 1 (AR-1) | on a 1.20± acre tract located on the northeast side of Reservoir Drive at its intersection with Old Cornelia Highway | Zoned
R-1; Tax Parcel 15018 000123 | Proposed Use: Permitted uses in AR-1 | ** Commission District 3
Denise R. Jackson, applicant
NOTE: In accordance with Georgia law, anyone who
(a) wishes to express opposition to the proposed rezoning and
(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating $250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).
*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.
The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, June 26, 2025**, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, June 26, 2025**. The Board will meet at 6:00 p.m. at the Hall County Government Center,
2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
**146513 04/16**

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**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP**
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, May 6, 2025 at 5:30 p.m**. in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests:
1) Request from **Gainesville Housing Authority** to rezone a 2.6± acres tract located on the southwest side of the intersection of Jesse Jewell Parkway and Downey Boulevard and the southeast side of the intersection of Jesse Jewell Parkway and Summit Street (a/k/a **1120 Jesse Jewell Parkway, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-035-002-004
Request: Multi-family housing
2) Request from **Gainesville Housing Authority** to rezone a 4.13± acres tract located on the northwest side of the intersection of Myrtle Street and Osborne Street and the northeast side of the intersection of Myrtle Street and Wall Street, south of Jesse Jewell Parkway (a/k/a **1197 and 1235 Myrtle Street, SE; 452, 474 and 492 Osborne Street, SE; 465, 471 and 481 Wall Street, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-035-001-005, 007, 008, 013, 013A, 017, 019 and 020
Request: Multi-family housing
3) Request from **GWAR Gainesville Landfill, LLC** to annex a 105.076± acres tract located on the south side of the intersection of Athens Highway, Old County Dump Road and Athens Street, including all of Old County Dump Road (a/k/a **0 Athens Highway; 0, 2033 and 2045 Old County Dump Road**) and to establish a zoning of Heavy Industrial (H-I), with a special use.
Ward Number: Three
Tax Parcel Number(s): 15-032-000-038, 070, 071 and 081
Request: Landfill (Construction & Demolition) and composting facility
4) Request from the **City of Gainesville** to rezone a 134.0± acres tract located on the east side of Monroe Drive, north of Allen Creek Road (a/k/a **1701 Fulenwider Road, SW**) from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I), with a special use.
Ward Number: Three
Tax Parcel Number(s): 15-023-000-167 (Part)
Request: Landfill (Construction & Demolition) and composting facility
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating $250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})
**146508 04/16**

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**Personal Transportation Vehicle Route Plan Neighborhood Petition**
A public hearing will be held on May 15th, 2025, at 6:00 PM at the City of Flowery Branch City Hall to consider a Petition presented to the City Council of the City of Flowery Branch on behalf of Summit Lake HOA to accept a petition to add the neighborhood streets of Summit Lake to the Flowery Branch Personal Transportation Vehicle Route Plan. Be advised that the City Council has the legislative discretion to grant, deny, or modify zoning requests. Interested parties may contact Planning and Community Development at 770.967.6378.
**146440 04/16**

## Public Sales/Auctions

**Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction** to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy Gainesville GA 30501
05/01/2025 12:00pm
1048 Otto Reyes Household Items , Washer and Dryer
1063 Devin Montgomery wheel chair hospital be
1227 Katrina Chapman Boxes bags furniture
1484 Anthony Sweezer Furniture, table, tv's, appliances, electronics
1556 Makenzie Tayte Clothes, Bags, bins TV
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes

**GAINESVILLE PLANNING and APPEALS BOARD**
**RECOMMENDATION**

**Applicant** ..... Gainesville Housing Authority

**Property Owner** ..... Northeast Georgia Health System, Inc.

**Location** ..... 1197 and 1235 Myrtle Street, SE; 452, 474 and 492 Osborne Street, SE; 465, 471 and 481 Wall Street, SE

**Request** ..... Rezone from R-II to P-U-D

**Total Acres** ..... 4.13± acres

**Ward** ..... Three

**Proposed Use** ..... Multi-family housing (64 units)

**Planning Division Staff Recommendation** ..... **Approval, with conditions**

**Planning & Appeals Board Recommendation** ..... **Approval, with conditions**

**Date** ..... April 8, 2025

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- ***Applicant's Proposal and Background Information***

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) for multi-family housing units consisting of market rate housing and affordable housing units for families that will serve a variety of income levels but primarily is with an income of around 60% of the area's median income. The project will use public and private financing, relying heavily on the Low-Income Housing Tax Credit (LIHTC) program through the Department of Community Affairs. The community will be built over 2 phases. The first phase consists of a 4-story apartment building and a maximum of 64 units. The second phase has not been determined and will require a future zoning amendment. Access is proposed from Osborne Street with 89 onsite parking spaces. Amenities include a 3,500 square foot amenity building, covered porch and outdoor space to include a gazebo or playground.

| Phase 1 | Number of Units | Unit Size |
|---|---|---|
| 1 Bedroom | 32 | 850± sf |
| 2 Bedroom | 24 | 934± sf |
| 3 Bedroom | 8 | 1,290± sf |

The subject property consists of eight parcels with road frontage on Osborne Street, Wall Street and Myrtle Street. The parcels are partially wooded and contain no structures.

- ***Adjacent Land Use and Zoning***

| Location | Use | Zoning |
|---|---|---|
| North | Vacant Land (Northeast Georgia Health System Inc.) | Residential-II (R-II) |
| South | Single-Family Home; Duplex; Myrtle Place Townhomes (Apartments); Georgia Power Sub Station | Residential-II (R-II) |
| East | Guilford Medical Clinic | Light Industrial (L-I) |

| | | |
|---|---|---|
| West | Single-Family Homes; Triplex;<br>Pleasant Union Baptist Church | Residential-II (R-II) |

- ***Other Departmental Comments***

There were no departmental comments at this time.

- ***Zoning History***

*The following zoning actions have taken place in the immediate area during the last ten years:*

**2024-** A request by the City of Gainesville to annex a 2.81± acres tract located at 3 and 4 Carolina Street; 0 Spring Street; 10 Myrtle Drive; 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street with a zoning of Residential and Office (R-O) for existing uses.

**2022 –** A request by Brand Properties to rezone 69.18± acres located at 515 Lakeview Drive, NE; 2065 Limestone Parkway and 1881 Jesse Jewell Parkway from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) for a mixed-use development was approved with conditions.

**2021-** A request by Northeast Georgia Medical Center to rezone 48.997± acres tract located at 743 Spring Street, NE; 1227 Sherwood Park Drive, NE; 200 Wisteria Drive, NE and 1075 Jesse Jewell Parkway, SW from Planned Unit Development (P-U-D) and Office and Institutional (O-I) to Planned Unit Development (P-U-D) to expand the hospital campus.

**2020-** A request by Jennifer Walter to rezone 0.48± acre tract located at 522 South Enota Drive from Office and Institutional (O-I) to Neighborhood Business (N-B) for a retail store was approved with conditions.

**2018 –** A request by Atlus Development, LLC to rezone a 1.13± acres tract located at 1351 Park Hill Drive from Residential-II (R-II) to Office and Institutional (O-I) for a medical office was approved with conditions.

**2017 –** A request by JH Homes, Inc. to rezone a 21.87± acres tract located at 1024, 1030 and 1037 Pearce Way NE; and 0 South Enota Drive NE from Office and Institutional (O-I) to Residential-II (R-II) for 65 residential townhomes was approved with conditions.

**2017 –** A request by Hanh My Thi Doan for a special use within Office and Institutional (O-I) on a 0.52± acre tract located at 502 South Enota Drive for a nail salon was denied.

**2017 –** A request by the City of Gainesville to rezone a 53.177± acres tract located at 1514, 1515, 1545, 1560 and 1581 Community Way, NE from Residential-II (R-II) to Office and Institutional (O-I) for existing uses was approved.

***Staff Analysis***

**(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?**

The subject property is undeveloped but single-family homes were demolished over the past 10+ years. The adjacent properties consist of a mixture of single-family, multi-family, Gilford Clinic and Pleasant Union Baptist Church zoned R-II and L-I. Nonresidential uses are located nearby along Jesse Jewell Parkway including various medical offices and the Wee Willy's Retail/Gas Station. The proposed multi-family use could be considered somewhat of a transitional use even though nearby multi-family development is currently present along Myrtle Street such as the Myrtle Place Apartments and the Myrtle Terrace apartments.

**(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?**

The adjacent and nearby property will function similar to the nearby Myrtle Terrace Apartments located east of the property. Additional vehicular traffic is expected given the previous residential homes have been removed. The property is currently zoned R-II which allows for multi-family housing at a slightly lower density.

**(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?**

The Future Development Map for the City of Gainesville places the property within the *Single-Family Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre. The proposed residential density is 15.49 dwelling units per acre.

According to the Character Area map for the City of Gainesville, most of the subject property is located within the *Traditional Neighborhoods* Character Area which includes Parks and recreation, single-family residential, multi-family residential, limited general mixed-use, commercial (retail and office), and public and institutional uses. Although the area is mostly built-out, opportunities for infill development should be promoted as they arise, and neighborhood-serving businesses are encouraged.

**(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?**

The property is currently zoned R-II which allows for a residential density of up to 12 dwelling units per acre (50 units). The applicant desires to rezone the property to a Planned Unit Development (P-U-D) to allow for a mixture of housing for market rate and affordable housing units for families at a residential density of 15.49 du/ac. Of comparison, the adjacent 24-unit Myrtle Terrace Apartments have a residential density of 15.4 du/ac. Also, the nearby 160-unit Myrtle Terrace Senior Living community has a residential density of 15.0 du/ac.

**(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?**

Surrounding properties currently utilize City water and sewer services and there is sufficient capacity to serve the development.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 located off Queen City Parkway is approximately 1.8 miles away. Gainesville Fire Station #2 is located off Cleveland Highway and is approximately 3.1 miles away. Gainesville Police currently patrol the Athens Street area.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed 64-unit, apartment development could generate 426± new trips per weekday and 35± A.M. and 43± P.M. peak hour trips during the weekday. The existing road network appears sufficient to accommodate the proposal and it is anticipated that most of the turning movements will occur at Osborne Street and Jesse Jewell Parkway which is unsignalized and right in/right out only. Left turn or U-turn movements are required at the signalized intersection of Jesse Jewell Parkway and Barn Street.

It is unknown at this time how many children will be living within the development to know what the impact will be on the school system. Of the proposed 62 units, there are 32 one-bedroom, 24 two-bedroom and 8 three-bedroom units.

**(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?**

The subject property is zoned for multi-family purposes but was historically developed as single-family. The Comprehensive Plan anticipates the subject properties to be developed for single-family purposes but is located within a Traditional Neighborhood Character Area that supports a mixture of housing types including multi-family attached and detached housing. Given the subject property is zoned R-II and is vacant of structures, it is anticipated the property will be developed for multi-family purposes.

**(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

The proposal is consistent with the Traditional Neighborhoods Character Area and will bring needed quality and affordable residential development to Gainesville-Hall County. The proposed use appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of this rezoning request with **P-U-D zoning**, based on the Comprehensive Plan and the adjacent and nearby mixture of residential uses.

**Conditions**

1. **The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance and shall be subject to the approval of the Director of the Community and Economic Development Department.**
2. **The owner/developer shall plant a minimum 10-foot-wide evergreen buffer adjacent to the single-family home and church property that front Wall Street. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
3. **The owner/developer shall construct a minimum 5-foot-wide sidewalk on the western side of Osborne Street and the northern side of Myrtle Street, to connect to the existing sidewalk network.**
4. **Any proposed dumpster shall be enclosed and screened from view from the adjoining properties, roads and parking areas.**
5. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**
6. **An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the use.**

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**Applicant Presentation: Beth Brown**, Gainesville Housing Authority Executive Director, 750 Pearl Nix Parkway spoke about the Osborne Street being basically the same as the Jesse Jewell Parkway site with one less unit (64 units). The Housing Authority is in negotiations working on due diligent items such as appraisals to purchase the property and expect to be complete in approximately two weeks. She mentioned the application due date being the middle of May and was the reason for both projects otherwise there might not be a project. Mr. Brown stated there were incentives to get the application in May and the second site (Osborne Street) is preferred since it is better for residential development. The hope was for both to be approved with the option to withdraw one of applications prior to the City Council meeting.

**Board Member Young** asked if both projects would receive the tax credit program and was confirmed but in a different location. Mrs. Brown stated the developer was also available to answer any specific questions.

**FAVOR: None**

**OPPOSE: Jennifer Gibbs,** 1240 Jesse Jewell Parkway, representative for Guilford Clinic Condominium Association was not against the project but had safety concerns with the current site plan for the second project item (C2) on the agenda. The concern was the ingress/egress being directly across the street from the Guilford Clinic's parking lot. Mrs. Gibbs stated Osborne Street is very narrow and with additional vehicles making it a huge concern for elderly patients, staff and hundreds of people in and out of the parking lots each day. The other concern was the amount of parking spaces provided to accommodate the number of units and vehicles parking in the Guilford parking lot. She asked for modifications to the site plan by moving the ingress/egress over to Wall Street which is wider and less traffic than Osborne. The other suggestion was to put a fence on the backside of the property to deter visitors and residents from parking in the Guilford parking lot. The other safety concern was there not being a traffic light at the intersection of Jesse Jewell Parkway and Osborne Street, and vehicles would drive through the parking lot to access the traffic signal at Barn Street.

**Chairman Carter** asked Deputy Tate to address the reason for the number of parking spaces for the proposed project. Deputy Tate advised based on code requirements and number of one, two and three bedrooms being proposed, the proposal would meet the number of parking spaces.

**Chairman Carter** asked Mrs. Brown and the developer since the Osborne project is in the early stages without full engineering, there was a need to work with the City of Gainesville Public Works as to the exact location of ingress/egress and other details of the project as was agreed by Mrs. Brown.

**Jenny Wilkinson**, Regent Partners, 4775 Cherrywood Lane, Atlanta, stated until being awarded tax credits, they did not want to spend a substantial amount of money on civil engineering and architectural renderings. If awarded, they would come back to work the city and community to address the appropriate ingress/egress. She stated the parking ratio is approximately the same as Walton Summit and Harbor which has been very marketable with no issues.

**Chairman Carter** assured Mrs. Gibbs the project has many steps prior to final approval. **Board Member Young** asked the developer if there might be any difficulty with reorienting the ingress/egress even as requested by Mrs. Gibbs. The developer stated there have been multiple iterations of having it on Wall Street but more of how to keep the community safe, gated and are open to options.

**There was a motion to recommend conditional approval to rezone the subject property for multi-family housing from Residential-II (R-II) to Planned Unit Development (P-U-D) with an amendment to condition five.**

**Conditions**

1. **The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance and shall be subject to the approval of the Director of the Community and Economic Development Department.**
2. **The owner/developer shall plant a minimum 10-foot-wide evergreen buffer adjacent to the single-family home and church property that front Wall Street. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
3. **The owner/developer shall construct a minimum 5-foot-wide sidewalk on the western side of Osborne Street and the northern side of Myrtle Street, to connect to the existing sidewalk network.**
4. **Any proposed dumpster shall be enclosed and screened from view from the adjoining properties, roads and parking areas.**
5. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. The developer/property owner shall coordinate with the Gainesville Public Works Director to explore an alternate driveway plan that limits vehicular access to Wall Street as opposed to Osborne Street.**
6. **An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the use.**

Motion made by Board Member Young
Motion seconded by Board Member Martin
**Vote – 4 favor, 3 absent (Thompson, Fleming, DeFoor)**

**Passed:** _____

**AN ORDINANCE**

**No. 2025-**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 4.13± ACRES TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF MYRTLE STREET AND OSBORNE STREET AND THE NORTHEAST SIDE OF THE INTERSECTION OF MYRTLE STREET AND WALL STREET, SOUTH OF JESSE JEWELL PARKWAY (A/K/A 1197 AND 1235 MYRTLE STREET, SE; 452, 474 AND 492 OSBORNE STREET, SE; 465, 471 AND 481 WALL STREET, SE) FROM RESIDENTIAL-II (R-II) TO PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:**

**SECTION I**

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Planned Unit Development, with conditions (P-U-D-c)**.

**Conditions**

1. **The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance and shall be subject to the approval of the Director of the Community and Economic Development Department.**
2. **The owner/developer shall plant a minimum 10-foot-wide evergreen buffer adjacent to the single-family home and church property that front Wall Street. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
3. **The owner/developer shall construct a minimum 5-foot-wide sidewalk on the western side of Osborne Street and the northern side of Myrtle Street, to connect to the existing sidewalk network.**
4. **Any proposed dumpster shall be enclosed and screened from view from the adjoining properties, roads and parking areas.**
5. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. The developer/property owner shall coordinate with the Gainesville Public Works Director to explore an alternate driveway plan that limits**

**vehicular access to Wall Street as opposed to Osborne Street.**

6. **An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the use.**

**Legal Description**

All that tract or parcel of land lying and being in Land Lot 136 of the 9th District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

Beginning at a nail found at the intersection of the northwestern right of way line of Myrtle Street (40 feet right of way width) and the northeastern right of way line of Wall Street (40 feet right of way width); thence proceeding along said right of way line of Wall Street North 30 degrees 05 minutes 53 seconds West a distance of 206.23 feet to a nail found; thence leaving said right of way line of Wall Street and proceeding North 57 degrees 47 minutes 05 seconds East a distance of 99.96 feet to a 1/2 inch rebar found; thence North 57 degrees 33 minutes 34 seconds East a distance of 80.81 feet to a 1/2 inch rebar set; thence North 28 degrees 49 minutes 15 seconds West a distance of 53.00 feet to a 1/2 inch rebar set; thence North 58 degrees 53 minutes 35 seconds East a distance of 169.11 feet to a 1/2 inch rebar found on the southwestern right of way line of Osborne Street (40 feet right of way width); thence proceeding along said right of way line of Osborne Street South 29 degrees 18 minutes 26 seconds East a distance of 235.37 feet to a 1/2 inch rebar set on the northwestern right of way line of Myrtle Street (40 feet right of way width); thence proceeding along said right of way line of Myrtle Street the following courses and distances: South 54 degrees 38 minutes 15 seconds West a distance of 104.37 feet to a 1/2 inch rebar set, thence South 55 degrees 55 minutes 29 seconds West a distance of 40.27 feet to a nail set, thence South 53 degrees 53 minutes 42 seconds West a distance of 104.01 feet to a nail found, thence South 53 degrees 51 minutes 43 seconds West a distance of 100.66 feet to a nail found, said nail being the Point of Beginning.

Said tract contains 76,799 square feet or 1.763 acres.

The above-described property consists of two parcels depicted as Tract 1 and Tract 2 as shown on a Boundary and Topographic Survey for Gainesville - Wall Street, prepared by Travis Pruitt & Associates, Inc., dated March 31, 2025. (FN: 219-E-155)

All that tract or parcel of land lying and being in Land Lots 136 and 137 of the 9th District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at a nail found at the intersection of the northwestern right of way line of Myrtle Street (40 feet right of way width) and the northeastern right of way line of Wall Street (40 feet right of way width); thence proceeding along said right of way line of Wall Street the following courses and distances: North 30 degrees 05 minutes 53 seconds West a distance of 206.23 feet to a nail found, thence North 30 degrees 05 minutes 52 seconds West a distance of 53.07 feet to a point, thence North 30 degrees 05 minutes 52 seconds West a distance of 159.21 feet to a 1/2 inch rebar found, thence North 29 degrees 45 minutes 55 seconds West a distance of 90.67 feet to a 1/2 inch rebar set, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along said right of way line of Wall Street the following courses and distances: North 29 degrees 28 minutes 26 seconds West a distance of 62.84 feet to a 1/2 inch rebar set, thence North 30 degrees 05 minutes 00 seconds West a distance of 57.01 feet to a 1/2 inch rebar found, thence South 57 degrees 20 minutes 55 seconds West a distance of 2.90 feet to a 1/2 inch rebar set, thence North 29 degrees 58

minutes 14 seconds West a distance of 6.43 feet to a 1/2 inch rebar set, thence along a curve to the right with a radius of 312.80 feet and an arc length of 83.75 feet (said curve having a chord bearing of North 21 degrees 28 minutes 20 seconds West and a chord distance of 83.50 feet) to a 1/2 inch rebar set, thence North 11 degrees 44 minutes 56 seconds West a distance of 18.97 feet to a 1/2 inch rebar found; thence leaving said right of way line of Wall Street and proceeding North 57 degrees 26 minutes 00 seconds East a distance of 162.78 feet to a 1/2 inch rebar set; thence North 58 degrees 02 minutes 17 seconds East a distance of 170.05 feet to a 1/2 inch rebar set on the southwestern right of way line of Osborne Street (40 feet right of way width); thence proceeding along said right of way line of Osborne Street the following courses and distances: South 31 degrees 18 minutes 01 seconds East a distance of 159.00 feet to a 1/2 inch rebar set, thence South 31 degrees 04 minutes 28 seconds East a distance of 105.83 feet to a 1/2 inch rebar found, thence South 30 degrees 08 minutes 28 seconds East a distance of 53.00 feet to a 1/2 inch rebar set, thence South 29 degrees 05 minutes 49 seconds East a distance of 53.10 feet to a 1/2 inch rebar found; thence leaving said right of way line of Osborne Street and proceeding South 58 degrees 07 minutes 34 seconds West a distance of 166.55 feet to a 1/2 inch rebar found; thence North 31 degrees 57 minutes 30 seconds West a distance of 52.96 feet to a 1/2 inch rebar set; thence North 29 degrees 03 minutes 10 seconds West a distance of 52.88 feet to a 3/4 open top pipe found; thence North 31 degrees 37 minutes 21 seconds West a distance of 39.08 feet to a 1/2 inch rebar set; thence South 57 degrees 23 minutes 40 seconds West a distance of 185.05 feet to the Point of Beginning.

Said tract contains 103,283 square feet or 2.371 acres.

The above-described property consists of six parcels depicted as Tracts 4, 5, 6, 7, 8 and 9 as shown on a Boundary and Topographic Survey for Gainesville - Wall Street, prepared by Travis Pruitt & Associates, Inc., dated March 31, 2025. (FN: 219-E-155)

**SECTION II**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION III**

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**SECTION IV**

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

**SECTION V**

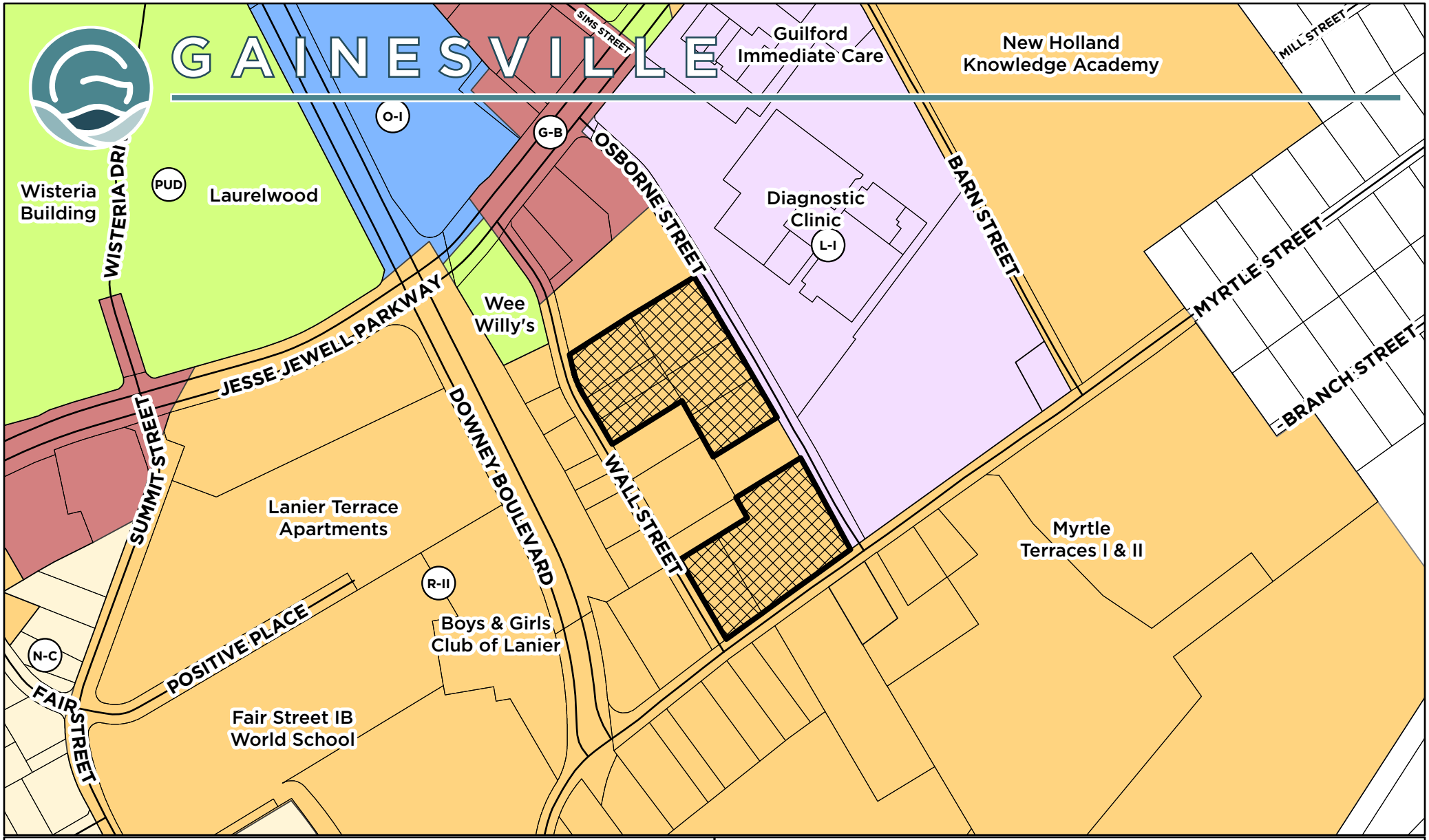
The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

_____
**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

_____
**Alisa Grayson, City Clerk**




**Applicant:**

## GAINESVILLE HOUSING AUTHORITY

## REZONING REQUEST

**Request:**
Rezone +/- 4.13 AC from Residential-II (R-II) to Planned Unit Development (P-U-D) for multi-family housing.

**Subject Property Address:**
1197 & 1235 Myrtle Street, SE
452, 474 & 492 Osborne Street, SE
465, 471 & 481 Wall Street, SE

**Tax Parcel:**
01-035-001-005, 007, 008, 013, 013A, 017, 019 and 020

Subject Property

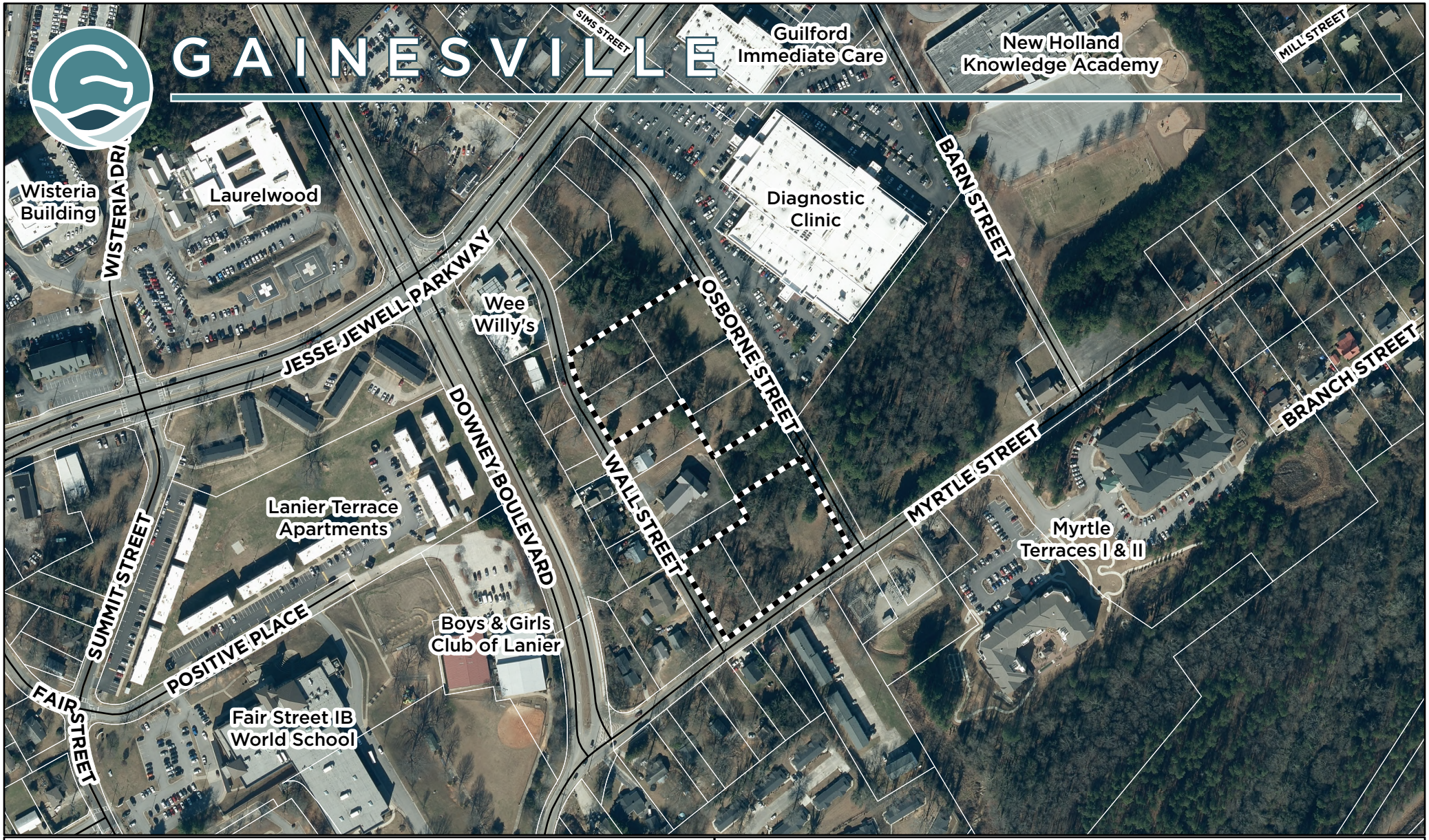
**Meeting Date:** 04/08/2025

**Map Prepared:** 03/10/2025

0 200 300 500 600 Feet

Scale: 1" = 300'

N W E S




**Applicant:**

## GAINESVILLE HOUSING AUTHORITY

## REZONING REQUEST

**Request:**
Rezone +/- 4.13 AC from Residential-II (R-II) to Planned Unit Development (P-U-D) for multi-family housing.

**Subject Property Address:**
1197 & 1235 Myrtle Street, SE
452, 474 & 492 Osborne Street, SE
465, 471 & 481 Wall Street, SE

**Tax Parcel:**
01-035-001-005, 007, 008, 013, 013A, 017, 019 and 020

Subject Property

Aerial from 2023

**Meeting Date:** 04/08/2025

**Map Prepared:** 03/10/2025

0 200 300 500 600 Feet

Scale: 1" = 300'

N W E S

# Osborne Street Apartments

## A Planned Unit Development

## Terms of Zoning


**Applicant:**

Gainesville Housing Authority

Contact: Beth Brown

750 Pearl Nix Parkway

Gainesville, GA 30501

770-536-1294

**Property Owner:**

Northeast Georgia Health System, Inc.

Contact: NGHS Real Estate

743 Spring Street NE

Gainesville, GA 30501

770-219-8404



**Submitted:**

March 7, 2025

I. **Existing Site Description:**

The subject property consists of 8 parcels across 4.13 acres in between SE Wall Street, SE Osborne Street and SE Myrtle Street. The address of each parcel is as follows:

| Parcel ID | Address | Current Zoning |
|---|---|---|
| 01035 001005 | 465 SE Wall St | R-II |
| 01035 001007 | 471 SE Wall St | R-II |
| 01035 001008 | 481 SE Wall St | R-II |
| 01035 001020 | 452 SE Osborne St | R-II |
| 01035 001019 | 474 SE Osborne St | R-II |
| 01035 001017 | 492 SE Osborne St | R-II |
| 01035 001013A | 1197 SE Myrtle Street | R-II |
| 01035 001013 | 1235 SE Myrtle Street | R-II |

Currently, the subject property consists of vacant land. Each parcel is currently zoned Residential-II District.

II. **Community Benefit:**

The proposed development will:

- Newly construct a mixed income community consisting of market rate workforce housing and affordable housing rental units.
- Provide a mixture of family and senior apartments across two phases.
- Assist the growing need for quality workforce and affordable housing in the Gainesville community.

The goal of the community is to increase the number and quality of affordable housing units within Gainesville which has been identified as a need by the Comprehensive Plan. Residents living within the community will be able to take advantage of the proximity of one of Gainesville's largest employers, the Northeast Georgia Medical Center.

The new development will not displace any existing residents or structures as the land is currently unoccupied today.

III. **Plan Revisions:**

The staff of the Gainesville Community Development Department has the authority to grant administrative variances and permits necessary to allow Applicant to develop the property and to interpret the intent and implementation of this Agreement.

IV. **Proposed Development:**

The applicant is proposing a zoning change from R-II to PUD. The Applicant plans to develop these parcels through the use of public and private financing relying heavily on the Low-Income Tax Credit (LIHTC) program as the primary financial vehicle for residential development. The community will be built across 2 phases. The first phase will have a maximum of 64 units and 89 parking spaces.

The anticipated timing for each phase is as follows:

- February through May 2025 – Rezoning & Community Engagement
- May 2025 – Phase I 9% Application Submission
- October 2025 – Phase I 9% Award Received, Relocation Commencement
- May 2026 – Phase I Financial Closing, Demolition and Sitework Commencement (Phase I and Phase II site area), Phase I Construction Commencement
- Phase II Application Submission
- October 2026 – Phase II 9% Award Received
- May 2027 – Phase II Financial Closing and Construction Commencement
- September 2027 – Phase I Construction Completion
- December 2027 – Phase I Stabilization
- September 2028 – Phase II Construction Completion
- December 2028 – Phase II Stabilization

The proposed community will consist of one, four-story residential building with amenities. The community will be approximately 65 units consisting of 1-, 2-, and 3-bedroom apartment homes and 89 parking spaces. This phase will serve a variety of income levels, but primarily those with an income of around 60% of the area's median income.

Anticipated amenities for the first phase of the community will be tailored for families. It is anticipated that the community will include a leasing office, community center, fitness center, and on-site laundry for interior amenities. For exterior amenities, it is anticipated that the community will enjoy an outdoor gathering space consisting of a covered porch, gazebo or playground. The community will be designed in an "urban" look with pitched roofs and a variety of architectural features. The primary entrance to the community will be off of Osborne Street.

The exterior elevations will include attractive materials such as brick, Hardie plank siding, decorative metal railing, standing seam roofs over breezeway entries, and

storefront windows at amenity areas along Osborne Street. Interior features will include spacious kitchens with large islands, walk-in closets, decorative lighting and a mix of hard surface and carpet flooring.

Along Wall Street, Osborne Street and Myrtle Street, there will be a 30-foot setback. The setbacks will improve the overall streetscape of the neighborhood and provide privacy and enhanced walkability for our residents.

V. **Architectural Rendering:**

The attached elevation is a close representation and may be modified upon the approval of the Gainesville Community and Economic Development Director.

VI. **Boundary Survey and Plat:**

The attached survey and plat of the Property was prepared by Travis Pruitt & Associates, Inc., Georgia Registered land surveyor contains 4.13 acres.

VII. **Signage:**

Primary signage will be located on Osborne Street and will include attractive landscaping. All signage will adhere to the Residential-II (R-II) zoning standards as stated within the Gainesville Unified Land Development Code.

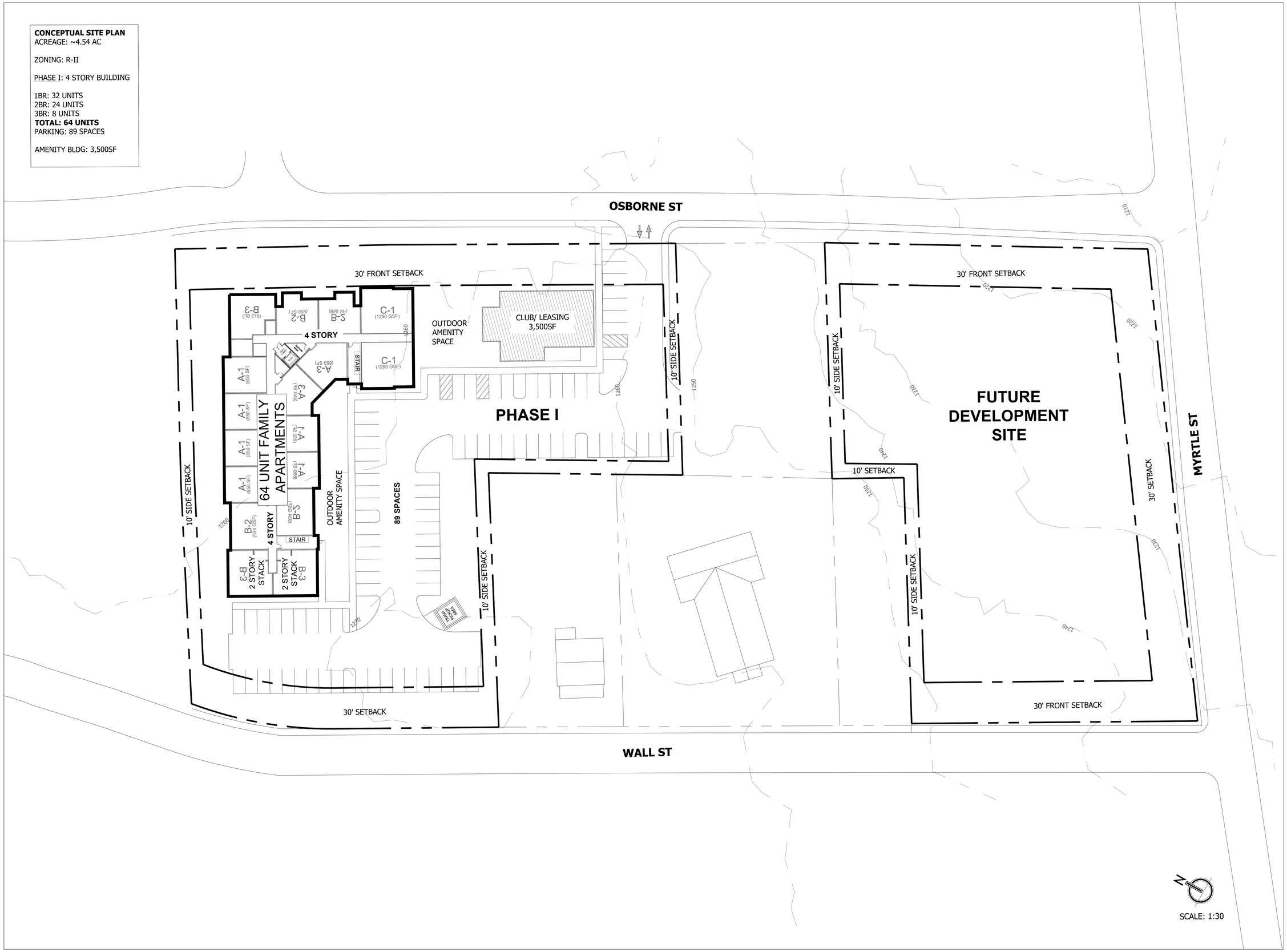
**CONCEPTUAL SITE PLAN**
ACREAGE: ~4.54 AC

ZONING: R-II

PHASE I: 4 STORY BUILDING

1BR: 32 UNITS
2BR: 24 UNITS
3BR: 8 UNITS
**TOTAL: 64 UNITS**
PARKING: 89 SPACES

AMENITY BLDG: 3,500SF




GEHEBER LEWIS ARCHITECTS

1325 LOGAN CIRCLE NW, ATLANTA, GA 30318
T: 404.228.1998 | F: 404.228.8350
WWW.GLAATL.COM

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RELEASE DATES:

| REV | # DATE | DESCRIPTION |
|---|---|---|

STAMP:

CLIENT:

REGENT PARTNERS, LLC

3340 PEACHTREE ROAD
SUITE 1400
ATLANTA, GA 30326

PROJECT:

GAINESVILLE APARTMENTS
465 SE WALL ST
GAINESVILLE, GA 30501

DRAWING TITLE:

SITE LAYOUT
PHASE I

| DRAWN BY: | CHECKED BY: |
|---|---|
| MF | PP |
| SCALE: | DATE: |
| AS NOTED | 3/13/25 |

PROJECT NUMBER:
25021

DRAWING NUMBER:
SK-8

NOT ISSUED FOR CONSTRUCTION

11120 Jesse Jewell Pkwy
gla
GEHEBER
LEWIS
ARCHITECTS

# CITY OF GAINESVILLE

## Work Session Agenda Request

| | |
|---|---|
| **Item Created:** | April 16, 2025 |
| **Date Submitted:** | April 25, 2025 |
| **Final Approval Date:** | April 29, 2025 |
| **Presenter:** | Abb Hayes, City Attorney |
| **Item of Business:** | **Public Hearing Item: May 6, 2025, Council Meeting**<br>Request from **GWAR Gainesville Landfill, LLC** to annex a 105.076± acres tract located on the south side of the intersection of Athens Highway, Old County Dump Road and Athens Street, including all of Old County Dump Road (a/k/a **0 Athens Highway**; **0, 2033 and 2045 Old County Dump Road;**) and to establish a zoning of Heavy Industrial (H-I), with a special use. **Ward Number: Three**. Tax Parcel Number(s): 15-032-000-038, 070, 071 and 081. **Request: Landfill (Construction & Demolition) and composting facility**. |
| **Meeting Date:** | May 1, 2025 |

**Purpose of Request:**
To provide an overview of the following zoning request as presented at the April 8, 2025, Planning and Appeals Board meeting.

**Facts & Issues / History & Background:**
The applicant known as Waste Eliminator is proposing to annex the subject property with a zoning of Heavy Industrial (H-I) with a special use for an existing construction and demolition landfill and a composting facility. The property is currently zoned Planned Industrial Development (P-I-D) in Hall County and was approved in 2012 as a construction and demolition solid waste inert landfill and composting facility. The existing facility operates Monday through Friday, from 7:00 a.m. to 4:00 p.m. with 14 full time employees. The facility also conducts operations outside of the business hours open to the public to include placing “cover” and composting. Access will remain from Old County Dump Road. Waste Eliminator is not proposing any change in operations on the property as part of this application. The request will provide the City a greater degree of oversight with respect to Waste Eliminator’s operations and an additional source of revenue, both in the form of ad valorem property taxes and the “hosting” fee now being paid to Hall County.

The city limits are contiguous to the property along portions of easterly, westerly and southerly boundary lines. Part of the property is located within the Gateway Corridor Overlay Zone and there are two streams within the property. Adjacent uses include Copart -Atlanta North auto salvage, Family Dollar, 129 Tire & Auto, Capital Material building supply and Green Box Mushrooms.

**Department Recommendation:**
Staff and PAB recommended approval with eight conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2025- :
I move to approve the ordinance to annex the subject property for a landfill (Construction & Demolition) and composting facility as presented.

Approval of Ordinance 2025- :
I move to approve the ordinance to establish zoning as Heavy Industrial (H-I) with eight conditions as presented.

Approval of Zoning Resolution ZR-2025- :
I move to approve the resolution to allow a landfill (Construction & Demolition) and composting facility within Heavy Industrial (H-I) zoning district with eight conditions as presented.

Denial of the Request:
I move to deny the request.

**Department Director:**
Rusty Ligon

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:** **Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Annexation Ordinance
4. Proposed Zoning Ordinance
5. Proposed Zoning Resolution
6. Location maps
7. Narrative
8. Survey
9. Odor Management Plan (Updated June 2024)
10. Design and Operation Plans

be had by publication, as provided by law. You are hereby commanded to be and appear at said court within 30 days of the date of the order for service by publication to answer said petition and file pleadings before the court.
Witness, Jason J. Deal, Chief Judge, Superior Court of Hall County.
This 4th day of April, 2025.

/s/ Mark Pettitt__
Clerk of Superior Court
Hall County, Georgia
**146373 04/16,23,30 05/07**

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**PUBLIC NOTICE**
**GEORGIA DEPARTMENT OF NATURAL RESOURCES**
**ENVIRONMENTAL PROTECTION DIVISION**
Notice of Application for Industrial Pretreatment Permit to Discharge Treated Wastewater to the Flowery Branch Water Pollution Control Plant's Sewerage System.
The Georgia Environmental Protection Division has received a new pretreatment permit application for the reissuance of an existing pretreatment permit. Having reviewed such application, the Environmental Protection Division proposes to issue for a maximum term of five years the following permit subject to specific pollutant limitations and special conditions:
Jinsung Georgia, LLC, 5385 Rafe Banks Drive, Flowery Branch, Georgia 30542, Pretreatment Permit No. GAP050291, for its metal finishing facility located at 5385 Rafe Banks Drive, Flowery Branch, Georgia 30542 in Hall County. A maximum of 0.003 MGD of metal finishing process wastewater is discharged to the Flowery Branch Water Pollution Control Plant's sewerage system in the Chattahoochee River Basin.
Persons wishing to comment upon or object to the proposed determinations are invited to submit same in writing to the EPD address listed below, or via email at EPDcomments@dnr.ga.gov, no later than thirty (30) days after this notification. If you choose to email your comments, please be sure to include the words "Pretreatment Permit Issuance – Jinsung Georgia, LLC (Hall County)" in the subject line to ensure that your comments will be forwarded to the correct staff. All comments received prior to or on that date will be considered in the formulation of final determinations regarding the application. A public hearing may be held where the EPD Director finds a significant degree of public interest in a proposed permit or group of permits. Additional information regarding public hearing procedures is available by writing EPD.
Individual draft permits, applications, supporting documents, and fact sheets are available on EPD's website accessible through the publicly available Georgia EPD Online System (GEOS) at: https://geos.epd.georgia.gov/GA/GEOS/Public/GovEnt/Shared/Pages/Main/Login.aspx by searching for Submittal No: 876600.
A fact sheet or copy of the draft permit is also available by writing the Environmental Protection Division. A copying charge of 10 cents per page will be assessed. The permit application, draft permit, comments received, and other information are available for review at 2 MLK, Jr. Dr., Suite 1470A, Atlanta, GA 30334, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.
For additional information contact: Whitney Fenwick, Wastewater Regulatory Program, phone (470) 607-3078 or e-mail whitney.fenwick@dnr.ga.gov.
**146408 04/16**

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**PUBLIC NOTICE**
In accordance with O.C.G.A. § 36-37-6(c), public notice is hereby given within six weeks preceding the closing of the proposed exchange of real properties between the City of Gainesville, Georgia and Debbie L. Davis and Andrew Vincent Davis. Based on an appraisal of the real properties to be exchanged, the value of the real property to be acquired by the City of Gainesville from Debbie L. Davis and Andrew Vincent Davis is of greater value than the real property to be granted to Debbie L. Davis and Andrew Vincent Davis by the City of Gainesville.
The real property to be acquired by the City of Gainesville from Debbie L. Davis and Andrew Vincent Davis is described as the following tracts numbered as: All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, and being all of lots 4 and 5 as shown by a plat made by George D. Newton, Registered Surveyor, dated February 28, 1958, as recorded at Plat Book 19, Page 124, Hall County, Georgia deed records.
The real property to be acquired by Debbie L. Davis and Andrew Vincent Davis from the City of Gainesville is described as: All that tract or parcel of land lying and being in the Candler District (GMD 1385), City of Gainesville, Hall County, Georgia, containing 10.323 acres, more or less, being Parcel A, as shown on a plat of survey titled "Division of a Parent Tract for Gainesville 85 Business Park being Lot 14" by Richard E. Millard, GRLS No. 3044, dated September 6, 2024, and being more particularly described as follows:
TO FIND THE TRUE PONT OF BEGINNING, commence at the intersection of the southwestern right of way of Fulenwider Road (60 foot right of way) with the centerline of State Route 60 aka Candler Road (unknown right of way), thence running 3,112 feet along said southwestern right of way to an iron pin set; thence running South 06 degrees 43 minutes 33 seconds West a distance of 7.21 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence continuing along the southwestern right of way line of Fulenwider Road along the arc of a curve to the left (said curve being subtended by a chord having a bearing of South 56 degrees 28 minutes 11 seconds East and a chord length of 208.93 feet, and said curve having a radius of 1,527.10 feet) an arc distance of 209.09 feet to a point; thence continuing along the southwestern right of way line of Fulenwider Road South 60 degrees 23 minutes 32 seconds East a distance of 395.31 feet to a point; thence continuing along the southwest right of way line of Fulenwider Road along the arc of a curve to the right (said curve being subtended by a chord having a bearing of South 58 degrees 42 minutes 52 seconds East and a chord length of 117.81 feet, and said curve having a radius of 2,012.00 feet) an arc distance of 117.82 feet to an iron pin set; thence leaving the southwest right of way line of Fulenwider Road and running South 30 degrees 26 minutes 36 seconds West a distance of 693.80 feet to an iron pin set; thence running North 59 degrees 33 minutes 24 seconds West a distance of 636.93 feet to a concrete monument found; thence running North 30 degrees 08 minutes 26 seconds East a distance of 359.14 feet to a concrete monument found;
thence running North 30 degrees 12 minutes 06 seconds East a distance of 154.84 feet to a concrete monument found; thence running North 06 degrees 43 minutes 33 seconds East a distance of 204.28 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.
**145771 3/26, 4/2, 9, 16**

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To Whom It May Concern:
RE: Equitable Interpleader Action for James Michael Adam, deceased
In the Superior Court of Hall County, Georgia
Case Number: 2025CV000209
**NOTICE OF PUBLICATION**
To: Clients and Creditors of James Michael Adam, Attorney at Law, deceased.
You are hereby notified that an equitable interpleader action has been filed in the Superior Court of Hall County, Georgia. The action is titled "Verified Petition for Equitable Interpleader and Declaratory Judgment," and it is assigned Case Number 2025CV000209.
On February 18, 2022, the Supreme Court of Georgia, Case Number S22B0690, appointed William D. NeSmith, III, as receiver of James Michael Adam's files, records, and IOLTA and escrow accounts.
The Petitioner, William D. NeSmith, III, as receiver for James Michael Adam, has filed a petition in this Court seeking equitable interpleader relief regarding certain IOLTA trust funds that appear to belong to former clients of James Michael Adam. The purpose of this action is to determine the rights of various claimants to the funds at issue in this action.
You are hereby required to file with the Clerk of the Superior Court of Hall County, Georgia and serve upon the Petitioner a response or answer to the Petitioner's petition within 30 days of the date of the first publication of this notice. If you fail to do so, the court may enter a judgment, excluding you from any available relief sought in the equitable interpleader action.
The Clerk of the Superior Court of Hall County, Georgia shall cause the publication of this Notice of Publication to be made in the paper in which sheriff's advertisements are printed, four times within the ensuing 60 days, publications to be at least seven days apart in a newspaper of general circulation in Hall County, Georgia, as required by law. The first publication shall occur within seven days of the date of this notice.
You are further notified that service upon the Petitioner may be perfected, and a copy of the equitable interpleader action may be obtained from the Petitioner at the address below.
William D. NeSmith, III
Receiver for James Michael Adam, deceased
104 Marietta Street, N.W.
Suite 100
Atlanta, Georgia 30303
billn@gabar.org
**146262 4/9, 16, 23, 30**

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You are hereby notified that this mobile home, VIN #11412894 A&B, located at 5419 Mountain Lake Terrace, Gainesville, GA 30506 has been deemed abandoned and derelict. You are entitled to a hearing in magistrate court to contest this determination. If you fail to request a hearing within 90 days from April 9th, 2025, or if it is confirmed by a court that this abandoned mobile home is derelict, the owner of the land upon which this mobile home sits shall be entitled to dispose of the mobile home.
**146078 4/9, 16, 23, 30, 5/7, 14, 21, 28, 6/4, 11, 18, 25, 7/2**

## Name Changes

IN SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Bradley Nicholas Alvarez, Petitioner.
Civil Action Case No. 2025CV000511
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 27, 2025, to change Petitioner's name from: Bradley Nicholas Alvarez to Blair Nikki Alvarez. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date 3/26/25
/s/ Bradley Alvarez
Name: Bradley Alvarez
Address: 3381 Abbey Way, Gainesville, GA 30507
Phone: 254-258-6515
Email: Blair.Alvarez07@gmail.com
**146162 4/9, 16, 23, 30**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Elizabeth Anne Randolph, Petitioner.
Civil Action Case No. 2025CV000491
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 24, 2025, to change Petitioner's name from: Elizabeth Anne Randolph to Elizabeth Anne Reeves. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
March 24, 2025.
/s/ Elizabeth Anne Randolph
Address: 1380 Montrose Drive NW Gainesville, GA 30501
Phone: 859-806-5245
Email: childofgrace10142001@gmail.com
**145931 4/2, 9, 16, 23**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Minor Children
Bentley Barrett
Kevin Turpin Jr, Petitioner,
vs.
Tiffany Poole, Respondent,
Civil Action File No. 2025CV000416
**NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILDREN**
I, Kevin Glenn Turpin Jr., filed a petition in the Superior Court of Hall County on, 2025, to change the name(s) of the following minor children.
From Bentley Barrett to Bentley Turpin
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: 3-5-25
Kevin Turpin Jr
Petitioner Pro se
Name: Kevin Turpin Jr
Address: 5614 Ryan Way Flowery Branch, GA 30542
**145648 3/26, 4/2, 9, 16**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Christine Miyuki Oswald, Petitioner.
Civil Action Case No. 2025CV000441
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 17, 2025, to change Petitioner's name from:
Christine Miyuki Oswald to Miyuki Ria Rose
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Date: 3/17/25
/s/
Name: Christine Miyuki Oswald
Address: 5860 Gailey Dr Clermont, GA 30527
Phone: 714-461-8926
Email: miyukiartwork@gmail.com
**145823 3/26, 4/2, 9, 16**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Sharielis Thais Diaz Rivera, Petitioner.
Civil Action Case No. 2025CV000558CGB
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday April 4, 2025, to change Petitioner's name from Sharielis Thais Diaz Rivera to Sharielis Thais Gerena Diaz.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 04/04/2025
Sharielis Thais Diaz Rivera, Pro se
Name: Sharielis Thais Diaz Rivera
Address: 1307 Cardena Court Gainesville, GA
Phone: 678-365-1078 Email: sharielis06@gmail.com
**146358 4/16,23,30, 5/7**

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**IN THE SUPERIOR COURT OF HALL COUNTY**
**STATE OF GEORGIA**
In re the Name Change of: Annabella Mariana King, Petitioner
Civil Action Case No. 2025CV000575
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Petitioner filed a petition in Hall County Superior Court on April 6th, 2025, to change Petitioner's name from: Annabella Mariana King to: Ricardo Gustavo King.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: April 6, 2025
/s/ Annabella M. King
Petitioner, Pro se
**146424 04/16,23,30 05/07**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Bigby Morrigan., Petitioner.
Civil Action Case No. 2025CV000556LHB
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday April 3, 2025, to change Petitioner's name from Bigby Morrigan to Brandon Prospero Itzcuintli.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 04/03/2025
Bigby Morrigan, Pro se
Name: Bigby Morrigan
Address: 2722 Valley Green Dr
Phone: 470-678-5503
Email: alfonsobrand2002@gmail.com
**146289 4/9, 16, 23, 30**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Kimberlea Anne Atkinson, Petitioner.
Civil Action Case No. 2025CV000449
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday March 20, 2025, to change Petitioner's name from Kimberlea Anne Atkinson to Kimberlea Anne Day.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: March 20, 2025
Kimberlea Anne Atkinson
Petitioner, Pro se
Name: Kimberlea Anne Atkinson
Address: 3979 Pointe N Gainesville, GA 30506
Phone: 770-318-1111
Email: kim345@gmail.com
**145851 4/2, 9, 16, 23**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Michael Superman Downs, Petitioner.
Civil Action Case No. 2025CV000406
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday March 14, 2025, to change Petitioner's name from Michael Superman Downs to Michael Superman De Bruce.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 03/14/2025
Michael Superman Downs
Petitioner, Pro se
Name: Michael Superman Downs
Address: 4876 Patterson Lane Gainesville, GA 30506
Phone: 470-982-8123
Email: geminigodz22@gmail.com
**145678 3/26, 4/2, 9, 16**

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**SUPERIOR COURT OF HALL COUNTY**
**STATE OF GEORGIA**
In re the Name Change of Child(ren):
AN DY HUYNH
THI DAO
Petitioner,
v.
TAN HUYNH
Respondent.
Civil Action File No: 2025CV000537
**NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)**
I, THi DAO, filed a petition in the Superior Court of Hall County on, 2025, to change the name(s) of the following minor children From
AN DY HUYNH to ANDY HUYNH
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: 04/01/25
THI DAO
Petitioner Pro se
Name: THI DAO
Address: 4213 Weeping Willow Dr, Gainesville, GA 30504
**146333 4/16,23,30,5/7**

## Public Hearings

**IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA**
**IN RE: ESTATE OF ROBERT D. WHITESCARVER. DECEASED**
**ESTATE NO. E - 24 - 353**
**NOTICE**
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: WHOM IT MAY CONCERN:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 am, May 5., 2025
**BE NOTIFIED FURTHER**: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: Riley Norris
Clerk of the Probate Court
116 Spring Street, SE
Gainesville, GA 30501
Address
770 - 533 - 7828
Telephone Number
**146016 4/16**

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**NOTICE** is hereby given that the Hall County Board of Commissioners shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on Thursday, **May 22, 2025**, to consider the following:
1. 5184 Cool Springs Road | Variance | Section 3.2 to reduce the minimum yards | on an 8.23± acre tract located on the north side of Cool Springs Road approximately 420 feet from its intersection with Willie Robinson Road | Zoned AR-1; Tax Parcel 10027 000005 (pt.) | Proposed Use: Accessory structure | * Commission District 2 | Clinton Kyle Cato, applicant
2. 6156 Lake Lanier Heights Road | Variance | Section 4.2 to reduce the minimum yards | on a 0.33± acre tract located on the west side of Lake Lanier Heights Road approximately 100 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001031 | Proposed Use: Attached garage | * Commission District 2 | Edward Reed Farnen, applicant
3. 3505 Kubota Way | Variance to Section 8.6 | Sign standards | on a 21.61± acre portion of the tract located on the southwest side of Kubota Way at its intersection with Gateway Centre Parkway | Zoned I-1 and I-2 (GCOD); Tax Parcel 15019 000168 | Proposed Use: Commercial signage | * Commission District 3 | Anchor Sign, Inc., applicant
4. 0 McKinzey Lane | Special Use | Subdivision, minor | on a 5.73± acre tract located on the northwest side of
McKinzey Lane approximately 303 feet from its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089
001019A | Proposed Use: 6-lot subdivision | ** Commission District 2 | Garry L. English, applicant
5. 4396 & 4382 Friendship Road & 4436 Ridge Road | Special Use | to amend conditions of zoning | on a combined 3.07± acre tract located on the south side of Friendship Road at its intersection with Ridge Road | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | Proposed Use: Convenience store with retail and self-storage | ** Commission District 1 | Sinndar Enterprises, Inc., applicant
6. (A) 2905 McEver Road | Special Use | to amend conditions of zoning in GCOD | on a 1.00± acre tract located
on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax
Parcel 07300 000003A | Proposed Use: Expansion of vehicle sales and vehicle repair, major | ** Commission District 2 | Fady Hanna, applicant
(B) 2905 McEver Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | Proposed Use: Gravel parking | ** Commission District 2 | Fady Hanna, applicant
7. (A) 2696 Cleveland Highway | Special Use | to amend conditions of zoning | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138
000058 | Proposed use: Vehicle repair, major | ** Commission District 3 | Ramon Carrillo Jr., applicant
(B) 2696 Cleveland Highway | Special Use | for vehicle repair, major in GCOD | on a 0.60± acre tract located
on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138
000058 | Proposed use: Vehicle repair, major | ** Commission District 3 | Ramon Carrillo Jr., applicant
8. 3754 Price Road & 3715 Wahoo Falls Trace | Special Use | to amend conditions of zoning | on a 14.28± acre assemblage located on the north side of Price Road at its intersection with Thompson Bridge Road | Zoned PCD; Tax Parcels 10100 000156C & 000156B | Proposed Use: Master sign plan | ** Commission District 2 | Benderson Development c/o Todd Mathes, applicant
NOTE: In accordance with Georgia law, anyone who
(a) wishes to express opposition to the proposed rezoning and
(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating $250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).
* Unless appealed to the Board of Commissioners within 30 days, the Planning Commission's decision will be the final action taken. If appealed, the appeal will be heard by the Board of Commissioners on Thursday, May 22, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision.
**146512 04/16**

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**NOTICE** is hereby given that the Hall County Planning Commission shall conduct a public hearing at the Hall
County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 5:15 p.m. on
**Monday, May 19, 2025** to consider the following:
1. 3911 P Davidson Road | Variance | to reduce the minimum yards | on a 55.23± acre tract located on the north side of P Davidson Road at its intersection with East Hall Road | Zoned AR-1; Tax Parcel 15017
000162 | Proposed Use: Library addition | * Commission District 3 | Hall County Library System, applicant
2. 0 Reservoir Drive | Rezone | from Residential 1 (R-1) to Agricultural Residential 1 (AR-1) | on a 1.20± acre tract located on the northeast side of Reservoir Drive at its intersection with Old Cornelia Highway | Zoned
R-1; Tax Parcel 15018 000123 | Proposed Use: Permitted uses in AR-1 | ** Commission District 3
Denise R. Jackson, applicant
NOTE: In accordance with Georgia law, anyone who
(a) wishes to express opposition to the proposed rezoning and
(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating $250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).
*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.
The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, June 26, 2025**, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, June 26, 2025**. The Board will meet at 6:00 p.m. at the Hall County Government Center,
2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
**146513 04/16**

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**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP**
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, May 6, 2025 at 5:30 p.m**. in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests:
1) Request from **Gainesville Housing Authority** to rezone a 2.6± acres tract located on the southwest side of the intersection of Jesse Jewell Parkway and Downey Boulevard and the southeast side of the intersection of Jesse Jewell Parkway and Summit Street (a/k/a **1120 Jesse Jewell Parkway, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-035-002-004
Request: Multi-family housing
2) Request from **Gainesville Housing Authority** to rezone a 4.13± acres tract located on the northwest side of the intersection of Myrtle Street and Osborne Street and the northeast side of the intersection of Myrtle Street and Wall Street, south of Jesse Jewell Parkway (a/k/a **1197 and 1235 Myrtle Street, SE; 452, 474 and 492 Osborne Street, SE; 465, 471 and 481 Wall Street, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-035-001-005, 007, 008, 013, 013A, 017, 019 and 020
Request: Multi-family housing
3) Request from **GWAR Gainesville Landfill, LLC** to annex a 105.076± acres tract located on the south side of the intersection of Athens Highway, Old County Dump Road and Athens Street, including all of Old County Dump Road (a/k/a **0 Athens Highway; 0, 2033 and 2045 Old County Dump Road**) and to establish a zoning of Heavy Industrial (H-I), with a special use.
Ward Number: Three
Tax Parcel Number(s): 15-032-000-038, 070, 071 and 081
Request: Landfill (Construction & Demolition) and composting facility
4) Request from the **City of Gainesville** to rezone a 134.0± acres tract located on the east side of Monroe Drive, north of Allen Creek Road (a/k/a **1701 Fulenwider Road, SW**) from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I), with a special use.
Ward Number: Three
Tax Parcel Number(s): 15-023-000-167 (Part)
Request: Landfill (Construction & Demolition) and composting facility
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating $250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})
**146508 04/16**

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**Personal Transportation Vehicle Route Plan Neighborhood Petition**
A public hearing will be held on May 15th, 2025, at 6:00 PM at the City of Flowery Branch City Hall to consider a Petition presented to the City Council of the City of Flowery Branch on behalf of Summit Lake HOA to accept a petition to add the neighborhood streets of Summit Lake to the Flowery Branch Personal Transportation Vehicle Route Plan. Be advised that the City Council has the legislative discretion to grant, deny, or modify zoning requests. Interested parties may contact Planning and Community Development at 770.967.6378.
**146440 04/16**

## Public Sales/Auctions

**Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction** to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy Gainesville GA 30501
05/01/2025 12:00pm
1048 Otto Reyes Household Items , Washer and Dryer
1063 Devin Montgomery wheel chair hospital be
1227 Katrina Chapman Boxes bags furniture
1484 Anthony Sweezer Furniture, table, tv's, appliances, electronics
1556 Makenzie Tayte Clothes, Bags, bins TV
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes

**GAINESVILLE PLANNING and APPEALS BOARD**
**RECOMMENDATION**

**Applicant and Property Owner**..... GWAR Gainesville Landfill, LLC

**Location**..... 0 Athens Highway;
0, 2033 and 2045 Old County Dump Road

**Request**..... Annex with H-I zoning, with a special use

**Total Acres** ..... 105.076± acres

**Ward**..... Three

**Proposed Use**..... Landfill (Construction & Demolition) and composting facility

**Planning Division Staff Recommendation** ..... **Approval, with conditions**

**Planning & Appeals Board Recommendation**..... **Approval, with conditions**

**Date**..... April 8, 2025

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- ***Applicant's Proposal and Background Information***

The applicant is proposing to annex the subject property with a zoning of Heavy Industrial (H-I) with a special use for an existing construction & demolition landfill and composting facility. The property is currently zoned Planned Industrial Development (P-I-D) in Hall County and was approved in 2012 as a construction and demolition solid waste inert landfill and composting facility. The Property has been continuously operated since then as a Construction and Demolition Landfill and composting operation in accordance with zoning requirements established by Hall County and the EPD Permit. The existing facility operates Monday through Friday, from 7:00 a.m. to 4:00 p.m. with 14 full time employees. The facility also conducts operations outside of the business hours open to the public to include placing "cover" and composting. Approximately 90 inbound loads arrive at the facility throughout the day during normal operating hours, totaling approximately 350 tons of materials for disposal in the C&D Landfill or composting. Access will remain from Old County Dump Road. Waste Eliminator is not proposing any change in operations on the property as part of this application. The request will provide the City a greater degree of oversight with respect to Waste Eliminator's operations and an additional source of revenue, both in the form of ad valorem property taxes and the "hosting" fee now being paid to Hall County.

The city limits are contiguous to the property along portions of easterly, westerly and southerly boundary lines. Part of the property is located within the Gateway Corridor Overlay Zone and there are two streams within the property.

- ***Adjacent Land Use and Zoning***

| Location | Use | Zoning |
|---|---|---|
| North | Copart -Atlanta North Auto Salvage;<br>Flores Diesel Service & Trailer Repair;<br>Vacant Land;<br>Family Dollar; | Planned Industrial Development (P-I-D) -County<br>Light Industrial-1 (I-1) - County<br>Agricultural Residential-1 (AR-1) - County<br>General Business (G-B) - City |
| South | City of Gainesville Property;<br>Gainesville 85 Business Park | Residential-I-A (R-I-A) – City<br>Planned Unit Development (P-U-D) |
| East | Vacant Land;<br>Go Pull-It Junkyard | Light Industrial (I-1) - County |

| | | |
|---|---|---|
| West | City of Gainesville Property;<br>BDC Gainesville, LLC;<br>(Future Bioenergy site) | Residential-I-A (R-I-A) - City<br>Heavy Industrial (H-I) -City |

- ***Other Departmental Comments***

There were no departmental comments for this request.

According to the Department of Water Resources, there is adequate water and sanitary sewer capacity for the proposed use.

- ***Zoning History***

*The following zoning actions have taken place in the immediate area during the last ten years:*

**2023-** A request from BDC Gainesville, LLC to annex a 50.711± acres tract located at 2544 Monroe Drive and 1570 Athens Highway with a zoning of Heavy Industrial (H-I) with a special use was approved with conditions for an enclosed anaerobic digestion facility (Bioenergy center).

**2020-** A request by City of Gainesville to annex 4.4± acres located at 0 and 2221 Smallwood Road; 2306 and 2312 Athens Highway with a zoning of Planned Unit Development (P-U-D) was approved with conditions for the 85 Business Park.

**2020-** A request by City of Gainesville to rezone 1,320± acres located at 1701 Fulenwider Road, SW from Residential-I-A (R-I-A) to Planned Unit Development (P-U-D) was approved with conditions for the 85 Business Park.

**2019-** A request by City of Gainesville to rezone 395.69± acres located at 1701 Fulenwider Road, SW from Residential-I-A (R-I-A) to Heavy Industrial (H-I) was approved with conditions for future industrial uses.

***Analysis***

**(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?**

The subject property is located within a nonresidential area primarily consisting of established heavy industrial, light industrial and commercial uses. There are residential uses located within unincorporated Hall County along Athens Highway 950± feet from the existing operations. It appears the existing C & D landfill and composting facility is suitable given the adjacent industrial uses and current operations.

**(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?**

The existing construction & demolition landfill and composting facility will operate in the same manner as currently approved in Hall County and EPD. Prior to the existing landfill operations being approved in 2002, the property was a salvage yard and have been expanded since that time. The proposed annexation would not appear to adversely affect the adjacent or nearby properties. Given the number of heavy industrial uses located off Highway 129 (E. E. Butler Pkwy and Athens Hwy), odors must be properly mitigated so as to not impact the nearby businesses and residential uses. An odor management plan is currently in place for current operations and was submitted with this request. Minimum 75-foot side buffers are required on both sides of all streams and property soil erosion and water quality measures are required as well.

**(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?**

It is staff's opinion that the proposal is consistent with the Comprehensive Plan.

The Future Development Map for the City of Gainesville places the property within the *Industrial* land use category. This industrial land use category includes a wide range of office, business, light industrial, manufacturing, research and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Economic Development Gateways* character area. This character area represents the industrial, warehousing and other commercial enterprises that parallel the I-985 and Norfolk-Southern railroad corridor. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. Appropriate land uses and development types include commercial, general mixed-use, industrial, limited multi-family residential, parks and recreation, public and institutional uses.

**(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?**

The property is currently zoned Planned Industrial Development (P-I-D) in Hall County and was specifically approved in 2002 as a construction and demolition landfill and compositing facility. The existing facility is also in conformance with the supplemental requirements for landfills within Section 9-10-10-2 of the Unified Land Development Code. Given the history of the property, it's highly unlikely a different use would be proposed. The property currently utilizes City water services and is contiguous to the city limits. The request will provide the City a greater degree of oversight with respect to Waste Eliminator's operations and an additional source of revenue, both in the form of ad valorem property taxes and the "hosting" fee now being paid to Hall County.

**(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?**

According to Gainesville Water Resources there is sufficient water and sewer capacity for the proposed use. A traffic Impact Study was not required for the existing use as traffic generated from the proposed use is considered minimal given that there will be only 14 employees and approximately 90 inbound truck loads a day. The Gainesville Fire and Police Departments currently respond to the adjacent and nearby property. Gainesville Fire Station #1 is located off of Queen City Parkway and is 3.0± miles from the existing Old County Dump Road. There will be no impacts to the City school system as the proposed use is nonresidential purposes.

**(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?**

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The subject property and much of the surrounding area have been planned for public and industrial uses for many years. As well, the surrounding area has experienced mostly industrial growth due to nearby Exit 22 /I-985 and the availability of water and sewer. Gainesville 85 Business Park was recently established just south and east of the subject property which has access from Fulenwider Road, Allen Creek Road, Monroe Drive and Athens Highway.

**(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

Based on the Comprehensive Plan and the adjacent industrial properties, the proposal with the zoning conditions recommended by staff appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

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- ***Additional Special Use Criteria***

**(1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.**

Athens Highway and Old County Dump Road is a signalized intersection and is adequate to serve additional operations. Old County Dump Road is privately maintained by the applicant/owner and consists of asphalt and gravel. A 300± foot long segment of Old County Dump Road as measured from the Athens Highway intersection should be repaved and striped to further improve access.

**(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.**

Vehicular access is sufficient in and out of the property based on the anticipated traffic flow. There are no sidewalks along Old County Dump Road or Athens Highway.

**(3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.**

The existing public facilities are adequate.

**(4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.**

The current operations within the property are not visible from Athens Highway which is a gateway corridor. A ground and surface water monitoring plan, methane gas monitoring program and an odor management plan are in place and are required/monitored by the EPD. In addition, the EPD requires a minimum of 150 feet wide buffer between the landfill/composting operations and the property lines. The applicant currently provides for a 200-foot wide buffer which will not change.

**(5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.**

The existing facility operates Monday through Friday, from 7:00 a.m. to 4:00 p.m. with 14 full time employees. The facility also conducts operations outside of the business hours open to the public to include placing “cover” and composting. Operational impacts will be minimized due to the natural buffers. The adjacent uses are all non-residential except for established housing located to the north across Athens Highway.

**(6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.**

The property contains a small office and metal storage building on site which are not visible from Athens Highway or the boundary of the property. Any future structure such as a

Materials Recovery Facility (MRF) would not be of a significant height so as to be visible from Athens Highway or adjacent properties.

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of this annexation request with Heavy Industrial (H-I) zoning with a special use based on the Comprehensive Plan, the existing use of the property and the adjacent industrial properties.

**Conditions**

1. **The development standards within the narrative and approved site plan submitted with the applicant's annexation application shall be made part of the zoning ordinance and shall be subject to the approval of the Community and Economic Development Director.**

2. **The use of the subject property shall be restricted to the Landfill (Construction & Demolition) and composting facility. A metal recycling facility is not an approved use for the property.**

3. **The size of the Landfill (Construction & Demolition) and composting facility shall be in substantial conformance with the Design and Operation Plan submitted with this annexation application.**

4. **Landfill activity height shall not exceed 100 feet above existing grade.**

5. **A detailed odor control plan and ground and surface water monitoring plan shall be required per the review and approval of the Environmental Protection Division (EPD) and the Gainesville Department of Water Resources.**

6. **A minimum 200-foot wide natural buffer shall be maintained around the perimeter of the property as depicted on the site plan in accordance with Environmental Protection Division approval.**

7. **Access to any landfill or composting facility shall be limited to Old County Dump Road.**

8. **Within one year from the annexation date, the property owner shall repave and stripe Old County Dump Road for a distance 300 linear feet as measured from the Athens Highway right-of-way, per the review and approval of the Gainesville Public Works Director.**

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**Excerpts from the April 8, 2025 PAB Meeting Minutes**

**Applicant Presentation: Carey Miller**, 514 Main Street, representative of GWAR Gainesville Landfill LLC, gave a background regarding the process for the current operations with the existing old county dump, waste management process shifting to a current modernized MSW facility, creating new space to be used for a CNB operation and current composting operations. Mr. Miller advised they are not asking approval to expand the landfill but zoning approval so at a future date have EPD to amend the D & O Plan (Design and Operations Plan). He also spoke about odor monitoring with the composting operations, EPD requirements and actions regarding complaints so operations are compliant with the D & O

Plan. He mentioned amendments to strengthen the odor monitoring process allowing the City of Gainesville insight/oversight and are in agreement with the conditions. Also commented, if not approved, GWAR will continue to operate the same composting operation on the existing site, but the city will not collect a siting fee, monitor and insure compliance and potential ability of a new fire station, operations for a waste transfer facilities.

**Board Member Young** asked if there had been problems from the community or complaints of odor and advised there have been but all have been investigated and then gave an example that was before the current odor monitoring plan due to using an insufficient amount of a bulking agent that is mixed with the wood chips. The amount was adjusted and resolved the issue. Mr. Miller advised the city will have insight for ground and surface water monitoring at the site, pointed out locations of settlement ponds on the D & O plan with ground and surface water monitoring on site and the perimeter of the site. He stated the present odor management plan in place, and it seems concerns have decreased in the last o years.

**Board Member Simmons** asked Mr. Miller if the odor had improved and how he gets the information since he has been told by community members that it has not improved. Mr. Miller replied, the odor management and monitoring have improved and is based upon the level of complaints received and EPD investigations. Mr. Miller stated without the annexation complaints at a local level, there is limited ability to address the matter further but the annexation and zoning conditions will provide the City additional insight and ability to police the issue.

**Board Member Young** asked for an estimation of time it would it take to fill the land at the rate of receiving 350 tons per day at the facility. He stated that it depends upon the success of excavation and explained the process of excavation and advised the county dump closed in 1984 and excavating historical waste since that time will have odor which is the reason the D & O plan requires covering each evening with sufficient amount of dirt and material.

**FAVOR: None**

**OPPOSE: George Rucker**, 5933 Raintree Trace, Oakwood, questions involved the name of the company and was it a private company. It was his understanding there would not be any odor since it was originally was to be building materials only. He owns property across the street and noticed a truck from another county which an odor was noticed in Lenox Park. One question he asked was if Old County Dump Road would be the only entrance used and was concerned with Heavy Industrial zoning near the 35 acres owned by him, future monitoring of the dump being 105 acres, type of materials, and other counties using it. He was also concerned with the value of his property, mentioned a sewage line for Family Dollar on his property. His next concern was the landfill being located on the south side, with sick people living in Newtown. No one wants the landfill on Thompson Bridge Road or Dawsonville Highway or close to anyone on the Board. Mr. Rucker's other concern was traffic coming and going on Old County Dump Road. He asked for the request to be tabled for 90 days, to be better notified of the decision and mentioned the zoning of Heavy Industrial affecting his 35 acres on Highway 129.

**REBUTTAL:** Chairman Carter asked Mr. Miller to address the monitoring and upgrades/improvements to County Dump Road.

Mr. Miller advised the monitoring of materials coming in is kept by EPD and GWAR keeps records of the materials, where the truck loads originated from along with reporting periodically to EPD. The only materials currently being accepted into the landfill operations are construction, demolition, wood and concrete but no household waste. He also spoke about the improvements as agreed in the conditions of the entrance being paved/re-striping and the

new parcel being a separate process and a series of hearings before going to EPD for approval.

Chairman Carter asked about a time frame and was advised possibly 3 years or more which would be at the end of the excavation process. Mr. Miller also spoke about working currently in Cell 4 out of 9 cells and the permit process will take 1 year before going to EPD for review.

**Tiffanie Goodridge**, 1391 Brown Street, concerns were about the smell, odor with the summer being worse, agreed with Mr. Rucker's comments of it not being located in other areas such as Thompson Bridge Road or Green Street. She asked for the request to be reconsidered.

**There was a motion to recommend conditional approval of the annexation request for a landfill (Construction & Demolition) and composting facility and establish zoning as Heavy Industrial (H-I) with a special use with the following conditions:**

**Conditions**

1. **The development standards within the narrative and approved site plan submitted with the applicant's annexation application shall be made part of the zoning ordinance and shall be subject to the approval of the Community and Economic Development Director.**
2. **The use of the subject property shall be restricted to the Landfill (Construction & Demolition) and composting facility. A metal recycling facility is not an approved use for the property.**
3. **The size of the Landfill (Construction & Demolition) and composting facility shall be in substantial conformance with the Design and Operation Plan submitted with this annexation application.**
4. **Landfill activity height shall not exceed 100 feet above existing grade.**
5. **A detailed odor control plan and ground and surface water monitoring plan shall be required per the review and approval of the Environmental Protection Division (EPD) and the Gainesville Department of Water Resources.**
6. **A minimum 200-foot wide natural buffer shall be maintained around the perimeter of the property as depicted on the site plan in accordance with Environmental Protection Division approval.**
7. **Access to any landfill or composting facility shall be limited to Old County Dump Road.**
8. **Within one year from the annexation date, the property owner shall repave and stripe Old County Dump Road for a distance 300 linear feet as measured from the Athens Highway right-of-way, per the review and approval of the Gainesville Public Works Director.**

Motion made by Young
Motion seconded by Martin
**Vote – 3 favor, 1 oppose (Simmons), 3 absent (Thompson, Fleming, DeFoor)**

**Passed:** _____

**AN ORDINANCE**

**No. 2025-**

**AN ORDINANCE ANNEXING A 105.076± ACRES TRACT LOCATED ON THE SOUTH SIDE OF THE INTERSECTION OF ATHENS HIGHWAY, OLD COUNTY DUMP ROAD AND ATHENS STREET, INCLUDING ALL OF OLD COUNTY DUMP ROAD (A/K/A 0 ATHENS HIGHWAY; 0, 2033 AND 2045 OLD COUNTY DUMP ROAD) AND TO ESTABLISH A ZONING OF HEAVY INDUSTRIAL (H-I), WITH A SPECIAL USE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:**

**SECTION I**

That from and after the passage of this Ordinance the following described lands are and shall be annexed into the existing corporate limits of the City of Gainesville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Gainesville, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

**Legal Description**

All that tract or parcel of land, lying and being in the Tadmore (GM- 368) District, Hall County, Georgia, containing 87.436 acres, as more particularly described by a survey prepared for H. Kenneth Cronan and J. Nathan Deal dated December 18, 2001 prepared by Farley-Collins Associates, said survey description being specifically incorporated herein by reference and being more particularly described according to said survey as follows:

Beginning at a point located south 61 degrees 33 minutes 30 seconds east 3,696.65 feet from the intersection of the centerline of U. S. Highway #129 with the centerline of Monroe Drive; thence from said point of beginning south 80 degrees 30 minutes 27 seconds east 166.89 feet to an iron pin; thence south 55 degrees 23 minutes 36 seconds west 187.50 feet to an iron pin; thence south 42 degrees 12 minutes 00 seconds west 99.75 feet to an iron pin; thence south 35 degrees 23 minutes 00 seconds east 247.34 feet to an iron pin; thence south 84 degrees 06 minutes 00 seconds east 139.90 feet to an iron pin; thence south 36 degrees 34 minutes 55 seconds east 1,029.49 feet to an iron pin; thence south 32 degrees 57 minutes 51 seconds west 1,167.13 feet to a 1 inch pipe; Thence north 61 degrees 33 minutes 11 seconds west 550.03 feet to a 1 inch pipe; thence north 77 degrees 33 minutes 14 seconds west 1,375.10 feet to a concrete monument found; thence north 00 degrees 03 minutes 38 seconds west 639.88 feet to an iron pin; thence north 61 degrees 53 minutes 15 seconds west 367.11 feet to an iron pin; thence north 17 degrees 33 minutes 56 seconds east 647.39 feet to a 1/2 inch pipe; thence south 85 degrees 29 minutes 38 seconds east 337.15 feet to a 1/2 inch iron pin; thence south 85 degrees 19 minutes 04 seconds east 442.96 feet to a point; thence north 72 degrees 42

minutes 45 seconds east 453.34 feet to a point; thence north 72 degrees 36 minutes 52 seconds east 566.81 feet to an iron pin and the point of beginning.

Tract 2

All that tract or parcel of land lying and being in the 411th District, G.M. of Hall County, Georgia, consisting of 13.59 acres as shown by plat of survey by Farley-Collins Associates dated October 15, 1984, entitled "Plat for Charles J. Thurmond", and described by mates and bounds as follows:

To establish a point of beginning start at a point on the centerline of U.S. 129 (S.R. 11) where Athens Road intersects U.S. 129 and go south 17 degrees 53 minutes 05 seconds east a distance of 1,239.97 feet to an iron pin which is the true point of beginning; thence from said true point of beginning south 55 degrees 23 minutes west 187.57 feet to an iron pin set; thence south 42 degrees 12 minutes west 99.75 feet to a corner; thence south 35 degrees 23 minutes east 247.34 feet to an iron pin set; thence south 84 degrees 06 minutes east 139.90 feet to an iron pin set; thence south 36 degrees 33 minutes east 1,029.5 feet to a corner at an iron pin set; thence north 32 degrees 57 minutes east 700.00 feet to an iron pin found; thence north 58 degrees 57 minutes 20 seconds west 1,232.31 feet to the beginning corner described above, together with the right of ingress and egress from U.S. 129 or Monroe Drive as designated by Charles J. Thurmond.

Tract 3

All that tract or parcel of land lying and being in the Tadmore G.M.D. 268, Hall County, Georgia, consisting of 4.05 acres in total area (tracts B and C), shown on a plat prepared for C & D Investments, by Chris M. Patton, Georgia Registered Land Surveyor, recorded in plat book 864, page 102, Hall County, Georgia plat records, which plat is hereby incorporated by reference for a more complete description of said property, less and except any portion of the above-described property lying within the boundaries of old county dump road.

The annexation is to include all that portion of right-of-way known as Old County Dump Road shown on the location map.

**SECTION II**

The Community and Economic Development Department of the City of Gainesville is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

**SECTION III**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION IV**

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that

such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**SECTION V**

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

_____
**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

_____
**Alisa Grayson, City Clerk**

**Passed:** _____

**AN ORDINANCE**

**No. 2025-**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 105.076± ACRES TRACT LOCATED ON THE SOUTH SIDE OF THE INTERSECTION OF ATHENS HIGHWAY, OLD COUNTY DUMP ROAD AND ATHENS STREET, INCLUDING ALL OF OLD COUNTY DUMP ROAD (A/K/A 0 ATHENS HIGHWAY; 0, 2033 AND 2045 OLD COUNTY DUMP ROAD) AND TO ESTABLISH A ZONING OF HEAVY INDUSTRIAL, WITH CONDITIONS (H-I-c), WITH A SPECIAL USE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:**

**SECTION I**

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Heavy Industrial, with conditions (H-I-c)**.

**Conditions**

1. **The development standards within the narrative and approved site plan submitted with the applicant's annexation application shall be made part of the zoning ordinance and shall be subject to the approval of the Community and Economic Development Director.**
2. **The use of the subject property shall be restricted to the Landfill (Construction & Demolition) and composting facility. A metal recycling facility is not an approved use for the property.**
3. **The size of the Landfill (Construction & Demolition) and composting facility shall be in substantial conformance with the Design and Operation Plan submitted with this annexation application.**
4. **Landfill activity height shall not exceed 100 feet above existing grade.**
5. **A detailed odor control plan and ground and surface water monitoring plan shall be required per the review and approval of the Environmental Protection Division (EPD) and the Gainesville Department of Water Resources.**
6. **A minimum 200-foot wide natural buffer shall be maintained around the perimeter of the property as depicted on the site plan in accordance with Environmental Protection Division approval.**

7. **Access to any landfill or composting facility shall be limited to Old County Dump Road.**
8. **Within one year from the annexation date, the property owner shall repave and stripe Old County Dump Road for a distance 300 linear feet as measured from the Athens Highway right-of-way, per the review and approval of the Gainesville Public Works Director.**

**Legal Description**

Tract 1

All that tract or parcel of land, lying and being in the Tadmore (GM-368) District, Hall County, Georgia, containing 87.436 acres, as more particularly described by a survey prepared for H. Kenneth Cronan and J. Nathan Deal dated December 18, 2001 prepared by Farley-Collins Associates, said survey description being specifically incorporated herein by reference and being more particularly described according to said survey as follows:

Beginning at a point located south 61 degrees 33 minutes 30 seconds east 3,696.65 feet from the intersection of the centerline of U. S. Highway #129 with the centerline of Monroe Drive; thence from said point of beginning south 80 degrees 30 minutes 27 seconds east 166.89 feet to an iron pin; thence south 55 degrees 23 minutes 36 seconds west 187.50 feet to an iron pin; thence south 42 degrees 12 minutes 00 seconds west 99.75 feet to an iron pin; thence south 35 degrees 23 minutes 00 seconds east 247.34 feet to an iron pin; thence south 84 degrees 06 minutes 00 seconds east 139.90 feet to an iron pin; thence south 36 degrees 34 minutes 55 seconds east 1,029.49 feet to an iron pin; thence south 32 degrees 57 minutes 51 seconds west 1,167.13 feet to a 1 inch pipe; Thence north 61 degrees 33 minutes 11 seconds west 550.03 feet to a 1 inch pipe; thence north 77 degrees 33 minutes 14 seconds west 1,375.10 feet to a concrete monument found; thence north 00 degrees 03 minutes 38 seconds west 639.88 feet to an iron pin; thence north 61 degrees 53 minutes 15 seconds west 367.11 feet to an iron pin; thence north 17 degrees 33 minutes 56 seconds east 647.39 feet to a 1/2 inch pipe; thence south 85 degrees 29 minutes 38 seconds east 337.15 feet to a 1/2 inch iron pin; thence south 85 degrees 19 minutes 04 seconds east 442.96 feet to a point; thence north 72 degrees 42 minutes 45 seconds east 453.34 feet to a point; thence north 72 degrees 36 minutes 52 seconds east 566.81 feet to an iron pin and the Point of Beginning.

The above description describes the same property as contained in First American Title Insurance Company, Commitment File No. NCS-1107464GA1-ORL, with effective date of January 20, 2022.

Tract 2

All that tract or parcel of land lying and being in the 411th District, G.M. of Hall County, Georgia, consisting of 13.59 acres as shown by plat of survey by Farley-Collins Associates dated October 15, 1984, Entitled "Plat for Charles J. Thurmond", and described by mates and bounds as follows:

To establish a point of beginning start at a point on the centerline of U.S. 129 (S.R. 11) where Athens Road intersects U.S. 129 and go south 17 degrees 53 minutes 05 seconds east a distance of 1,239.97 feet to an iron pin which is the true point of beginning; thence from said true point of beginning south 55 degrees 23 minutes west 187.57 feet to an iron pin set; thence south 42 degrees 12 minutes west 99.75 feet to a corner; thence south 35 degrees 23 minutes east 247.34 feet to an iron pin set; thence south 84 degrees 06 minutes east 139.90 feet to an iron

pin set; thence south 36 degrees 33 minutes east 1,029.5 feet to a corner at an iron pin set; thence north 32 degrees 57 minutes east 700.00 feet to an iron pin found; thence north 58 degrees 57 minutes 20 seconds west 1,232.31 feet to the beginning corner described above, together with the right of ingress and egress from U.S. 129 or Monroe Drive as designated by Charles J. Thurmond.

The above description describes the same property as contained in First American Title Insurance Company, Commitment File No. NCS-1107464GA2-ORL, with effective date of January 20, 2022.

Tract 3

All that tract or parcel of land lying and being in the Tadmore G.M.D. 268, Hall County, Georgia, consisting of 4.05 acres in total area (tracts B and C), shown on a plat prepared for C&D Investments, by Chris M. Patton, Georgia Registered Land Surveyor, recorded in plat book 864, page 102, Hall County, Georgia plat records, which plat is hereby incorporated by reference for a more complete description of said property, less and except any portion of the above-described property lying within the boundaries of Old County Dump Road.

The above description describes the same property as contained in First American Title Insurance Company, Commitment File No. NCS-1107464GA3-ORL, with effective date of January 20, 2022.

The annexation is to include all that portion of right-of-way known as Old County Dump Road shown on the location map.

**SECTION II**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION III**

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**SECTION IV**

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

_____

**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

_____

**Alisa Grayson, City Clerk**

**RESOLUTION ZR-2025-___**

**APPROVAL OF A REQUEST FOR A SPECIAL USE**
**SUBJECT TO APPROVAL BY THE CITY COUNCIL**

**WHEREAS**, under **Chapter 9-6-7 H-I Heavy Industrial District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-7-2 Permitted and Special Uses** allows a *landfill (Construction & Demolition) and composting facility* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

**WHEREAS**, an application has been received from **GWAR Gainesville Landfill, LLC** to allow *a landfill (Construction & Demolition) and composting facility* within Heavy Industrial (H-I) zoning district identified as follows:

**15-032-000-038, 070, 071 and 081**
**0 Athens Highway**; **0, 2033 and 2045 Old County Dump Road**
**Ward Three**

**WHEREAS**, the application has been evaluated under any criteria specified in the aforesaid section; and

**WHEREAS**, the **Gainesville Planning and Appeals Board** held a public hearing regarding this matter on **April 8, 2025.**

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code with the following conditions:

**Conditions**

1. **The development standards within the narrative and approved site plan submitted with the applicant's annexation application shall be made part of the zoning ordinance and shall be subject to the approval of the Community and Economic Development Director.**
2. **The use of the subject property shall be restricted to the Landfill (Construction & Demolition) and composting facility. A metal recycling facility is not an approved use for the property.**
3. **The size of the Landfill (Construction & Demolition) and composting facility shall be in substantial conformance with the Design and Operation Plan submitted with this annexation application.**
4. **Landfill activity height shall not exceed 100 feet above existing grade.**
5. **A detailed odor control plan and ground and surface water monitoring plan shall be required per the review and approval of the Environmental Protection Division (EPD) and the Gainesville Department of Water Resources.**
6. **A minimum 200-foot wide natural buffer shall be maintained around the perimeter of the property as depicted on the site plan in accordance with Environmental Protection Division approval.**
7. **Access to any landfill or composting facility shall be limited to Old County Dump Road.**

8. **Within one year from the annexation date, the property owner shall repave and stripe Old County Dump Road for a distance 300 linear feet as measured from the Athens Highway right-of-way, per the review and approval of the Gainesville Public Works Director.**

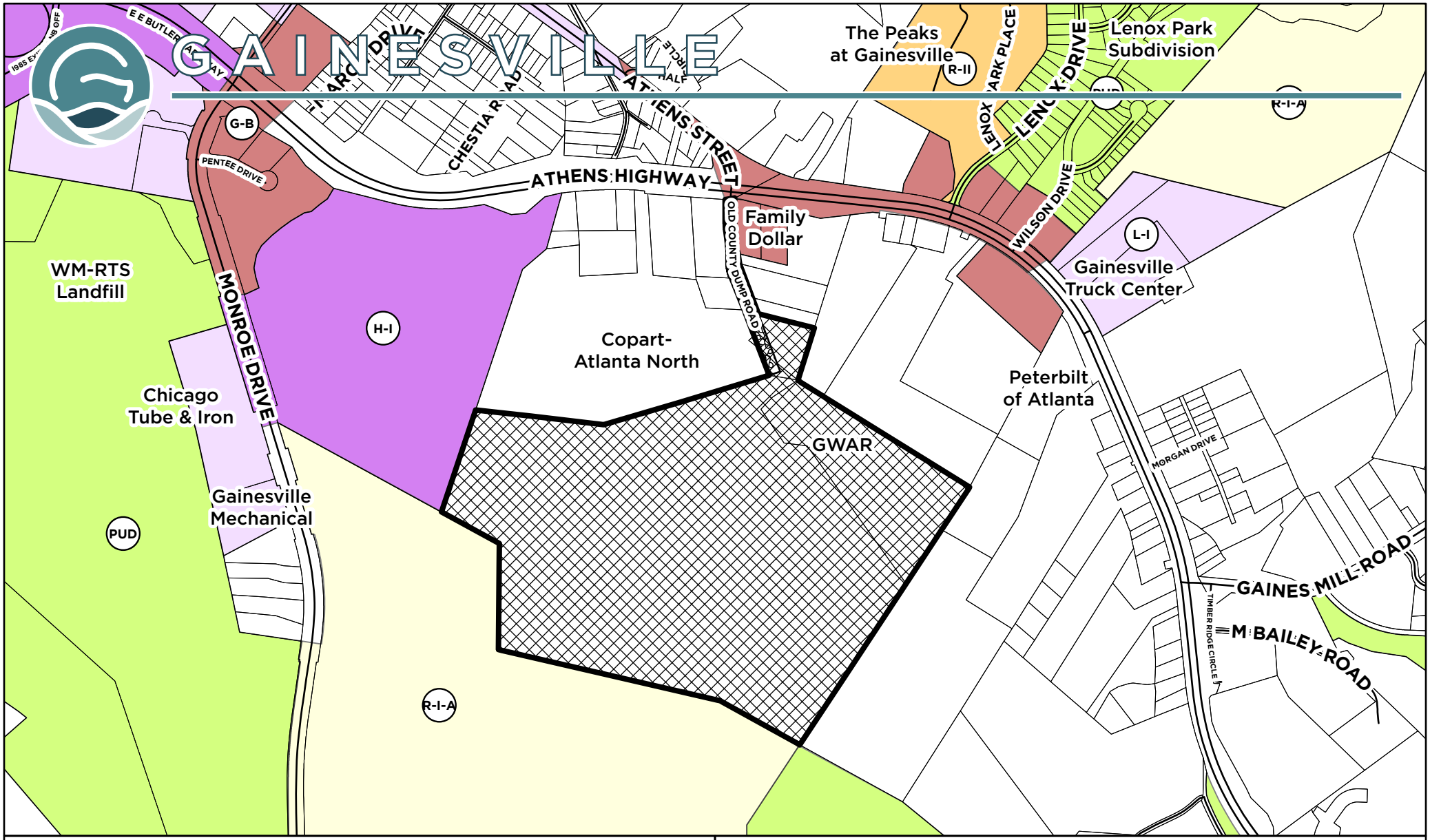
**Adopted this _____ day of _____, 2025.**

_____
**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

_____
**Alisa Grayson, City Clerk**




**Applicant:**

# GWAR GAINESVILLE LANDFILL, LLC

## ANNEXATION REQUEST

**Request:**
Annex +/- 105.076 AC and establish zoning of Heavy Industrial (H-I) with a special use, for a C & D landfill and composting facility.

**Subject Property Address:**
0 Athens Highway
0, 2033 and 2045 Old County Dump Road

**Tax Parcel:** 15-032-000-071
15-032-000-038
15-032-000-070
15-032-000-081

Subject Property
Private Road

**Meeting Date:** 04/08/2025

**Map Prepared:** 03/04/2025

0 400 800 1,000 2,000 Feet

Scale: 1" = 800'

N W E S

**Applicant:**

## GWAR GAINESVILLE LANDFILL, LLC

## ANNEXATION REQUEST

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**Tax Parcel:** 15-032-000-071
15-032-000-038
15-032-000-070
15-032-000-081

Subject Property & Private Road

Aerial from 2023

**Meeting Date:** 04/08/2025

**Map Prepared:** 03/04/2025

0 400 800 1,000 2,000 Feet

Scale: 1" = 800'

N W E S

Narrative in Support of Annexation (with Establishment of Zoning)
by
GWAR Gainesville Landfill LLC

GWAR Gainesville Landfill LLC ("Waste Eliminator") seeks to annex Hall County tax parcel nos. 15032-000081, 15032-000038, 15032-000070, and 15032-000071, as described on the attached Exhibits "A" and "B" (the "Property"), into the City of Gainesville and to establish a zoning classification therefor consistent with current Hall County zoning applicable to the Property, under which Waste Eliminator presently operates a landfill (construction and demolition) and composting facility.

The Property was historically used as the Hall County "dump" and is today surrounded by a variety of heavy industrial uses consistent with its present character and use as a construction and demolition landfill and composting operation under permit issued by the Georgia Environmental Protection Division ("EPD"). The Property is bounded on the north by an auto-salvage operation; to the west by an anaerobic bio-digestion operation; to the south and west by undeveloped property of the City of Gainesville, future use of which has been designated as industrial; and to the east by undeveloped property, the topography of which forms a natural barrier to the Property. A history of zoning actions by Hall County with respect to the Property is attached as Exhibit "C" (the "Current Zoning"). As shown by the Current Zoning, on April 24, 2003, Hall County approved the Property to be developed as a construction/demolition landfill (inert only), with mixed industrial/commercial uses, atop the former "dump" in accordance with plans to be approved by the EPD, which did in fact subsequently issue its approval of the Design and Operation Plan for the Property, a copy of which is attached as Exhibit "D" ("EPD Permit"). The Property has been continuously operated since then as a Construction and Demolition Landfill and composting operation in accordance with zoning requirements established by Hall County and the EPD Permit.

The Property is accessed via Old County Dump Road off U.S. Highway 129 (Athens Highway), and is open to the public Monday through Friday, from 7:00 a.m. to 4:00 p.m. Approximately 90 inbound loads arrive at the facility throughout the day during normal operating hours, totaling approximately 350 tons of materials for disposal in the C&D Landfill or composting. The facility has approximately 14 full time employees, who for the most part arrive in their own vehicles; the facility also conducts operations outside of the hours during which it is open to the public, to include placing "cover" and composting.

The EPD Permit requires (and all operations are conducted within) a 150-foot buffer between landfill/composting operations and the property lines. In addition, the EPD Permit contains a detailed Water Monitoring Plan for both ground and surface waters (see pages 29-30 of Exhibit "D"), a Methane Gas Monitoring Program (see page 31 of Exhibit "D"), and an Odor Minimization Plan (see page 37 of Exhibit "D"). The EPD regularly monitors Waste Eliminator's compliance with the EPD Permit – including adherence to the water monitoring, methane monitoring, and odor management plans. Waste Eliminator implemented an updated Odor Management Plan per EPD requirements last year, a copy of which is attached as Exhibit "E" ("Odor Management Plan"). In summary, the Water Monitoring Plan includes groundwater monitoring wells and sampling and chain of custody procedures (for ground and surface waters); the methane monitoring program sets forth detailed sampling methods and procedures; and the odor management plan sets forth detailed

monitoring, record-keeping (including with respect to complaints received), and prevention requirements. The specific requirements of those plans are set forth in detail in the EPD Permit and Odor Management Plans submitted with this application.

Waste Eliminator maintains its principal office in the City of Gainesville, and shows the Property is adjacent to property of the City of Gainesville. The anaerobic bio-digestion operation of BioEnergy Devco ("BDC") on adjacent property along Monroe Drive, which received the support of the State Agriculture Commissioner, are consistent with those on the Property; indeed, Waste Eliminator's composting activities accept outputs from BDC and are essential to BDC's successful operations. As the City continues its eastward expansion on the Highway 129 corridor, Waste Eliminator believes it is in the long-term best interests of the City and Waste Eliminator for Waste Eliminator's operations to be within the City's limits. Being in the City limits will further the ability of Waste Eliminator to provide a long-term strategic solution to the City's waste management needs, which will only increase with the City's growth. Composting operations by Waste Eliminator on the Property are in furtherance of policy initiatives of the Georgia General Assembly, see O.C.G.A. § 12-8-21,[1] provides "green" solutions for much of the City's wastes, and also provides a source of revenue for the City in the form of the "hosting" fee chargeable under O.C.G.A. § 12-8-39.

Waste Eliminator submits that the Property should be annexed under a Heavy Industrial ("H-I") zoning classification and approved for Special Uses as both a composting facility and construction and demolition landfill on the same conditions as imposed by current County zoning and co-extensive with approvals in the EPD Permit. Under the City's zoning code, a "Composting Facility" is defined as a "facility where compost or organic matter that is derived primarily from off-site is processed by composting and/or processed for commercial purposes. Activities of a composting facility may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of compost." The City's zoning code also defines a "Landfill, construction and demolition" as a "disposal facility accepting waste building materials and rubble resulting from construction, remodeling, repair and demolition operations on pavements, houses, commercial buildings, and other structures. Such wastes include, but are not limited to, asbestos containing waste, wood, bricks, metal, concrete, wall board, paper, cardboard, inert waste landfill material and other inert wastes which have a low potential for groundwater contamination." Waste Eliminator's present operations fall within both descriptions and are already performed adjacent to the City's limits. Waste Eliminator is not proposing any change in operations on the Property as part of this application. The only effect of granting Waste Eliminator's request will be to provide the City a greater degree of oversight with respect to Waste Eliminator's operations and an additional source of revenue, both in the form of ad valorem property taxes and the "hosting" fee now being paid to Hall County.

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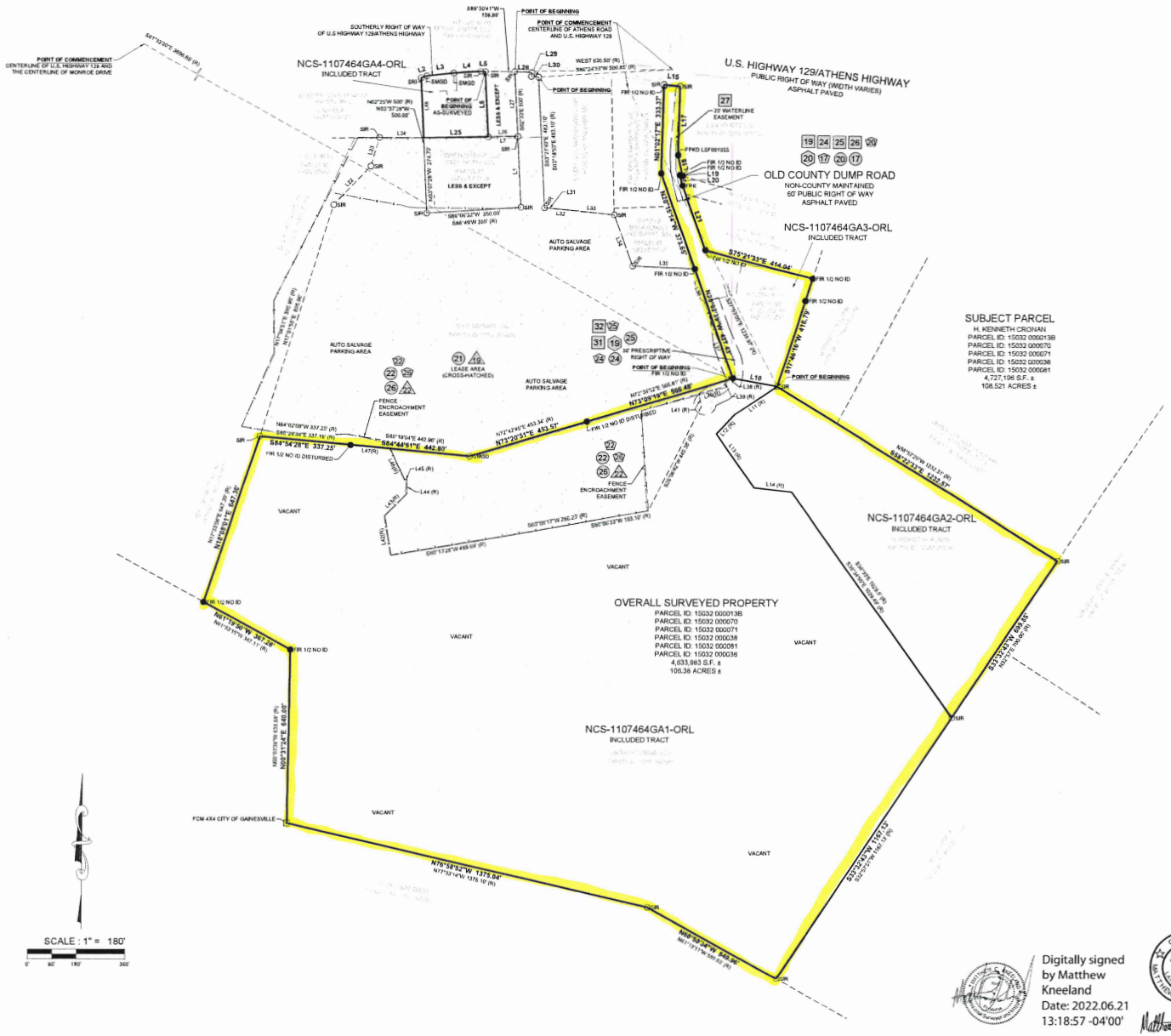
[1] It is "the policy of the State of Georgia to educate and encourage generators and handlers of solid waste [e.g., the City of Gainesville] to reduce and minimize to the greatest extent possible the amount of solid waste which requires collection, treatment, or disposal through . . . composting, recycling, and other methods . . . ." O.C.G.A. § 12-8-21(b) (emphasis supplied).

## OVERALL BOUNDARY & EASEMENT DETAIL




| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S03°15'28"E | 258.07' |
| L2 | N72°28'32"E | 22.30' |
| L2 (R) | N73°11'E | 22.30' |
| L3 | N83°08'32"E | 100.00' |
| L3 (R) | N83°51'E | 100.00' |
| L4 | N86°08'32"E | 100.00' |
| L4 (R) | N86°51'E | 100.00' |
| L5 | S89°21'28"E | 17.46' |
| L6 | S03°15'28"E | 245.74' |
| L7 | N88°49'35"E | 110.06' |
| L8 (R) | S88°39'E | 100.00' |
| L9 (R) | S88°15'E | 27.97' |
| L10 | N79°55'21"W | 166.73' |
| L10 (R) | S80°30'27"E | 166.86' |
| L11 (R) | S55°23'36"W | 157.50' |
| L11 (R) | S55°23'W | 157.57' |
| L12 (R) | S42°12'00"W | 99.75' |
| L13 (R) | S35°23'00"E | 247.34' |
| L14 (R) | S84°06'00"E | 139.90' |
| L15 | S84°02'08"E | 60.22' |
| L17 | S01°00'18"W | 260.00' |
| L18 | S13°26'29"E | 77.55' |
| L19 | N75°29'42"W | 10.99' |
| L20 | S16°28'05"E | 39.69' |
| L21 | S20°06'43"E | 251.45' |
| L22 | N44°21'47"E | 194.75' |
| L22(R) | N44°24'43"E | 194.75' |
| L23 | N16°08'39"E | 109.92' |
| L23(R) | N16°11'35"E | 109.82' |
| L24 | N89°55'14"E | 163.26' |
| L24(R) | N89°58'10"E | 163.06' |
| L25 | N88°41'01"E | 239.05' |
| L25(R) | N88°44'01"E | 239.27' |
| L26 | N88°13'25"E | 110.06' |
| L26(R) | N88°16'21"E | 110.06' |
| L27 | N03°26'13"W | 241.98' |
| L27(R) | N03°23'17"W | 241.98' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L28 | S87°30'54"E | 63.81' |
| L28(R) | S87°27'58"E | 63.81' |
| L29 | S05°18'55"W | 15.05' |
| L29(R) | S05°21'51"W | 15.05' |
| L30 | S85°02'00"E | 26.83' |
| L30(R) | S84°51'30"E | 26.78' |
| L31 | S85°17'42"E | 37.86' |
| L31(R) | S85°14'45"E | 37.86' |
| L32 | S84°54'42"E | 49.34' |
| L32(R) | S84°51'46"E | 49.34' |
| L33 | S83°54'23"E | 174.36' |
| L33(R) | S83°51'27"E | 174.36' |
| L34 | S20°35'29"E | 201.42' |
| L34(R) | S20°32'33"E | 201.42' |
| L35 | S87°51'33"E | 231.32' |
| L35(R) | S87°48'37"E | 231.32' |
| L36 | S20°04'09"E | 166.66' |
| L36(R) | S20°01'13"E | 166.66' |
| L37 | S20°01'17"E | 262.27' |
| L37(R) | S20°02'39"E | 260.80' |
| L38 (R) | S73°09'18"W | 24.51' |
| L39 (R) | S24°52'29"W | 26.51' |
| L40(R) | S74°34'16"W | 94.84' |
| L41 (R) | S13°06'38"E | 47.71' |
| L42(R) | N09°13'39"W | 145.67' |
| L43(R) | N45°17'14"E | 112.74' |
| L44 (R) | N00°59'13"E | 56.28' |
| L45 (R) | S76°33'13"W | 9.33' |
| L46(R) | N24°53'16"W | 131.50' |
| L47(R) | N84°44'51"W | 147.76' |

## LEGEND OF SYMBOLS & ABBREVIATIONS

- SET IRON ROD & CAP LB8325
- SET MAG NAIL 7 DISK LB8325
- SIR SET IRON ROD
- SMG SET MAG NAIL
- SMGD SET MAG NAIL AND DISK
- SNL SET NAIL
- SX SET X CROSS
- FIRC FOUND IRON ROD & CAP
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- TP TRAVERSE POINT
- WP WORK POINT
- TD TACK & DISK
- O.R. OFFICIAL RECORDS BOOK
- LB LICENSED BUSINESS
- (R) RECORD OR PLAT MEASUREMENT
- (TYP) TYPICAL
- CONC. CONCRETE
- R/W RIGHT OF WAY
- GTI GRATE TOP INLET
- BFP BACK FLOW PREVENTER
- CONC. CONCRETE
- CMP CORRUGATED METAL PIPE
- HDPE HIGH-DENSITY POLYETHELENE
- BH BUILDING HEIGHT
- CI CURB INLET
- AC AIR CONDITIONING PAD
- CC CART CORRAL
- SIGN
- LIGHT POLE
- BACKFLOW PREVENTER
- POWER POLE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER VALVE
- UTILITY VAULT
- TRANSFORMER
- MAILBOX
- ELECTRIC METER
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- MANHOLE
- SANITARY MANHOLE
- BOLLARD
- SOLID YELLOW LINE
- SOLID WHITE LINE
- DASHED WHITE LINE
- DASHED YELLOW LINE
- OVERHEAD UTILITY LINES
- UNDERGROUND WATER LINES
- UNDERGROUND SANITARY LINES
- UNDERGROUND STORM LINES
- FENCE
- CLEAN OUT
- COMMUNICATIONS BOX
- GRATE TOP INLET

Digitally signed by Matthew Kneeland
Date: 2022.06.21 13:18:57 -04'00'

GEORGIA REGISTERED 06/21/2022 No. 3457 LAND SURVEYOR MATTHEW C. KNEELAND

SHEET 3 OF 4

NV5

**ALTA/NSPS LAND TITLE SURVEY**
PREPARED FOR
**Athens Hwy & Dump Rd**
DATE OF FIELD SURVEY: JANUARY 18, 2022
NETWORK PROJECT NUMBER: 2022000614-001 CMP
**1-(800)-SURVEYS (787-8397)**
TRANSACTION SERVICES
www.beckanddark.com mayowhelpyou@beckanddark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

## ODOR MANAGEMENT PLAN

### 1. INTRODUCTION

This plan was prepared to provide Waste Eliminator, LLC a guide for addressing odors at the Hall County – Gainesville Waste and Recycling Construction/Demolition Landfill and Compost Facility (facility). Odors originating from the landfill and composting operations can be considered a nuisance to the surrounding community. This plan will direct facility operations on how to optimize odor management and minimize offsite odor migration. Odor management will be achieved through a combination of the following:

- Monitoring the landfill, composting facility and surrounding community for odor;
- Identifying the sources of any odor detected;
- Repairing or mitigating the source(s) of odor;
- Responding to and verifying odor complaints;
- Minimizing the potential for odor migration;
- Following best management practices for controlling odors in landfill operations; and
- Following best management practices for controlling odors in composting operations.

### 2. POTENTIAL ODOR SOURCES

#### 2.1 Potential sources that may generate odor at the facility

- Working face (daily waste handling and placement);
- Areas of uncovered waste (due to soil erosion or lack of cover);
- Historical waste excavation and processing;
- Incoming compost feedstocks;
- Compost windrows;
- Compost contact water basin; and
- An odor masking system.

#### 2.2 Alternate sources of odor in the vicinity of the facility

- Trucks hauling waste to and from the landfill and composting facility;
- Neighboring Industrial Operations;
- Poultry farms;
- Use of chicken litter as fertilizer on pasture land; or
- Large roadkill.

### 3. ODOR MONITORING

#### 3.1 General

Early detection of odors can ensure that a potential odor problem is resolved as quickly as possible. On each working day, facility personnel will monitor onsite landfill and composting operations, and the perimeter of these onsite operations, for the presence of odors. Additionally, odor monitoring will be performed during working hours, within one (1) hour of receiving an odor complaint. If an odor complaint is received outside of working hours, odor monitoring will be performed in the promptest manner possible, but no later than three (3) hours from the time the odor complaint is received. The locations to be monitored are shown in Figure 1. The monitoring may be part of a daily routine inspection program. The odor monitoring and record keeping will be the responsibility of the Facility Manager.

During the odor monitoring, if an odor is observed, odor data will be collected at the selected monitoring locations and recorded on the Odor Monitoring Form (see example this Sheet). If an odor is detected, an olfactometer (i.e., "Nasal Ranger" or engineer approved equivalent) will be used to determine the Dilution to Threshold (D/T) value of the odor. Select individuals of the Facility staff have been trained in the proper use of the olfactometer in accordance with manufacturer's recommendations. The trained staff will identify the nature of the odor using the following odor descriptors:

- Working Face (daily waste handling and placement);
- Areas of uncovered waste (due to soil erosion or lack of cover);
- Historical Waste Excavation Processing;
- Composting Facility mixing area;
- Composting Facility windrows;
- Compost Contact Water Basin; or
- Other (e.g., odor masking system, haul trucks, chicken litter, wildlife, burning wood, etc.)

If odors are measured at a D/T value larger than 31, the source of the odors will be investigated, and short-term mitigation efforts (e.g., placing additional cover material, increased controls for odoriferous waste/feedstocks, etc.) will be taken to control the odors. If odors are measured at D/T value less than 31, the source of the odor will be investigated and long-term measures (improving daily operations, aeration of contact basin, better mixing of compost feedstocks, etc.) will be taken. These improvements will continue to be made until a D/T value of 15 or lower is measured. Currently, there is no single industry accepted minimum D/T value to determine when odors have been mitigated. However, some reports have identified a D/T value of 15 as the limit of a "nuisance" odor. Therefore, as a baseline, corrective actions will continue until a D/T value of 15 or less is measured.

#### 3.2 Odor Surveys at Perimeter and Community Locations

Odor surveys will be conducted at selected monitoring locations outside the perimeter of the landfill and composting facility and within adjacent neighborhoods, as shown in Figure 2. The Facility has established these offsite monitoring locations in the neighboring community denoted by the prefix "VMP" (vicinity monitoring point). These locations are subject to change and selected based on historical records of odor complaints and the potential for an odor impact from the Facility. Monitoring locations or frequency of these surveys can be modified during the implementation of this plan if there is an increase or decrease in odor detections or verified complaints or if the location of odor complaints shifts. Monitoring of these offsite locations is discretionary and will be performed when needed, as determined by the Facility Manager.

#### 3.3 Odor Surveys within Landfill and Composting Facility Property

Odor surveys will be conducted at selected monitoring locations within the landfill and composting facility property as shown on Figure 1. The Facility has established these onsite monitoring locations denoted by the prefix "OMP" (onsite monitoring point). These locations are subject to change and selected based on historical records of odor generation and the potential for an offsite odor impact. Onsite odor monitoring will be performed during working hours, within one (1) hour of receiving an odor complaint. If an odor complaint is received outside of working hours, odor monitoring will be performed in the promptest manner possible, but no later than three (3) hours from the time the odor complaint is received.

#### 3.4 Onsite Meteorological Data

The Facility maintains a meteorological station onsite. The meteorological station continuously records time, wind speed, wind direction, temperature, humidity, barometric pressure, and rainfall. This weather data is used in the evaluation of potential off-site impacts from landfill and composting facility odor sources and for investigating odor complaints.

#### 3.5 Record Keeping

The field inspector will record each survey including survey location, a measured D/T value (or non-detect), date, time of observation, and description of odor character (if odor is present). Meteorological data for the time of each observation will be extracted from the on-site meteorological station and will be added to the recorded information. Meteorological data will include, at a minimum: wind direction and wind speed, barometric pressure, and precipitation. For odor surveys conducted within the landfill and composting facility property, a response action, based on the detection level as described in Section 3.1, will be determined and implemented.

The odor monitoring information will be recorded on the Odor Monitoring Form (see example this Sheet) and kept with the Odor Management Plan which will be maintained on-site and be available for review upon EPD request.

#### 3.6 Schedule

Routine onsite odor monitoring will be conducted each working day. Monitoring will be performed at various times of the day, ranging from early in the morning when the landfill and composting facility opens through the end of the day. In addition, onsite odor monitoring will be performed during working hours, within one (1) hour of receiving an odor complaint. If an odor complaint is received outside of working hours, odor monitoring will be performed in the promptest manner possible, but no later than three (3) hours from the time the odor complaint is received.

#### 3.7 Data Analysis

Data collected from the odor monitoring and in response to odor complaints will be evaluated to determine the odor impact of the landfill and composting facility to the community. Each monitoring location will be evaluated as being upwind or downwind of the landfill and composting facility during the monitoring. Frequency and strength of odor detection will be evaluated. This data will be used to mitigate possible odor sources and to determine if any changes are necessary to this plan.

Data analysis will be performed on a semi-annual basis. Within 60 days of the end of the first and second half of the calendar year, the Facility Manager will review the data to determine the average D/T value measured in response to odor complaints. If it is noted that the average D/T values measured in response to the odor complaints is lower than 31, then the plan will be modified to adjust the "threshold" value to the measured average.

### 4. ODOR COMPLAINT RESPONSE

If the Facility receives an odor complaint, facility personnel will:

- Conduct follow up odor monitoring at the onsite monitoring location closest to the location of the complaint;
- Conduct follow up odor monitoring at the location of the odor complaint; and
- Document the complaint with the "Complaint/ Response Form" (see example this Sheet)

The follow up odor monitoring will be performed during working hours, within one (1) hour of receiving an odor complaint. If an odor complaint is received outside of working hours, odor monitoring will be performed at the beginning of the next working day.

#### 4.1 Record Keeping

If an odor complaint is received, a follow up odor verification will be conducted at the location of the complaint at the earliest availability of the field inspector. The "Complaint/ Response Form" will be completed (see example this Sheet) to document the complaint. The form includes a description of the complaint, time of the complaint and local meteorological data at the time of the complaint. Odor measurements conducted during the follow up odor survey will be recorded on the form as well. For each Complaint Form completed, provide a copy (emailed PDF) to the following distribution list:

- Chief Operating Officer
- Facility Manager

If the odor complaint is submitted to EPD directly by the complainant, then the EPD Solid Waste Program and the EPD NE District Office will be added to the distribution list. The odor monitoring and complaint response records will also be maintained on-site in the facility's Operating Record and made available for review upon EPD request.

#### 4.2 Response Actions to Odor Complaints

To determine if a detected off-site odor is originating from the Facility, the following screening criteria will be utilized:

- Was the location of the complaint downwind of the landfill and composting facility at the time of the complaint?
- Were odors detected during the onsite follow up odor monitoring?
- Are there other sources that could be causing the odor (neighboring chicken farms, agricultural activities, industrial operations, etc.)?
- Are similar odors detected upwind of the landfill and composting facility?

If answers to the above questions indicate that the odor is confirmed and the landfill and/or composting operations are the likely source of the odor, the facility will inspect the landfill and composting operations for possible odor sources. Actions implemented to address the odor problem will depend on the source of the odor. Appropriate odor control actions may include, but are not limited to, the following:

- Placement of additional cover material;
- Interim cover and slope repair;
- Aeration and improved control of Contact Water Basin levels;
- Minimizing areas that pond on the composting pad;
- Daily use of odor suppressants; or
- Minimize or temporarily cease acceptance of offensive smelling feedstocks.

If it is determined that the odors are coming from the composting operations, it will be investigated whether a specific feedstock is the cause. If a specific feedstock is causing the odor, actions will be taken to adjust how the feedstock is accepted and placed in the mixing and windrow areas. Examples of actions that could be taken are:

- Scheduling mixing times to not occur during periods of higher potential for offsite migration;
- Use of a portable odor control system; or
- Adjustment of the volume of feedstock.

If it is determined that the odor source is something other than a specific feedstock, then additional sources will be investigated. Based on the determined source, the appropriate actions will be taken to reduce the odorous conditions.

Once the selected response actions are implemented, the Facility Manager will evaluate their effectiveness and determine if additional actions need to be implemented to address the odor.

### 5.0 ODOR PREVENTION

Odor minimization and control is a priority at the Facility. The following is a discussion of the efforts that will be made to prevent or minimize odors in the landfill and composting operations.

#### 5.1 Covering of Waste

Odors will be minimized by keeping the active landfill working face as small as practical and placing cover as required. Facility personnel will cover the working face with a minimum of 6 inches of cover soil or alternate cover materials as required.

Certain types of incoming feedstocks may have stronger odors than others. Facility personnel will be trained to identify feedstock types that typically have strong odors. These feedstocks will be placed in the mixing area and immediately mixed with bulking agent materials. An odor panel on these special feedstocks can be performed to determine odor threshold. Possible odor control measures will be evaluated to determine if pretreating this feedstock will reduce odor potential.

#### 5.2 Minimize areas of ponding

The areas of landfill and composting operations will be graded and drained to prevent ponding of stormwater.

#### 5.3 Aeration of Contact Water Basin

The Facility will provide for aerating the Contact Water Basin on a regular basis and ensure equipment is available and operational at all times.

#### 5.4 Control of Contact Water Basin levels

Levels of the Contact Water Basin will be controlled in accordance with the facility's D&O Plan. Available freeboard may be increased as necessary to minimize odors.

#### 5.5 Mixing Ratios of Bulking Materials

Adjustment of mixing ratios by increasing the volume of bulking materials may become necessary to minimize odors.

#### 5.6 Odor Suppressants

In the event that monitoring reveals that the above-mentioned odor controls are not adequate to control the migration of landfill and composting facility-associated odors, odor suppressants or masking agents may be used to enhance odor control. The Landfill and composting facility intend to continue to operate and maintain an odor suppressant system.

### 6. PROVISIONS FOR PLAN AMENDMENT

This Odor Management Plan has been developed as a guide to address potential odor issues at GWAR. This plan will be amended as needed.

## COMPLAINT / RESPONSE FORM

**COMPLAINANT INFORMATION**

Name: ______________________

Phone Number: ______________________

Address: ______________________

**COMPLAINT DETAILS**

Date/Time Complaint Received: ______________________

Date of Incident (if different): ______________________

Time of Incident (if different): ______________________

Reporting Method: ______________________

Location of Odor Complaint: ______________________

Nature of Complaint: ______________________

**WEATHER AT TIME OF COMPLAINT**

Temperature: ______________________

Wind Speed and Direction: ______________________

Precipitation (past 24 hours): ______________________

Barometric Pressure: ______________________

**RESPONSE FOLLOW UP ODOR SCAN**

Date and Time of Follow up Odor Scan: ______________________

Nasal Ranger Reading: ______________________

If Odor is present, source is: ______________________

Temperature: ______________________

Wind Speed and Direction: ______________________

Precipitation (past 24 hours): ______________________

Barometric Pressure: ______________________

EXAMPLE

COMPLAINT / RESPONSE FORM

## GWAR C&D LANDFILL & COMPOSTING FACILITY
### ODOR MONITORING FORM

**Weather Conditions:**

Date of Monitoring: ____________ Barometric Pressure (inches Hg): ____________

Weather Data Source: ____________ Rising, Falling, Steady?: ____________

Temperature (°F): ____________ Percent Humidity (%): ____________

Wind Direction (Blowing From): ____________ Wind Velocity (mph): ____________

| | Station ID | Time of Monitoring | Odor Present (Y/N) | D/T Value | Description of Odor |
|---|---|---|---|---|---|
| On-Site Landfill Monitoring Locations | OMP - 1 | | | | |
| | OMP - 2 | | | | |
| | OMP - 3 | | | | |
| | OMP - 4 | | | | |
| | OMP - 5 | | | | |
| Off-Site Landfill Monitoring Locations | VMP - 1 | | | | |
| | VMP - 2 | | | | |
| | VMP - 3 | | | | |
| | VMP - 4 | | | | |
| | VMP - 5 | | | | |
| | VMP - 6 | | | | |
| | VMP - 7 | | | | |

**Comments:**

**Monitoring Location Descriptions:**

| | | | | | |
|---|---|---|---|---|---|
| On-Site | OMP - 1 | Pond 1 Outfall | Off-Site | VMP - 1 | Intersection of Smallwood Rd and Athens Hwy |
| | OMP - 2 | Pond 2 Outfall | | VMP - 2 | Entrance of Peterbuilt of Atlanta |
| | OMP - 3 | Pond 3 Outfall | | VMP - 3 | Intersection of Athens Hwy and Old County Dump Rd |
| | OMP - 4 | Near Finished Compost Screening | | VMP - 4 | Waste Eliminator Office |
| | OMP - 5 | Near Facility Entrance | | VMP - 5 | Shell Gas Station on Monroe Dr |
| | | | | VMP - 6 | Entrance to Gainesville Mechanical Inc. |
| | | | | VMP - 7 | Intersection of Monroe Dr and Allen Creek Rd |

Inspector Name: ______________________

Inspector Signature: ______________________

Date: ____________

EXAMPLE

ODOR MONITORING FORM

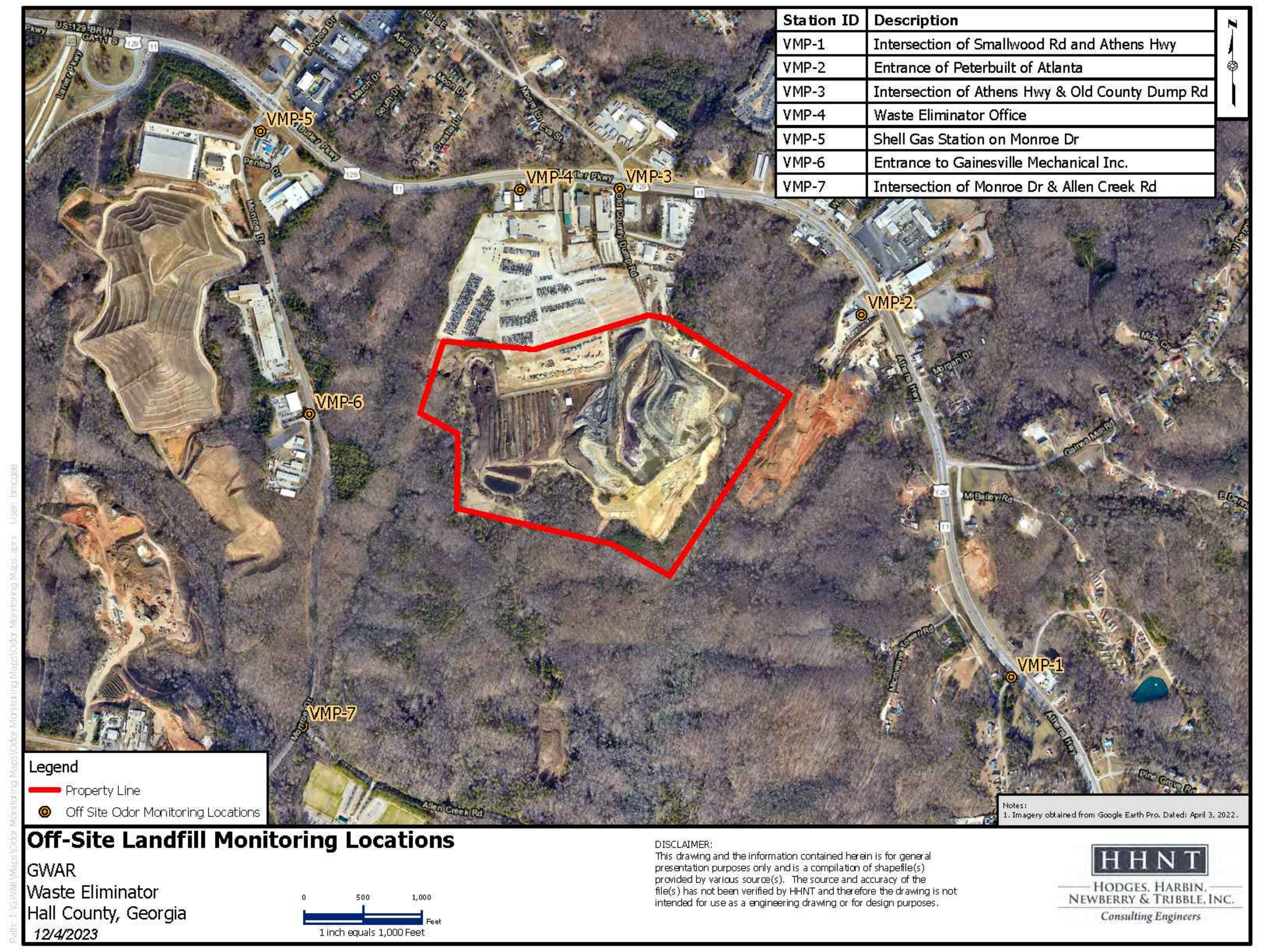



FIGURE 1: OFF-SITE LANDFILL MONITORING LOCATIONS

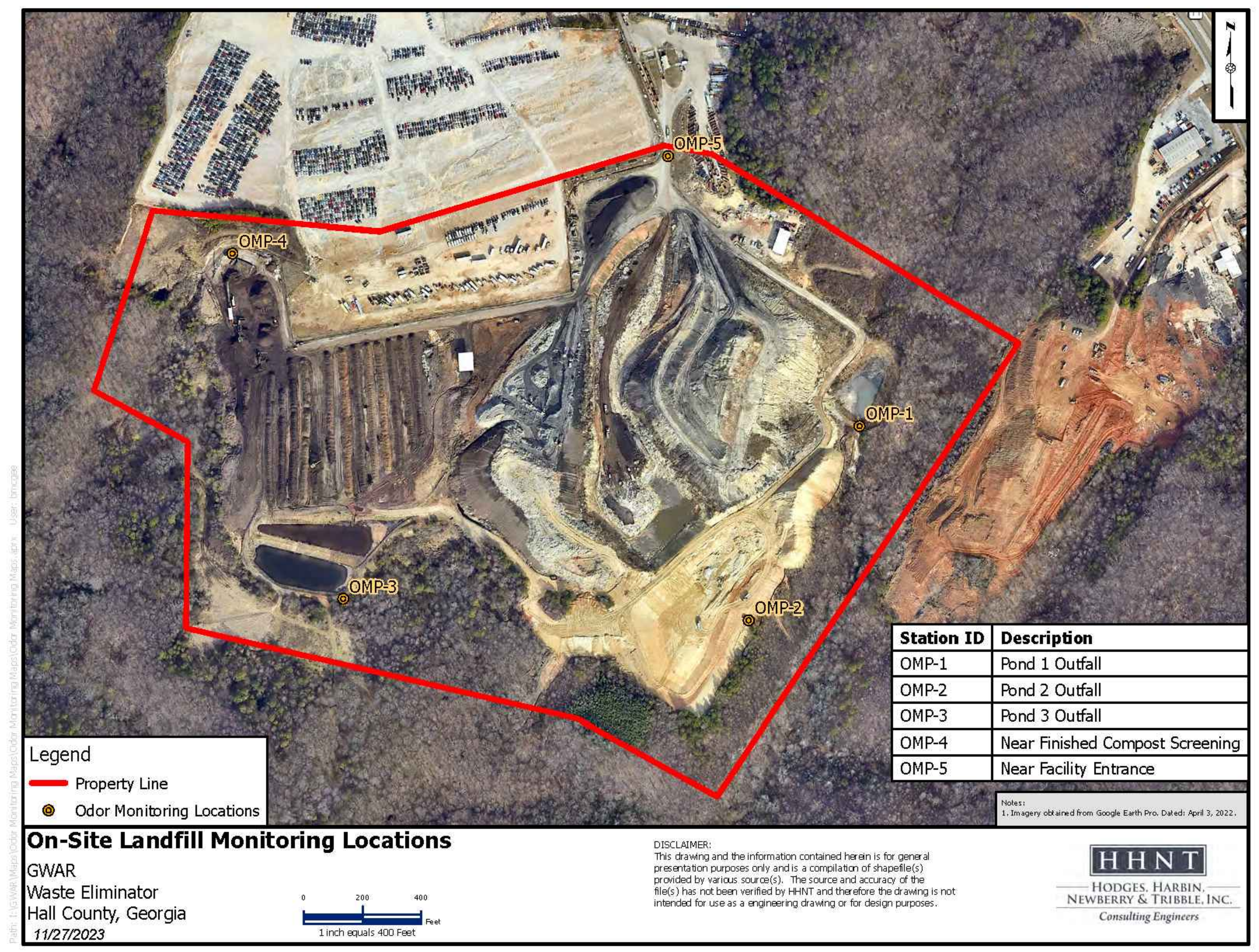



FIGURE 2: ON-SITE LANDFILL MONITORING LOCATIONS

GEORGIA REGISTERED No. 36595 PROFESSIONAL ENGINEER KEVIN G. BERRY

GEORGIA REGISTERED NO. 36066 PROFESSIONAL ENGINEER MICHAEL W. BIERS 06/03/24

FOR EPD APPROVAL:

ODOR MANAGEMENT PLAN

DESIGN AND OPERATION PLAN
FIVE-YEAR PERMIT REVIEW
PERMIT NO. 069-017D(C&D)
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
FOR
WASTE ELIMINATOR, LLC
HALL COUNTY, GEORGIA

HHNT Hodges, Harbin, Newberry & Tribble, Inc. Consulting Engineers

Innovative Engineering Strategies, LLC CIVIL · ENVIRONMENTAL

| | | | |
|---|---|---|---|
| IES PROJECT NO.: | 3150-010-01 | DWG: 3150-010 32-33_cf R3 | EDIT: 06/03/24 |
| SCALE: | AS SHOWN | SHEET 33A OF 33 | |
| INITIAL SUBMITTAL: | APRIL 2024 | | |

# DESIGN AND OPERATION PLAN

FOR

# GWAR, LLC.

## HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY

HALL COUNTY, GEORGIA

SEPTEMBER 2012

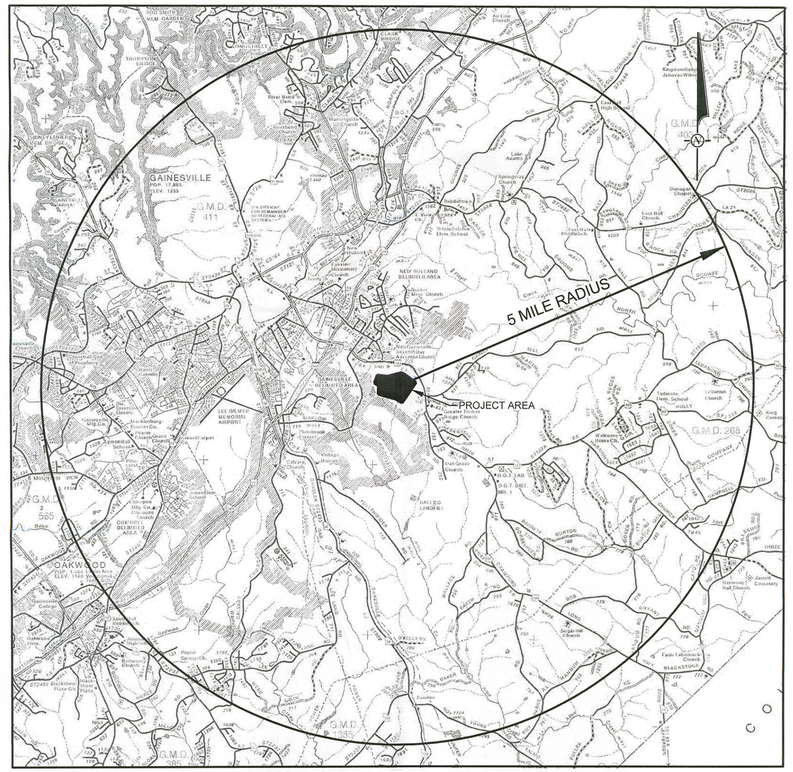
REVISED: NOVEMBER 2016

## OWNER/OPERATOR

GWAR, LLC
2033 OLD COUNTY DUMP ROAD
GAINESVILLE, GEORGIA 30507
(678) 696-2080

## RESPONSIBLE OFFICIAL

MR. KEN CRONAN
P.O. BOX 1256
GAINESVILLE, GEORGIA 30503
(678) 696-2080




PROJECT SITE LOCATION

SCALE: 1" = 1 MILE

## REVISION HISTORY

| DATE | REVISIONS | REQUESTED BY: |
|---|---|---|
| SEPTEMBER 7, 2012 | TS, 6, 11 & 12 | OWNER |
| MARCH 20, 2013 | ALL SHEETS | NEW SITE SUITABILITY |
| APRIL 15, 2013 | TS, 1, 3, 4, 6-23, 25, 27-29, 34 & 35 | GEORGIA EPD |
| SEPTEMBER 16, 2016 | TS, 3, 23, 24, 34 & 35 | GEORGIA EPD |
| NOVEMBER 10, 2016 | TS, 34 & 35 | GEORGIA EPD |
| | | |
| | | |
| | | |
| | | |

FACILITY OVERVIEW

THE GWAR CONSTRUCTION AND DEMOLITION LANDFILL AND COMPOST FACILITY IS CONSTRUCTED ON THE SITE OF THE HISTORIC GAINESVILLE LANDFILL. THE FACILITY IS DEVELOPED TO FIRST CONSTRUCT A C&D CELL ON AN AREA WITH NO KNOWN HISTORIC WASTE, THEN TO BEGIN THE PROCESS OF REMOVING AND PROPERLY DISPOSING OF THE HISTORIC SANITARY WASTE. PROPER DISPOSAL WILL BE OFF-SITE AT A PERMITTED MSW LANDFILL OR IN THE ON-SITE COMPOST FACILITY. ANY OF THE HISTORIC SANITARY WASTE THAT CAN BE RECYCLED SHOULD BE RECYCLED. BY REMOVING THIS HISTORIC SANITARY WASTE, THE SOURCE OF ANY POTENTIAL CONTAMINATION CAN BE REMOVED FROM THE SITE PRIOR TO C&D LANDFILL DEVELOPMENT ON THAT PORTION OF THE FOOTPRINT. THE GOAL OF THIS FACILITY DEVELOPMENT IS TO REUSE OR RECYCLE THIS HISTORIC SANITARY LANDFILL AS A NEW C&D LANDFILL. CONCURRENT WITH C&D LANDFILL ACTIVITIES, COMPOSTING WILL ALSO BE CONDUCTED AT THE FACILITY.

GEORGIA REGISTERED No. 36895 PROFESSIONAL ENGINEER 11-15-16 KEVIN G. BERRY

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
*Consulting Engineers*
3920 ARKWRIGHT ROAD, SUITE 101 - MACON, GEORGIA 31210
(478) 743-7175

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER 11-15-16 K. MATTHEW CHECK

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MINOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D(C&D)
APPROVED BY: [illegible] DATE: 12/7/2016

RECEIVED
NOV 18 2016
SOLID WASTE MANAGEMENT PROGRAM

GWAR-EXP-0-TS-R4
11-10-2016

## EXISTING

- PROPERTY LINE
- 200' PROPERTY BUFFER
- STREAM AND WETLAND BUFFER
- EDGE OF CELL
- 2' CONTOUR (102)
- 10' CONTOUR (100)
- UNPAVED ROAD
- PAVED ROAD
- GRAVEL ROAD
- STORM DRAINAGE PIPE
- DITCH CENTERLINE
- GROUNDWATER CONTOUR (420)
- JURISDICTIONAL WETLAND
- HEADWALL
- DROP INLET
- OVERFLOW STRUCTURE
- TREE LINE
- PIEZOMETER (PZ-1)
- GROUNDWATER MONITORING WELL (GWA-1)
- METHANE MONITORING PROBE (MM-1)
- METHANE MONITORING BARHOLE PUNCH (MM-2)
- SURFACE WATER MONITORING POINT (SWC-6)
- BENCHMARK
- FLARED END SECTION
- AREA OF POTENTIAL SOLID WASTE

## PROPOSED

- EDGE OF CELL
- 2' CONTOUR (102)
- 10' CONTOUR (100)
- SPOT ELEVATION (100.50)
- GRAVEL ROAD
- STORM DRAINAGE PIPE
- HEADWALL
- FLARED END SECTION
- DROP INLET
- OVERFLOW STRUCTURE
- SOLID UNDERDRAIN PIPE (UD)
- PERFORATED UNDERDRAIN PIPE (UD)
- DITCH CENTERLINE / SIDESLOPE BERM
- DOWNDRAIN PIPE AND INLET (INLET EL. 500 ① INLET EL. 480 ②)
- GROUNDWATER MONITORING WELL (GWC-21)
- SURFACE WATER MONITORING POINT (SWC-4)
- SINGLE ROW SILT FENCE (X)
- DOUBLE ROW SILT FENCE (XX)
- INLET PROTECTION
- OUTLET PROTECTION
- STONE CHECK DAM
- EXCELSIOR SLOPE MATTING
- ACTIVE COMPOSTING WINDROW
- SOIL SAMPLING POINT

# INDEX TO DRAWINGS


| SHEET NO. | DESCRIPTION |
|---|---|
| - | TITLE SHEET |
| 1 | INDEX TO DRAWINGS AND LEGEND |
| 2 | BOUNDARY SURVEY |
| 3 | EXISTING TOPOGRAPHICAL SURVEY |
| 4 | WASTE EXCAVATION PLAN |
| 5 | SCHEMATIC MINING PLAN |
| 6 | UNDERDRAIN PLAN |
| 7 | INITIAL GRADING PLAN |
| 8 | FINAL GRADING PLAN |
| 9 | FINAL DRAINAGE PLAN |
| 10 | EROSION CONTROL PLAN |
| 11 | CROSS SECTION A |
| 12 | CROSS SECTION B |
| 13 | MINING AND CONSTRUCTION OF CELL NO. 1C AND FILLING OF CELL NO. 1A & 1B |
| 14 | MINING AND CONSTRUCTION OF CELL NO. 2 AND FILLING OF CELL NO. 1C |
| 14A | CELL NO. 2 SEQUENCE SCHEMATICS |
| 15 | MINING AND CONSTRUCTION OF CELL NO. 3 AND FILLING OF CELL NO. 2 |
| 16 | MINING AND CONSTRUCTION OF CELL NO. 4 AND FILLING OF CELL NO. 3 |
| 17 | MINING AND CONSTRUCTION OF CELL NO. 5 AND FILLING OF CELL NO. 4 |
| 18 | MINING AND CONSTRUCTION OF CELL NO. 6 AND FILLING OF CELL NO. 5 |
| 19 | MINING AND CONSTRUCTION OF CELL NO. 7 AND FILLING OF CELL NO. 6 |
| 20 | MINING AND CONSTRUCTION OF CELL NO. 8 AND FILLING OF CELL NO. 7 |
| 21 | MINING AND CONSTRUCTION OF CELL NO. 9 AND FILLING OF CELL NO. 8 |
| 22 | FILLING OF CELL NO. 9 - FINAL COVER SYSTEM GRADING PLAN |
| 23 | OPERATIONS PLAN AND PROHIBITED WASTE EXCLUSION PLAN |
| 24 | RECYCLING FACILITY LAYOUT AND FLOW DIAGRAM |
| 25 | CLOSURE / POST CLOSURE CARE PLANS |
| 26 | ENVIRONMENTAL MONITORING PLAN |
| 27-28 | WATER MONITORING PLAN |
| 29 | METHANE GAS MONITORING PLAN |
| 30 | CONSTRUCTION QUALITY ASSURANCE PLAN |
| 31-33 | MISCELLANEOUS DETAILS |
| 34 | COMPOSTING FACILITY LAYOUT |
| 35 | COMPOSTING FACILITY OPERATIONS PLAN |


# GENERAL NOTES:

1. SOIL IS NOT TO BE STOCKPILED WITHIN 25 FEET OF THE EDGE OF ANY TRENCH EXCAVATION .
2. SEDIMENT AND EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
3. ANY MODIFICATION TO THE CONTENT OF THESE PLANS SHALL BE APPROVED BY GEORGIA EPD PRIOR TO IMPLEMENTATION.
4. PROPOSED CONTOURS SHOWN IN CELL AREAS ARE EQUAL TO BOTTOM OF WASTE (FLOOR OF CELL).
5. BASE TOPOGRAPHIC INFORMATION PROVIDED BY BECKOM AERIAL MAPPING - DATE OF PHOTOGRAPHY: APRIL 20, 2007.
6. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4 , 2012.
7. THE BOUNDARY SURVEY WAS PREPARED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC AND ENTITLED BOUNDARY SURVEY FOR HODGES, HARBIN, NEWBERRY & TRIBBLE, INC. OF GWAR C&D LANDFILL, DATED DECEMBER 31, 2008.
8. NO PORTION OF THE PROPOSED LANDFILL IS LOCATED WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC ON THE ABOVE REFERENCED BOUNDARY SURVEY.
9. SOLID WASTE DISPOSAL AREAS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
10. NO WASTE SHALL BE PLACED IN A NEWLY CONSTRUCTED CELL BEFORE THAT CELL IS DEEMED A "CLEAN SITE" IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN.
11. IMPACTS TO THE WETLANDS AND STREAMS WITHIN THE EASTERN PORTION OF THE PROPERTY ARE PART OF A FEDERAL SECTION 404, OF THE CLEAN WATER ACT PERMIT, APPLICATION WITH THE U.S. ARMY CORPS OF ENGINEERS (REG. BRANCH NO.: SAS-2012-00679).
12. IMPACTS TO THE STREAM BUFFER ZONES WITHIN THE EASTERN PORTION OF THE PROPERTY ARE PART OF A STATE OF GEORGIA ENVIRONMENTAL PROTECTION DIVISION WATERS OF THE STATE STREAM BUFFER VARIANCE APPLICATION.

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-0172 (C&D)
REVIEWED BY: CRA DATE: 5/13/13
APPROVED BY: MAL DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4-16-13

GEORGIA REGISTERED No. 30708 PROFESSIONAL ENGINEER MATTHEW CHECK 4-16-13

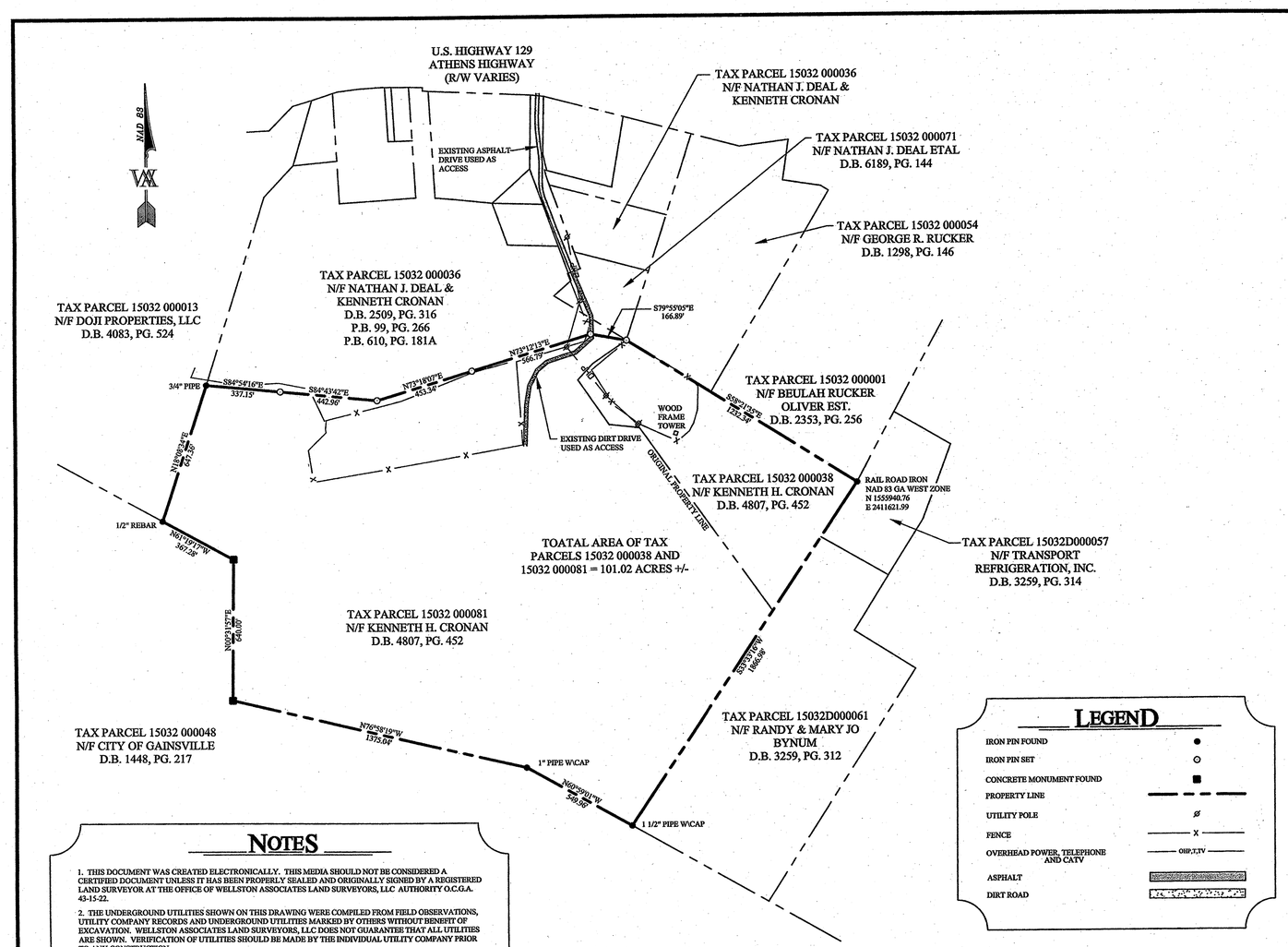
REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

INDEX TO DRAWINGS AND LEGEND

DESIGN AND OPERATION PLAN
FOR
GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-1-NT-R | EDIT 4-15-13 |
| SCALE | NOT TO SCALE | SHEET 1 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |




## LEGEND

| | |
|---|---|
| IRON PIN FOUND | ● |
| IRON PIN SET | ○ |
| CONCRETE MONUMENT FOUND | ■ |
| PROPERTY LINE | |
| UTILITY POLE | Ø |
| FENCE | X |
| OVERHEAD POWER, TELEPHONE AND CATV | OHP,T,TV |
| ASPHALT | |
| DIRT ROAD | |

300 0 300 600 900

GRAPHIC SCALE IN FEET

## NOTES

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

3. TOTAL AREA OF PROPERTY = +/-101.02 ACRES.

4. SUBJECT PROPERTY IS DESIGNATED AS PARCELS 15032 000038 AND 15032 000081.

5. WELLSTON ASSOCIATES LAND SURVEYORS. LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.

6. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X"(NOT A FLOOD HAZARD AREA) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO.13139C0195FX, DATED SEPTEMBER 29, 2006.

7. THIS PROPERTY CONTAINS STREAMS AND WETLANDS UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPT. OF NATURAL RESOURCES. DISTURBANCE TO THESE WETLAND/STREAM AREAS OR THE ASSOCIATED BUFFER (IF APPLICABLE) WITHOUT PROPER AUTHORIZATION MAY RESULT IN PENALTY BY LAW.

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,540 FEET AND ANGULAR ERROR OF 06" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 793,219 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING TOPCON GPT3002.
FIELD WORK WAS COMPLETED ON DECEMBER 23, 2008.

PLOT DATE: 1/5/2009
FILENAME: Drawing1002-019.dwg BY: G.HALLEY

NOTE: THE LEGAL DESCRIPTION FOR THE LANDFILL PROPERTY IS SHOWN ON SHEET 25, SECTION 15.

Revisions

| No. | Date | Description |
|---|---|---|
| | | |

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC. THEY MAY NOT BE REPRODUCED OR USED ON REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC
506 OSIGIAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
FAX (478) 971-1400

BOUNDARY SURVEY
FOR
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
OF
GWAR C&D LANDFILL
TADMORE (GM-368) DISTRICT HALL COUNTY GEORGIA

| | |
|---|---|
| Project No.: | 1002-019 |
| Drawing No.: | 1002-019-C1 |
| Drawn By: | C.B.L. |
| Checked By: | S.H.J. |
| R.L.S. No.: | 2744 |

GEORGIA REGISTERED No. 2744 LAND SURVEYOR CARL B. LEVI 1/5/09

Date: DECEMBER 31, 2008
Scale: 1"=300'
Sheet No.:
1 of 1

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017 D(C&D)
REVIEWED BY: CFH DATE: 5/10/13
APPROVED BY: MK DATE: 5/13/13

BOUNDARY SURVEY

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-2-BS | EDIT |
| SCALE | AS SHOWN | SHEET 2 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

GENERAL NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. AS-BUILT TOPOGRAPHIC SURVEY FOR CELLS 1 AND 2 WAS PROVIDED BY JORDAN-PARKER LAND SURVEYING ON 3/5/2014 AND BY PATTON LAND SURVEYING ON 9/2/2014.

4. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

5. PIEZOMETER LOCATIONS WITH CORRESPONDING GROUND WATER ELEVATIONS WERE PROVIDED BY BUNNELL - LAMMONS ENGINEERING, INC. IN DRAWING ENTITLED "GROUNDWATER ELEVATION CONTOUR MAP - JUNE 19, 2007 (FIGURE 12)," DATED 08-01-07.

6. PER DRAWING TITLED "AREA RECONNAISSANCE" PROVIDED BY BUNNELL-LAMMONS ENGINEERING, INC. IN A REPORT TITLED "UPDATE OF SITE HYDROGEOLOGIC ASSESSMENT - PROPOSED LATERAL CELL EXPANSION" DATED AUGUST 30, 2012, NO WELLS WERE IDENTIFIED WITHIN 500' OF THIS SITE.

7. THERE ARE NO RESIDENCES WITHIN 500' OF THE PROPOSED WASTE DISPOSAL BOUNDARY.

8. THE LOCATIONS OF THE TEST PITS, SOIL BORINGS AND APPROXIMATE LIMITS OF EXISTING WASTE SHOWN ARE BASED ON A DRAWING PROVIDED BY BUNNELL-LAMMONS ENGINEERING, INC. ENTITLED "EXISTING WASTE LIMITS, PROPOSED GWAR C&D LANDFILL, HALL COUNTY, GEORGIA" DATED AUGUST, 2007.

9. WETLAND INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MINOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-0194(C&D)
APPROVED BY: CRA DATE: 12/7/2016

GEORGIA REGISTERED No. 36365 PROFESSIONAL 9-16-16 ENGINEER KEVIN G. BERRY

GEORGIA REGISTERED No. 30798 PROFESSIONAL 9-16-16 ENGINEER K. MATTHEW CHEEK

REVISED: SEPTEMBER 16, 2016
REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

EXISTING TOPOGRAPHICAL SURVEY

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
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SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-010-01 | DWG.GWAR-EXP-3-TP-R4 | EDIT 9-16-2016 |
| SCALE | 1" = 200' | SHEET 3 OF 35 | |
| DATE | AUGUST, 2016 | | |

# WASTE EXCAVATION PLAN

I. PILOT STUDY

Prior to starting full scale mining, GWAR will initially conduct a pilot study. The pilot study will begin in the proposed location of Cell No. 1C. The location of Cell No. 1C is shown on the Initial Grading Plan (Sheet 7 of 35). The pilot study area will be restricted to not exceed an approximate 200' long x 100' wide area so the mining area can be easily maintained. The size of the excavation may vary as the finding of waste may dictate a different size excavation. All the steps outlined in Section II. entitled Waste Excavation Plan will be followed. Once the pilot study is complete, a written report prepared by a Professional Engineer registered in the State of Georgia will be submitted to EPD summarizing the steps and results of the pilot study.

II. WASTE EXCAVATION PLAN

A. General Background and Procedures

GWAR plans to remove, by mining, all wastes from the Closed Gainesville Landfill. GWAR Landfill will adhere to the following procedures when mining and relocating the buried waste from the closed landfill. Areas assumed to contain waste from the closed landfill are outlined on the Existing Topographical Survey (Sheet 3 of 35).

The purpose of this waste mining activity is:

- to remove all wastes from the closed landfill; thereby, eliminating the wastes as a possible source of future contamination of the groundwater; and
- to allow the rehabilitation of this area, so GWAR may develop a Construction/Demolition Landfill for the environmentally sound disposal of C&D solid waste.

The waste will be excavated, processed, relocated, and properly disposed off-site in a permitted MSW Landfill in conformance with the Rules for Solid Waste Management. Two (2) working faces will be maintained on the landfill property. Working Face 1 will be the normal working face of the Construction/Demolition Landfill. All C&D waste will be buried in this working face. Working Face 2 will be the waste excavation face.

1. Excavation Procedures

Excavation will begin in Cell No. 1C, which means mining the waste in the cell footprint, buffer, and access road. The excavation will proceed by moving from south to north across an excavated working face which will be approximately 100 feet in width. Only one area will be opened at one time. The waste removed from the closed landfill will be placed in trucks and hauled to a permitted MSW landfill. Storm water drainage from the excavated area will be directed to temporary sediment ponds or sediment traps at all times. These sediment ponds and traps are to be located down gradient of the mined area, and will be constructed in accordance with the "Manual for Erosion and Sediment Control in Georgia". Other Best Management Practices (BMP's) will also be utilized as needed.

Excavation will begin by removal of the existing final cover soils on the closed landfill by bulldozer, front-end loader, or excavator. This material will be used to construct a series of storm water diversion berms to prevent storm water runoff from entering the excavation working face and direct the storm water into the new sediment ponds or traps. Excess removed soil will be stockpiled. All exposed waste in an excavated area will be covered with six (6) inches of soil or a tarp at the end of each day. A tarp will only be used, if mining ceases no longer than three (3) days. If mining of waste will not occur within three (3) days, six (6) inches of soil will be used. In no way will more solid waste be exposed than can be covered by the end of each operating day. While there are no anticipations of changes in the actual order, direction, and sequence of mining, the procedures may vary based on field conditions, once mining begins and as may be necessary to facilitate proper leachate control, if encountered, provide erosion and sediment control, and control surface water run-off / run-on. EPD will be notified of any changes in the sequencing and/or procedures.

A Schematic Mining Plan (sheet 5 of 35) shows the typical mining sequence. This sequence shows mining of all waste from the entire permitted landfill. Mining will start in Area 1 and will be complete when Area 9 is mined.

2. Waste Processing Procedures

GWAR plans to process the excavated waste by using a trommel or similar screening device. Processing of excavated waste will be at the discretion of GWAR. The steps are outlined below for the trommeling process.

Voluntary processing of the excavated waste and soil covers to recover any marketable recyclables and the soil component would be beneficial. These activities would result in less waste disposed and more materials recycled, thus meeting the overall intent of good resource management. If the waste and soil components are processed, the material in the closed landfill will be excavated using an excavator, and moved to the trommel area. In the trommel area, the waste will be first rough sorted with magnets to remove any ferrous metal from the old waste. The ferrous metal will be stored on site in 20 to 40 cubic yard steel rolloff boxes. These boxes will be hauled to the steel recyclery as necessary for the sale of this metal.

The remainder of the waste may be run through a trommel fitted with a 1.5 - 2.5 inch screen to remove dirt or soil from the waste material itself. Water may be misted over the trommel to reduce dust and airbone contaminants, when waste is not moist enough to prevent dust. Material that passes through the screen represents the soil and composted organic component of the excavated material. The clean material will be stockpiled adjacent to the Landfill and used for cover. Only clean soils that are unstained with no odor or coloration will be used as cover. The waste retained on the trommel screen, may be directed down a removal platform where recyclable materials including aluminum, additional ferrous metals, glass, and plastic containers may be manually or automatically removed from the waste stream. If manual removal is utilized, personnel shall use respirators, safety gloves, and other appropriate safety equipment, as may be deemed necessary. Any recovered materials requiring additional treatment will be placed in containers and shipped off-site for further processing.

The remaining waste will be placed into either a pile or a box for short term (under 24 hours) storage prior to being transported to a permitted Subtitle D landfill or the onsite composting facility.

Some of the excavated waste may not be suitable for composting. Such waste will be placed in separate piles or boxes and transported to a permitted Subtitle D landfill. This separation will occur prior to composting or transport off-site.

Based on test pit excavation, recyclables may be too contaminated with soil and other waste products, and may therefore, not be economically feasible to recover.

Any hazardous waste discovered during the mining process will be removed and properly disposed of in accordance with EPD regulations by a permitted hazardous materials hauler and disposal facility.

Any mined waste will be processed or disposed of within 24 hours. Unprocessed excavated material will be covered with a tarp at the end of each working day.

3. Landfilling Procedure

The waste component of the excavated material will be disposed of off-site at a permitted MSW Landfill or managed in the on site composting facility. Any mined waste will be processed or disposed of within 24 hours. Unprocessed excavated material will be covered with a tarp at the end of each working day.

4. Excavation and Hauling Equipment

The excavation of waste will be performed by an excavator. The material will be transported from the excavation face to a permitted MSW landfill or the on site composting facility by truck.

5. Safety Practices During Excavation of Waste

The following safety procedures shall be followed during excavation:

a. Explosive Gas Testing

At the beginning of each day during initial excavation and after noon, the Operator of the excavation equipment shall test the gases within six (6) inches from the working face. Excavation may proceed if the methane gas is less than 50% of the lower explosive limit (LEL). If methane gas is more than 50% of the LEL, the Operator shall wait five (5) minutes and test the working face again. The Operator will continue testing every five (5) minutes until the gases within six (6) inches from the working face are less than 50% of the LEL. Once the gases are less than 50% of the LEL, then excavation may proceed. Personnel who operate equipment in the excavation area shall be provided personal methane detectors set to alarm at 50% of the LEL.

A log showing a test result and time of each test shall be kept in the cab of the excavating equipment. This information shall also be made part of the landfill's operating record.

b. Fire Safety

One hundred (100) cubic yards of clean earth shall be stockpiled no further than 200 feet from the excavation face to be used in case of fire. In the event of a fire, normal landfill fire suppression procedures should be followed. Smoking is prohibited on site.

c. Excavation of Dangerous Chemicals

Within the closed landfill, waste should be limited to residential and commercial municipal solid waste. No unusual chemical, explosive, or corrosive elements are anticipated to be encountered. In the event suspicious material is encountered during excavation, the Landfill Operator shall be called to the excavation face for identification of the waste. If the suspicious material is identified as hazardous, explosive, or unidentifiable, the appropriate regulatory personnel shall be notified and the appropriate technical personnel (Professional Engineer, Professional Geologist, or Certified Hazardous Materials Manager) shall be called to the site to identify the material and ensure that the material is removed and disposed of in a manner that meets the appropriate regulations. Waste excavation shall be halted until the suspicious material is either determined to be non-hazardous, or removed from the working face and properly disposed.

d. Leachate Management

As the excavation proceeds, leachate may be encountered in the bottom of the waste areas, even though previous excavation has revealed no measurable amounts of leachate with no run-off. If leachate is encountered, a pit shall be excavated no more than three (3) feet deep to capture any leachate from the excavation operation at the lower ends of each excavated area. Accumulated leachate shall be removed from the pit at least every 3rd working day, or sooner if an odor nuisance has been caused, or prior to anticipated wet weather.

Accumulated leachate shall be removed by pumps and tank truck, and hauled to the on site composting facility, used as a wetting agent, or hauled to a waste water treatment facility.

It is the intent of the GWAR Landfill staff to limit mining operation during the winter, and/or wet-weather season, in order to minimize leachate production.

e. Odor Control

Odor will be controlled at the site by use of daily soil cover, tarpaulin and/or other approved alternate daily covers. If major odor problems are encountered, the landfill will investigate the possibility of using odor masking or neutralizing agents and/or reducing the size of the excavation working face.

f. Excavation Equipment Operator Safety

Excavation of the waste may cause the equipment operator to be exposed to dust, mold, mildew, bacteria, and gases which might be harmful. Even though landfill excavation projects at other landfills have not recorded any equipment operator problems, equipment operators involved in the mining of waste from this site shall have safety glasses and a respirator available during the excavation process. Other normal safety equipment typically used at construction sites, such as hard hats, gloves, safety shoes, etc. shall be worn. As mining progresses, the landfill will review the need to modify or supplement the safety equipment necessary to protect the operators. In no case shall the use or the availability of safety equipment be reduced without EPD approval.

g. Employee Air Safety

The Landfill Operator will be alerted to the presence of hydrogen sulfide, ammonia, and aromatic hydrocarbons which may occur at the excavation site. The Operator will use a portable gas detector to monitor these gases at the beginning of each day during initial execution and afternoon. If these gases present a problem, then excavation will be stopped until wind velocities dissipate the gases. Artificial ventilation may be introduced by use of fans to expedite the dissipation.

h. Anticipated Mining Schedule

It is projected that all of the wastes and accompanying soils can be removed, processed and properly disposed of, or stockpiled on-site within 60 - 72 months of initial excavation, though this cannot be assured due to weather, recycle markets and other constraints on timing.

6. Testing for Determination of Clean Site Condition

Once mining has been completed, which includes the removal of all stained soils and soils which exhibit olfactory evidence of potential contamination, a minimum of one (1) soil sample per acre will be obtained from the soils underlying each mined area. The soil sampling and confirmation that all waste has been removed will be determined by a third-party environmental professional.

The soil samples will be analyzed for Appendix I volatile organic compounds (VOC's) and total metals. The results of the tests will be compared to the Notification Standards listed in the Rules for Hazardous Site Response (Appendix I).

If a soil sample is found to be above the HSRA Notification Standard, per the sampling referenced above, or if areas of soil staining are identified on the floor of the excavation, the following additional steps will be taken:

a. Soil sampling will be performed to determine the horizontal extent of the contamination. Once the soil is delineated, the contaminated soil will be excavated and the underlying soil will be re-tested for contamination.

   i.) If the stained or otherwise contaminated area is less than ten feet in diameter and one foot deep, one sample should be collected from the bottom of the excavation.

   ii.) If the stained or otherwise contaminated area is greater than ten feet wide or one foot deep, soil samples should be collected on a 20-foot grid across the floor of the stained soil excavation, and on a 20-foot spacing along the walls of the excavation.

   iii.) Soil excavation around a contaminate area will be complete when all samples around the excavation are below the notification concentrations.

b. A boring will be drilled to the first water zone / confining layer 10 feet down-gradient of the contaminated area. This will also include split spoon sampling (every two (2) feet for 10 feet, then every five (5) feet thereafter) while noting any signs of contamination. If visible signs of contamination are noted, the soil will be sampled for Appendix I VOC's and metals for use in vertical delineation of the contamination. One (1) groundwater sample will be taken and analyzed for Appendix I VOC's and metals.

c. The boring may be discontinued if 10 feet of continuous clayey soil is encountered before water. The soil of the soil-clay interface will be sampled and analyzed for Appendix I VOC's and metals.

During soil sampling the following quality control procedures will be implemented:

a. Any equipment used for soil sampling will be decontaminated prior to reuse.

b. A new pair of nitrile gloves will be used at each sampling location.

c. Care will be taken to obtain a representative soil sample. The appropriate equipment (En Core or Terra Core sampler) and method (EPA SW-846 Method 5035) will be used.

d. Samples for VOC's and total metals will be taken as a grab sample.

e. An analytical laboratory, certified in accordance with EPD's rules, will perform the analysis.

f. All samples will be packed on ice and delivered to the laboratory in accordance with the QA/QC procedures.

g. A minimum of one (1) duplicate sample per ten (10) soil samples will be analyzed for metals and VOC's.

III. WASTE EXCAVATION CERTIFICATION OF COMPLETION

After the GWAR has completed mining the entire closed landfill, a comprehensive report of mining activities will be prepared which will include, but not be limited to, any daily reports, any analytical / testing data, photographs and procedures followed. The report will detail any contaminants found, the extent of contamination (horizontal and vertical), removal and documentation that the remaining soil is clean. This report will be Certified by a Professional Engineer, registered in the State of Georgia, that the mining activities were completed in accordance with this Plan and the area mined has been tested according to this Plan and has been deemed to be classified as a "clean" site. The waste excavation certification must also be approved by EPD prior to placement of fill material or clay liner soils.

IV. USE OF CONTAMINATED SOILS

Contaminated soils which are separated from the mined waste will be hauled off site to a permitted MSW landfill or to the on site composting facility. The contaminated soil cannot be used for cover on the landfill. Uncontaminated soils excavated on the site may be used for cover on the landfill. The definition of uncontaminated soils are those with no discoloration, odor or other evidence of contamination.

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-61(D) (C&D)
REVIEWED BY: CRK DATE: 5/13/13
APPROVED BY: MAK DATE: 5/13/13

GEORGIA REGISTERED No. 15068 PROFESSIONAL ENGINEER WILLIAM F. HODGES

GEORGIA REGISTERED No. 30706 PROFESSIONAL ENGINEER MATTHEW CHEEK

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

WASTE EXCAVATION PLAN

DESIGN AND OPERATION PLAN
FOR
GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

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|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-4-WEP-R | EDIT 4-15-13 |
| SCALE | NOT TO SCALE | SHEET 4 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. THE LOCATIONS OF THE TEST PITS, SOIL BORINGS AND APPROXIMATE LIMITS OF EXISTING WASTE SHOWN ARE BASED ON A DRAWING PROVIDED BY BUNNELL-LAMMONS ENGINEERING, INC. ENTITLED "EXISTING WASTE LIMITS, PROPOSED GWAR C&D LANDFILL, HALL COUNTY, GEORGIA" DATED AUGUST, 2007.

5. WETLAND INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

6. AREAS MINED WITHIN 200' BUFFER SHALL BE RECONSTRUCTED WITH CLEAN EARTHEN FILL TO EXISTING ELEVATIONS, AND PLANTED WITH GRASSES.

7. MINING OF EXISTING WASTE MAY VARY SOME DUE TO THE ACTUAL WASTE DISCOVERED ON THE FACILITY.

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,807.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.

TYPICAL MINING

AREA 1 — BEGIN MINING AT SOUTH END AND PROCEED NORTH, EXCAVATING ALL WASTE AS DETAILED IN THE WASTE EXCAVATION PLAN. USE BMP's TO CONTROL EROSION.

AREAS 2-9 — FOLLOW THE SAME PROCEDURES AND BEGIN MINING IN THE DIRECTION SHOWN ON THIS SHEET. USE BMP's TO CONTROL EROSION

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D(GCD)
REVIEWED BY: CEH DATE: 5/13/13
APPROVED BY: MAK DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES

GEORGIA REGISTERED No. 30785 PROFESSIONAL ENGINEER 5-21-13 K. MATTHEW CHEEK

REVISED: MARCH 20, 2013

SCHEMATIC MINING PLAN

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
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(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

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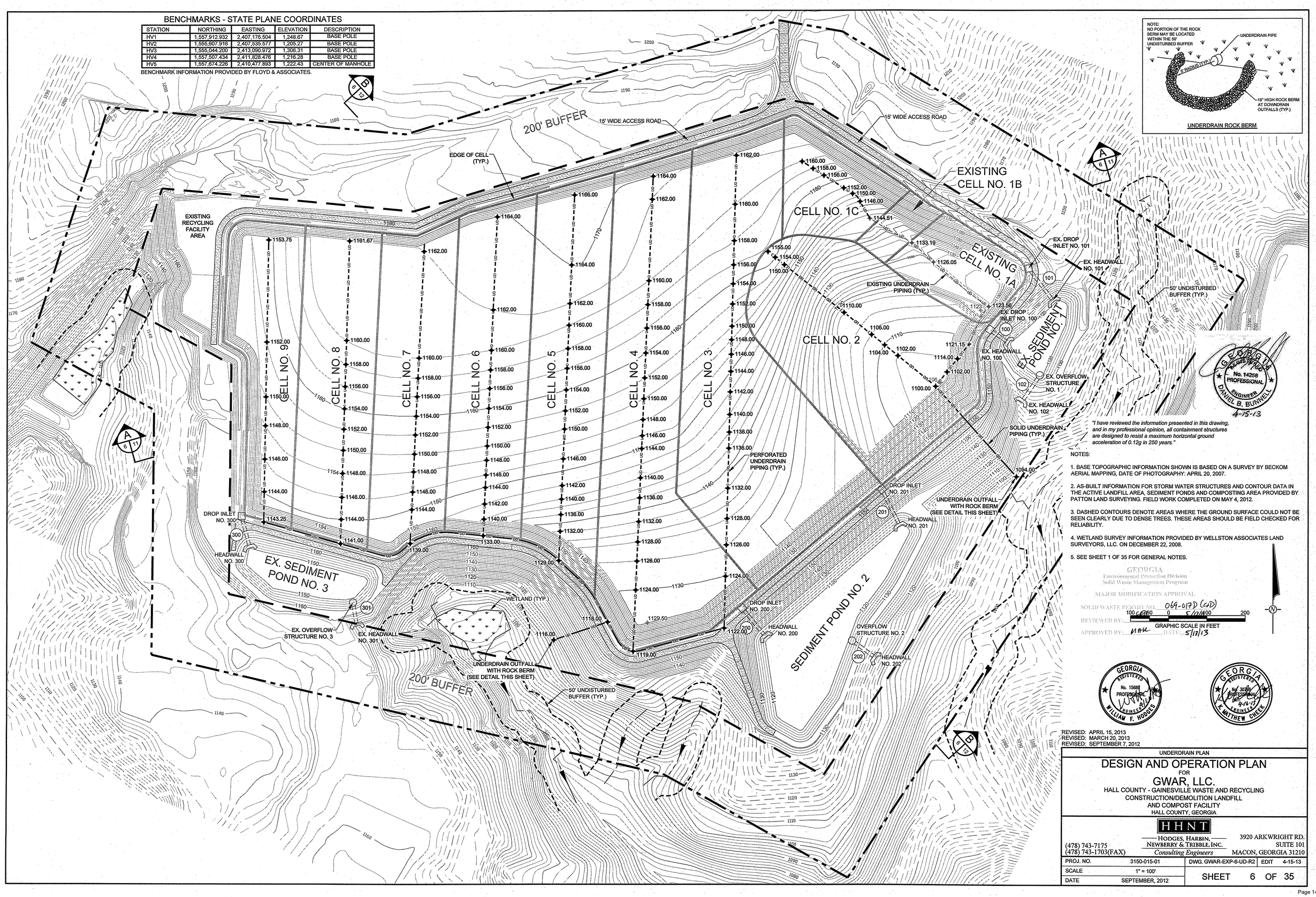
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-5-MP-R | EDIT 3-20-13 |
| SCALE | 1" = 200' | SHEET 5 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D (L&D)
REVIEWED BY: 5/17/13
APPROVED BY: MAK DATE: 5/13/13

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013
REVISED: SEPTEMBER 7, 2012

UNDERDRAIN PLAN

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

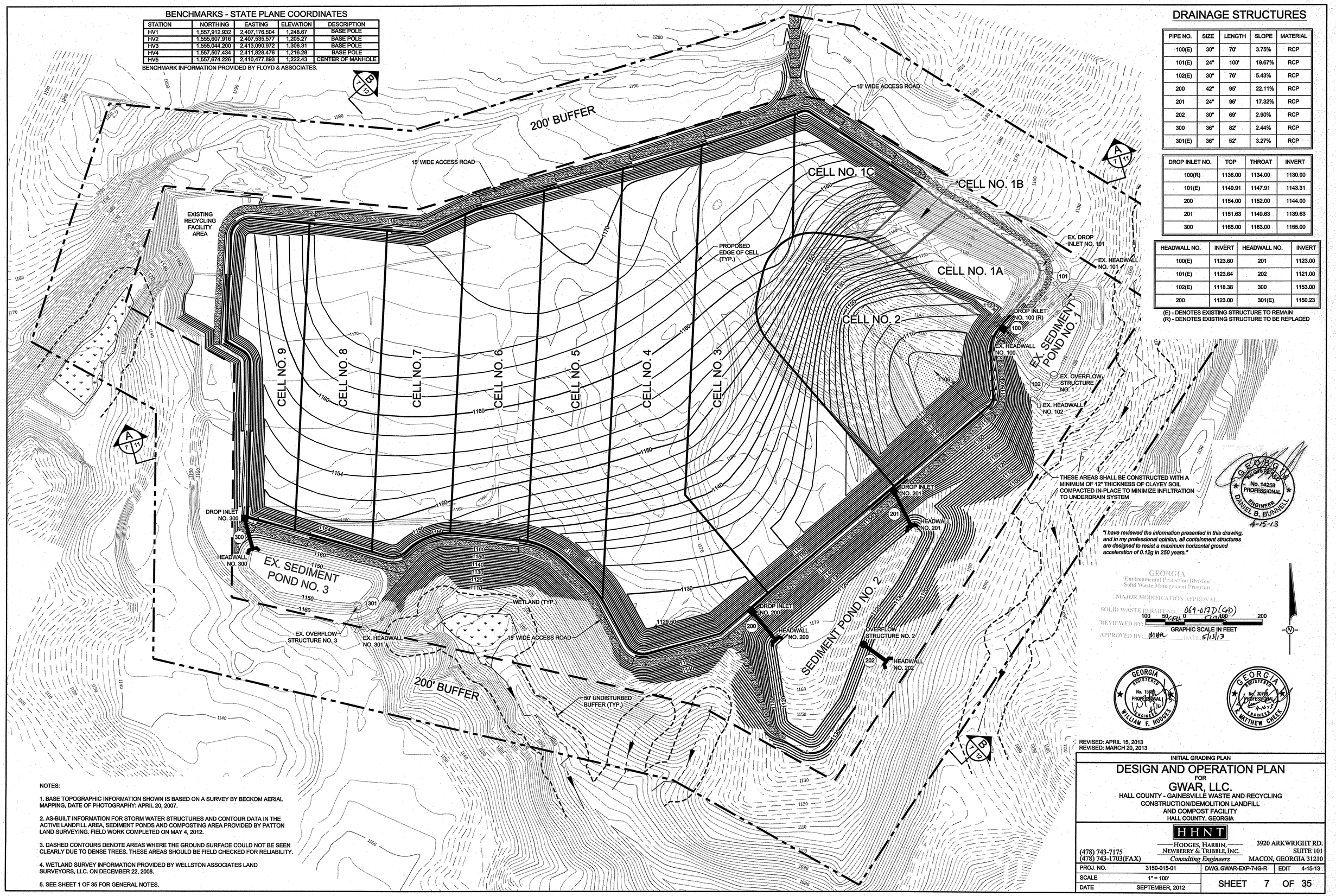

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-6-UD-R2 | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 6 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




## DRAINAGE STRUCTURES

| PIPE NO. | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 100(E) | 30" | 70' | 3.75% | RCP |
| 101(E) | 24" | 100' | 19.67% | RCP |
| 102(E) | 30" | 76' | 5.43% | RCP |
| 200 | 42" | 95' | 22.11% | RCP |
| 201 | 24" | 96' | 17.32% | RCP |
| 202 | 30" | 69' | 2.90% | RCP |
| 300 | 36" | 82' | 2.44% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |

| DROP INLET NO. | TOP | THROAT | INVERT |
|---|---|---|---|
| 100(R) | 1136.00 | 1134.00 | 1130.00 |
| 101(E) | 1149.91 | 1147.91 | 1143.31 |
| 200 | 1154.00 | 1152.00 | 1144.00 |
| 201 | 1151.63 | 1149.63 | 1139.63 |
| 300 | 1165.00 | 1163.00 | 1155.00 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
| 100(E) | 1123.60 | 201 | 1123.00 |
| 101(E) | 1123.64 | 202 | 1121.00 |
| 102(E) | 1118.38 | 300 | 1153.00 |
| 200 | 1123.00 | 301(E) | 1150.23 |

(E) - DENOTES EXISTING STRUCTURE TO REMAIN
(R) - DENOTES EXISTING STRUCTURE TO BE REPLACED

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 14258 DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D(GP)
REVIEWED BY: GW
APPROVED BY: MWA DATE: 5/13/13

100 50 0 100 200
GRAPHIC SCALE IN FEET

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 15668 WILLIAM F. HODGES

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 30716 MATTHEW CHEEK 4-16-13

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

INITIAL GRADING PLAN

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

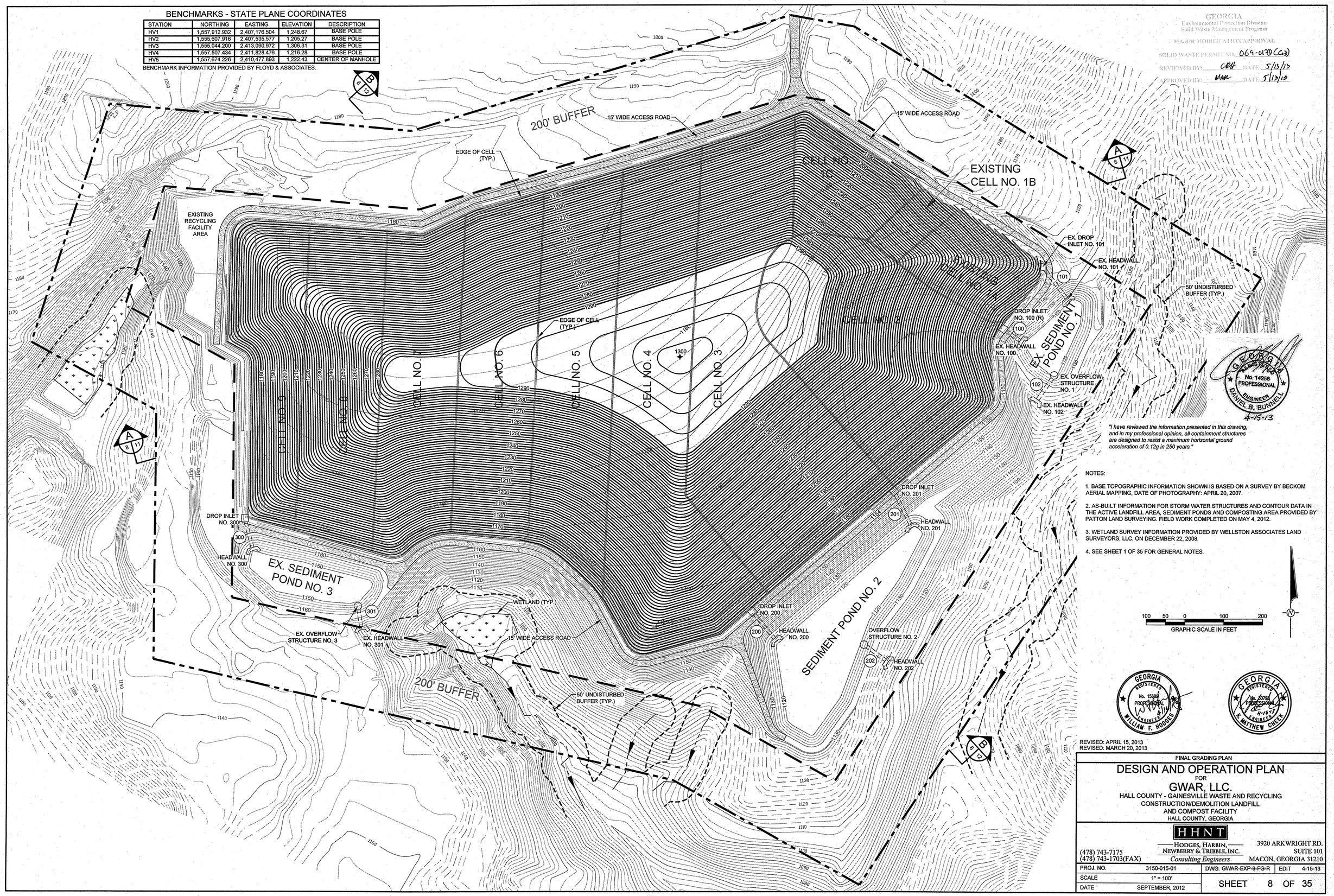

| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-7-IG-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 7 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,874.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-0170 (C03)
REVIEWED BY: CBB DATE: 5/13/13
APPROVED BY: MMC DATE: 5/13/13




GEORGIA REGISTERED No. 14288 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

4. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

100 50 0 100 200
GRAPHIC SCALE IN FEET

GEORGIA REGISTERED No. 15688 PROFESSIONAL ENGINEER WILLIAM F. HODGES

GEORGIA REGISTERED No. 30758 PROFESSIONAL ENGINEER K. MATTHEW CHEEK

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

FINAL GRADING PLAN

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-8-FG-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 8 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.

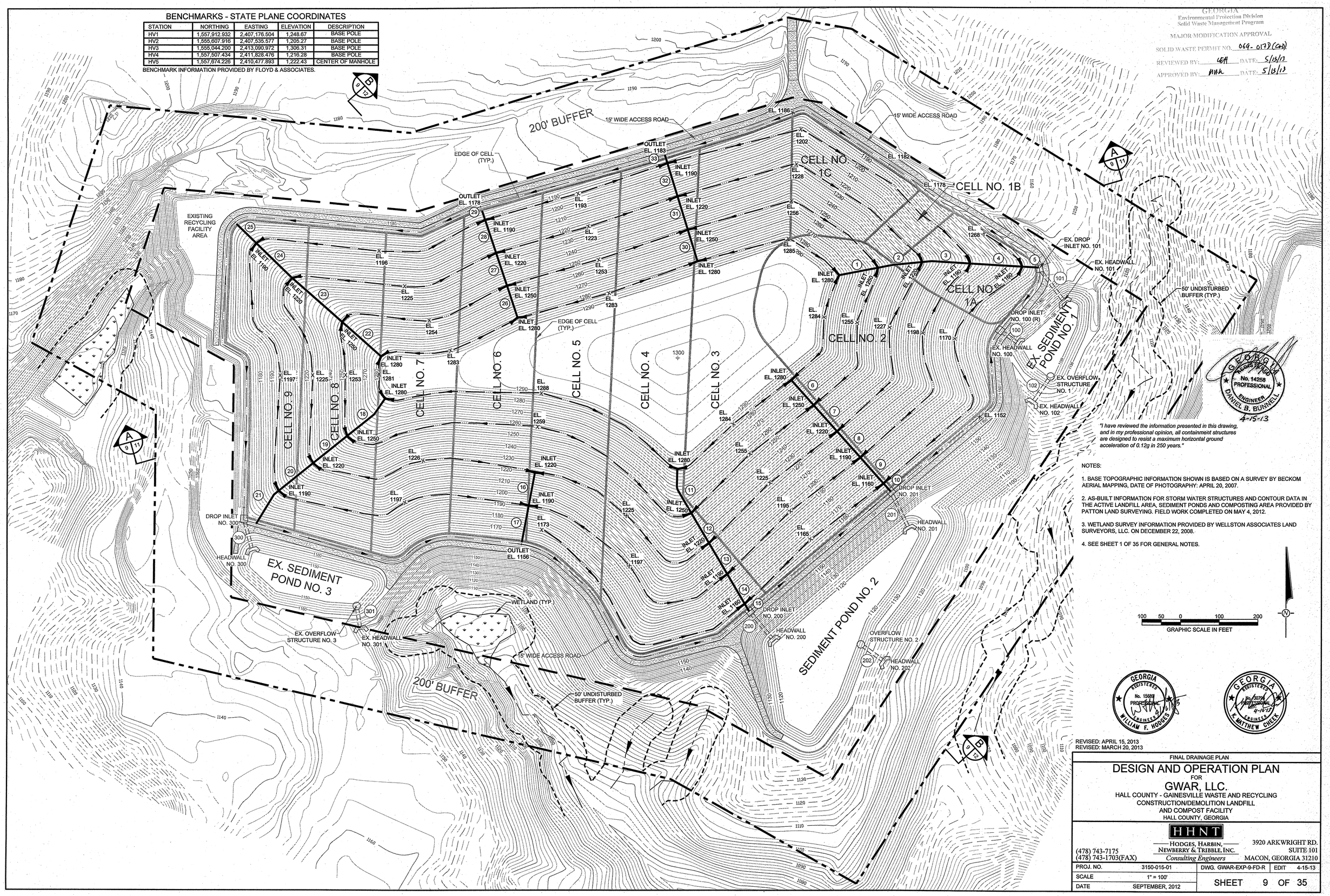
GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017J(CD)

REVIEWED BY: LGH DATE: 5/15/13

APPROVED BY: MWA DATE: 5/18/13




GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

4. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

100 50 0 100 200
GRAPHIC SCALE IN FEET

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4-16-13

GEORGIA REGISTERED No. 5078 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 4-16-13

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

FINAL DRAINAGE PLAN

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.

HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-9-FD-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 9 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
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| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
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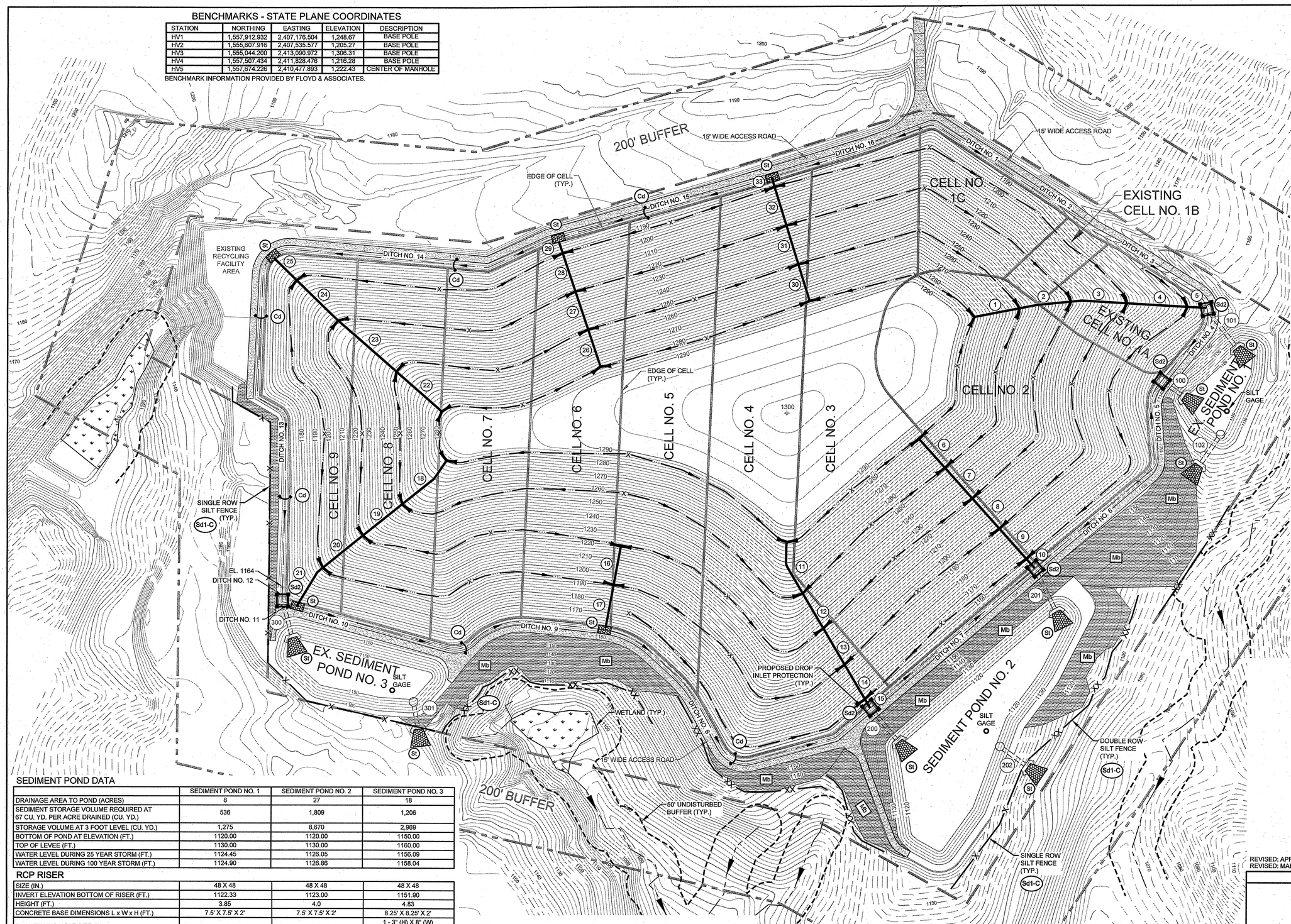
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 064-017D(CD)
REVIEWED BY: CEH DATE: 5/13/13
APPROVED BY: MBK DATE: 5/13/13




## EROSION CONTROL DEVICES

| | |
|---|---|
| X | SILT FENCE (Sd1-C) |
| XX | DOUBLE ROW SILT FENCE (Sd1-C) |
| | DROP INLET OR PIPE INLET PROTECTION (Sd2) |
| | EXCELSIOR SLOPE MATTING (Mb) |
| | ROCK CHECK DAM (Cd) |

RIP-RAP OUTLET PROTECTION (W2, L, W1)

| PIPE NO. | RIP-RAP SIZE | LENGTH(L) | W1 | W2 |
|---|---|---|---|---|
| 100(E) | 6" | 16' | 7.5' | 18.5' |
| 101(E) | 9" | 22' | 6' | 24' |
| 102(E) | 9" | 18' | 7.5' | 20.5' |
| 200 | 12" | 29' | 10.5' | 32.5' |
| 201 | 12" | 24' | 6' | 26' |
| 202 | 9" | 22' | 7.5' | 25.5' |
| 300 | 12" | 30' | 10.5' | 33.5' |
| 301(E) | 9" | 24' | 9' | 27' |
| DD 17 | 6" | 18' | 9' | 9' |
| DD 21 | 6" | 18' | 12.5' | 12.5' |
| DD 25 | 6" | 18' | 9' | 9' |
| DD 29 | 9" | 18' | 16.5' | 16.5' |
| DD 33 | 9" | 18' | 21' | 21' |

* DD = DOWNDRAIN PIPE NUMBER REQUIRING OUTLET PROTECTION

| GRASSED LINED DITCH WITH EXCELSIOR MATTING (INSTALL LINING AT CLOSURE) | DITCH NO. | LENGTH | SLOPE |
|---|---|---|---|
| | 1 | 292' | 1.37% |
| | 2 | 92' | 4.35% |
| | 6 | 300' | 0.80% |
| | 7 | 480' | 0.50% |
| | 8 | 754' | 0.53% |
| | 9 | 575' | 0.70% |
| | 10 | 140' | 1.43% |
| | 11 | 34' | 2.94% |
| | 13 | 777' | 1.03% |
| | 14 | 653' | 0.92% |
| | 15 | 495' | 1.01% |
| | 16 | 348' | 0.86% |

| RIP-RAP LINED DITCH (INSTALL LINING AT CLOSURE) | DITCH NO. | RIP-RAP SIZE | LENGTH | SLOPE |
|---|---|---|---|---|
| | 3 | 9" | 360' | 8.61% |
| | 4 | 6" | 198' | 6.57% |
| | 5 | 9" | 244' | 7.38% |
| | 12 | 12" | 32' | 3.13% |

NOTE:
1. OPERATOR MAY USE A MORE RESISTANT LINING MATERIAL IN LIEU OF RIP-RAP LINED DITCHES AT HIS DISCRETION.

100 50 0 100 200
GRAPHIC SCALE IN FEET

## SEDIMENT POND DATA

| | SEDIMENT POND NO. 1 | SEDIMENT POND NO. 2 | SEDIMENT POND NO. 3 |
|---|---|---|---|
| DRAINAGE AREA TO POND (ACRES) | 8 | 27 | 18 |
| SEDIMENT STORAGE VOLUME REQUIRED AT 67 CU. YD. PER ACRE DRAINED (CU. YD.) | 536 | 1,809 | 1,206 |
| STORAGE VOLUME AT 3 FOOT LEVEL (CU. YD.) | 1,275 | 8,670 | 2,969 |
| BOTTOM OF POND AT ELEVATION (FT.) | 1120.00 | 1120.00 | 1150.00 |
| TOP OF LEVEE (FT.) | 1130.00 | 1130.00 | 1160.00 |
| WATER LEVEL DURING 25 YEAR STORM (FT.) | 1124.45 | 1126.05 | 1156.09 |
| WATER LEVEL DURING 100 YEAR STORM (FT.) | 1124.90 | 1126.86 | 1158.04 |

## RCP RISER

| | | | |
|---|---|---|---|
| SIZE (IN.) | 48 X 48 | 48 X 48 | 48 X 48 |
| INVERT ELEVATION BOTTOM OF RISER (FT.) | 1122.33 | 1123.00 | 1151.90 |
| HEIGHT (FT.) | 3.85 | 4.0 | 4.83 |
| CONCRETE BASE DIMENSIONS L x W x H (FT.) | 7.5' X 7.5' X 2' | 7.5' X 7.5' X 2' | 8.25' X 8.25' X 2' |
| DEWATERING HOLE SIZE (IN.) | 2 - 2" (H) X 6" (W) | 1 - 6" (H) X 12" (W) | 1 - 3" (H) X 8" (W)<br>3 - 6.5" (H) X 18" (W) |
| ORIFICE INVERT ELEVATION (FT.) | 1122.33 AND 1123.33 | 1123.00 | 1151.90 AND 1155.16 |

## RCP CARRIER PIPE

| | | | |
|---|---|---|---|
| DIAMETER (IN.) | 30 | 30 | 36 |
| LENGTH (FT.) | 75 | 66 | 52 |
| SLOPE (%) | 5.51 | 3.03 | 3.27 |
| INLET INVERT ELEVATION (FT.) | 1122.51 | 1123.00 | 1151.93 |
| OUTLET INVERT ELEVATION (FT.) | 1118.38 | 1121.00 | 1150.23 |
| NO. & SIZE OF ANTI-SEEP COLLARS (FT.) | 2 - 5.75' X 5.75' | 2 - 5.5' X 5.5' | 2 - 6.9' X 6.9' |
| CONCRETE ENCASEMENT OF CARRIER PIPE (FT.) | 5.08' X 3.80' X 13.50' | 5.08' X 3.80' X 15' | 5.67' X 4.33' X 15' |

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

4. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

GEORGIA REGISTERED No. 15558 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4/16/13

GEORGIA REGISTERED No. 30786 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 4-16-13

GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

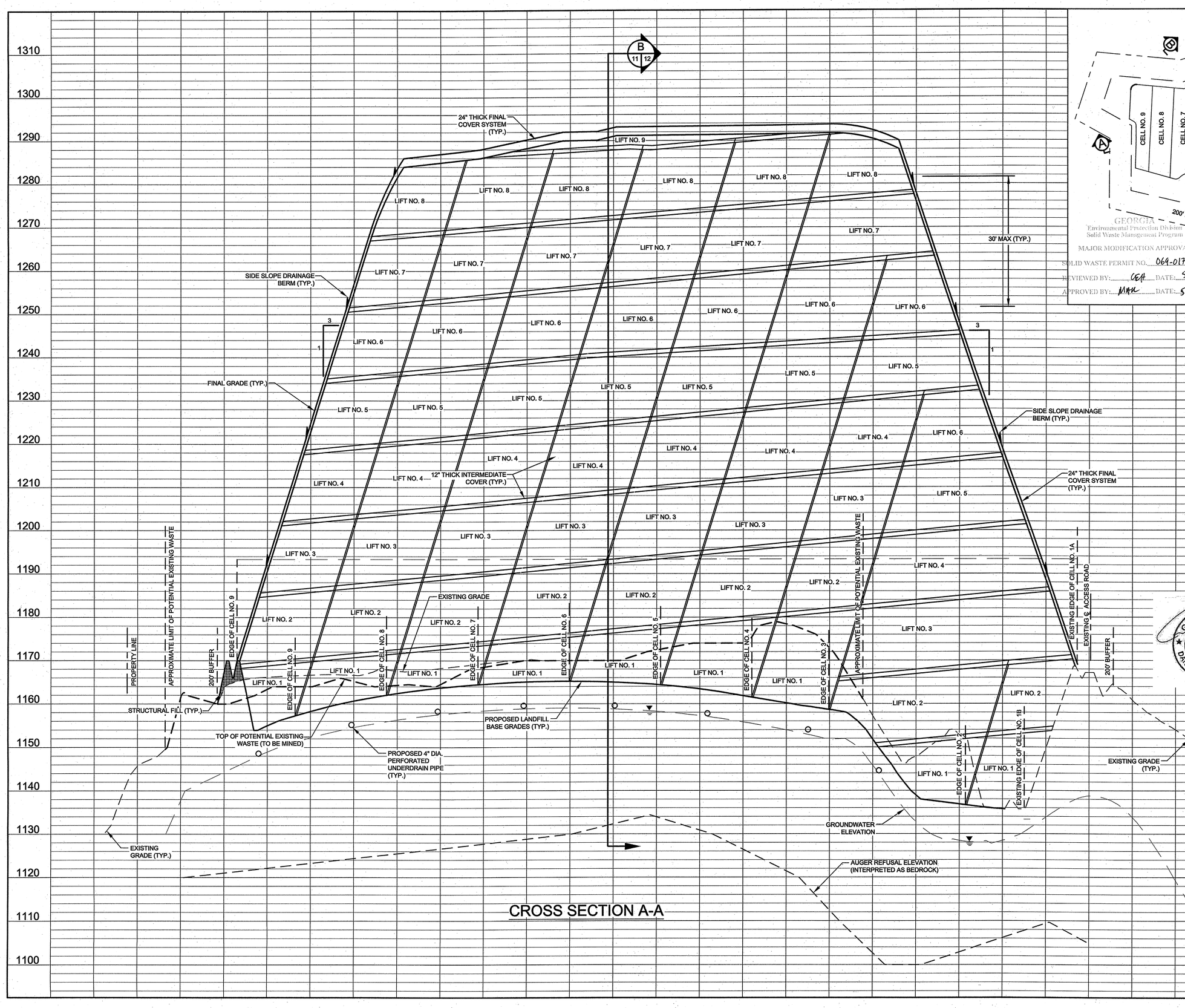
REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

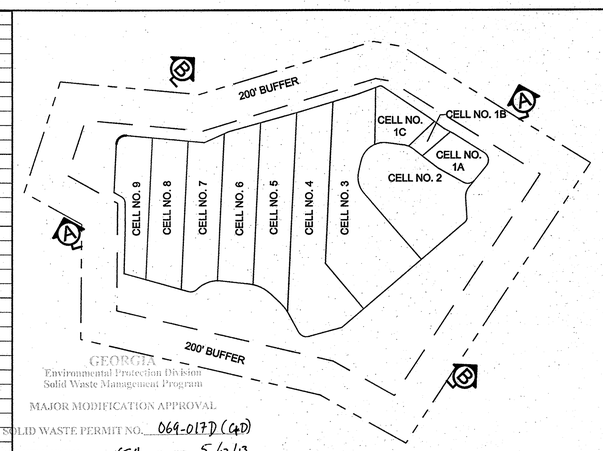
EROSION CONTROL PLAN

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-10-EC-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 10 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |




GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D (C&D)
REVIEWED BY: CEA DATE: 5/13/13
APPROVED BY: MAK DATE: 5/13/13

## SITE LAYOUT
SCALE: 1" = 400'

NOTE:

1. PROPOSED INFRASTRUCTURE AREAS SHALL BE DEEMED A "CLEAN SITE," IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN, PRIOR TO THEIR CONSTRUCTION.
2. PROPOSED LANDFILL CELLS SHALL BE DEEMED A "CLEAN SITE," IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN, PRIOR TO WASTE PLACEMENT.
3. TOP OF POTENTIAL EXISTING WASTE ELEVATIONS EQUAL TOPOGRAPHY AT TIME OF ORIGINAL PERMIT ISSUANCE. INFORMATION PROVIDED BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY APRIL 20, 2012.
4. EXISTING GRADE ELEVATIONS SHOWN ON THIS SHEET REPRESENT AS-BUILT CONDITIONS OF THE COMPOSTING AREA, ACTIVE LANDFILL AREA, AND SEDIMENT PONDS. INFORMATION PROVIDED BY PATTON LAND SURVEYING, DATE OF FIELD WORK MAY 4, 2012.
5. AUGER REFUSAL ELEVATIONS PROVIDED BY BUNNELL-LAMMONS ENGINEERING, INC. IN A DRAWING ENTITLED "AUGER REFUSAL ELEVATION CONTOUR MAP", DATED AUGUST 1, 2007.
6. GROUNDWATER ELEVATIONS PROVIDED BY BUNNELL-LAMMONS ENGINEERING, INC. IN A DRAWING ENTITLED "COMPOSITE HIGH WATER TABLE ELEVATION CONTOUR MAP", DATED 10-18-12, LAST REVISED ON NOVEMBER 20, 2012.

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA REGISTERED No. 14259 PROFESSIONAL ENGINEER DANIEL B. BUNNELL
4-15-13

100 50 0 100 200
GRAPHIC HORIZONTAL SCALE IN FEET
10 5 0 10 20
GRAPHIC VERTICAL SCALE IN FEET

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES

GEORGIA REGISTERED No. 15790 PROFESSIONAL ENGINEER K. MATTHEW CHEEK

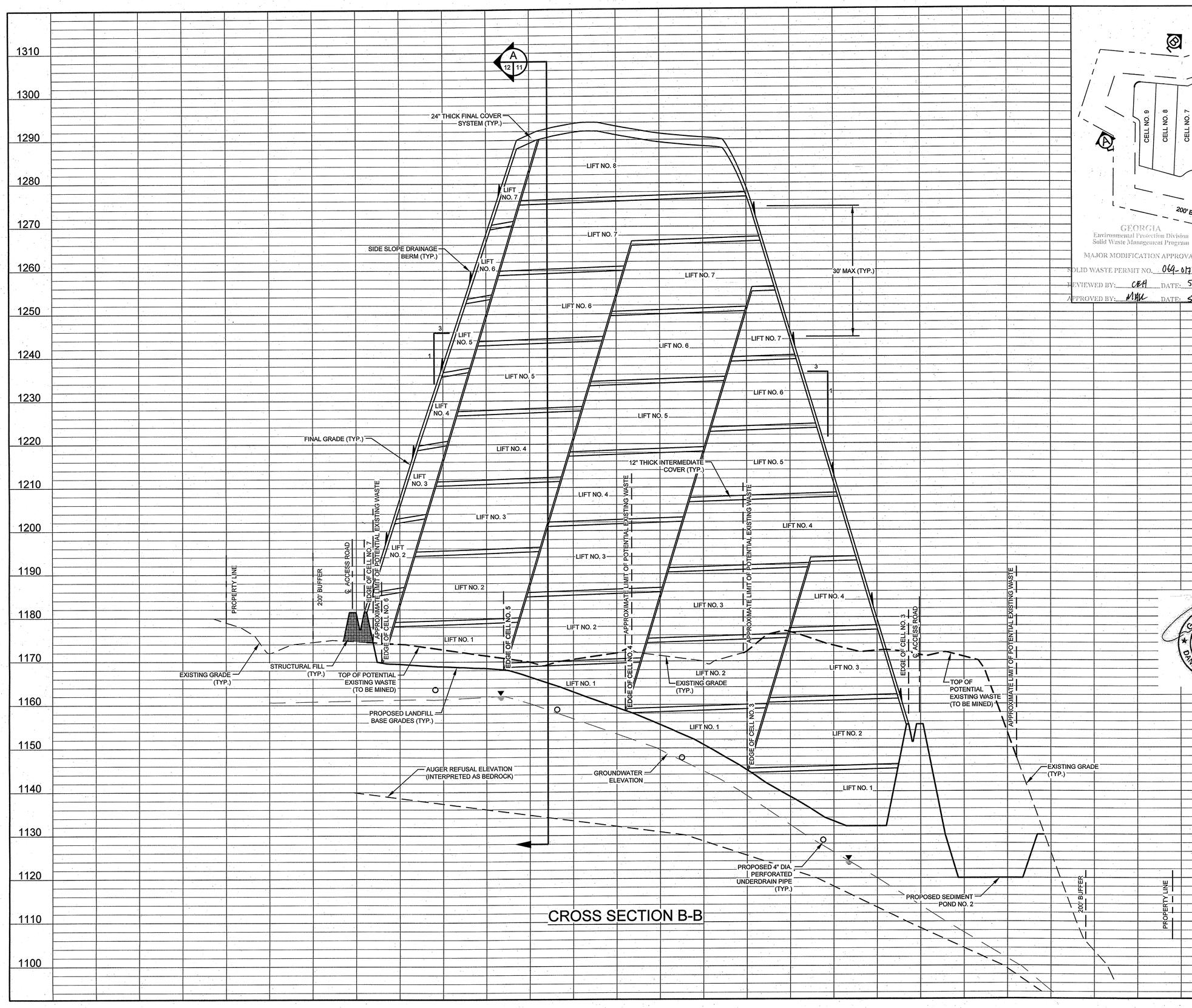
REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013
REVISED: SEPTEMBER 7, 2012

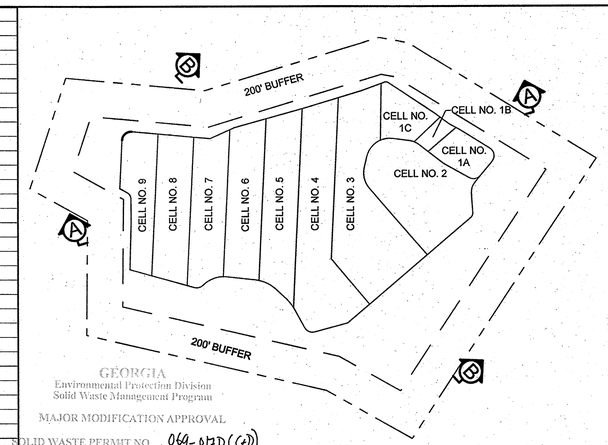
CROSS SECTION A

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-XSEC-A-R2 | EDIT 4-15-13 |
| SCALE | 1" = 100' HORIZ.; 1" = 10' VERT. | SHEET 11 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |




GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D(C+D)
REVIEWED BY: CEH DATE: 5/13/13
APPROVED BY: MMC DATE: 5/13/13

## SITE LAYOUT
SCALE: 1" = 400'

NOTE:

1. PROPOSED INFRASTRUCTURE AREAS SHALL BE DEEMED A "CLEAN SITE," IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN, PRIOR TO THEIR CONSTRUCTION.
2. PROPOSED LANDFILL CELLS SHALL BE DEEMED A "CLEAN SITE," IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN, PRIOR TO WASTE PLACEMENT.
3. TOP OF POTENTIAL EXISTING WASTE ELEVATIONS EQUAL TOPOGRAPHY AT TIME OF ORIGINAL PERMIT ISSUANCE. INFORMATION PROVIDED BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY APRIL 20, 2012.
4. AUGER REFUSAL ELEVATIONS PROVIDED BY BUNNELL-LAMMONS ENGINEERING, INC. IN A DRAWING ENTITLED "AUGER REFUSAL ELEVATION CONTOUR MAP", DATED AUGUST 1, 2007.
5. GROUNDWATER ELEVATIONS PROVIDED BY BUNNELL-LAMMONS ENGINEERING, INC. IN A DRAWING ENTITLED "COMPOSITE HIGH WATER TABLE ELEVATION CONTOUR MAP", DATED 10-18-12, LAST REVISED ON NOVEMBER 20, 2012.

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

100 50 0 100 200
GRAPHIC HORIZONTAL SCALE IN FEET

10 5 0 10 20
GRAPHIC VERTICAL SCALE IN FEET

GEORGIA REGISTERED No. 15686 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4/15/13

GEORGIA REGISTERED No. 30708 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 4-15-13

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013
REVISED: SEPTEMBER 7, 2012

CROSS SECTION B

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-XSEC-B-R2 | EDIT 4-15-13 |
| SCALE | 1" = 100' HORIZ.; 1" = 10' VERT. | SHEET 12 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

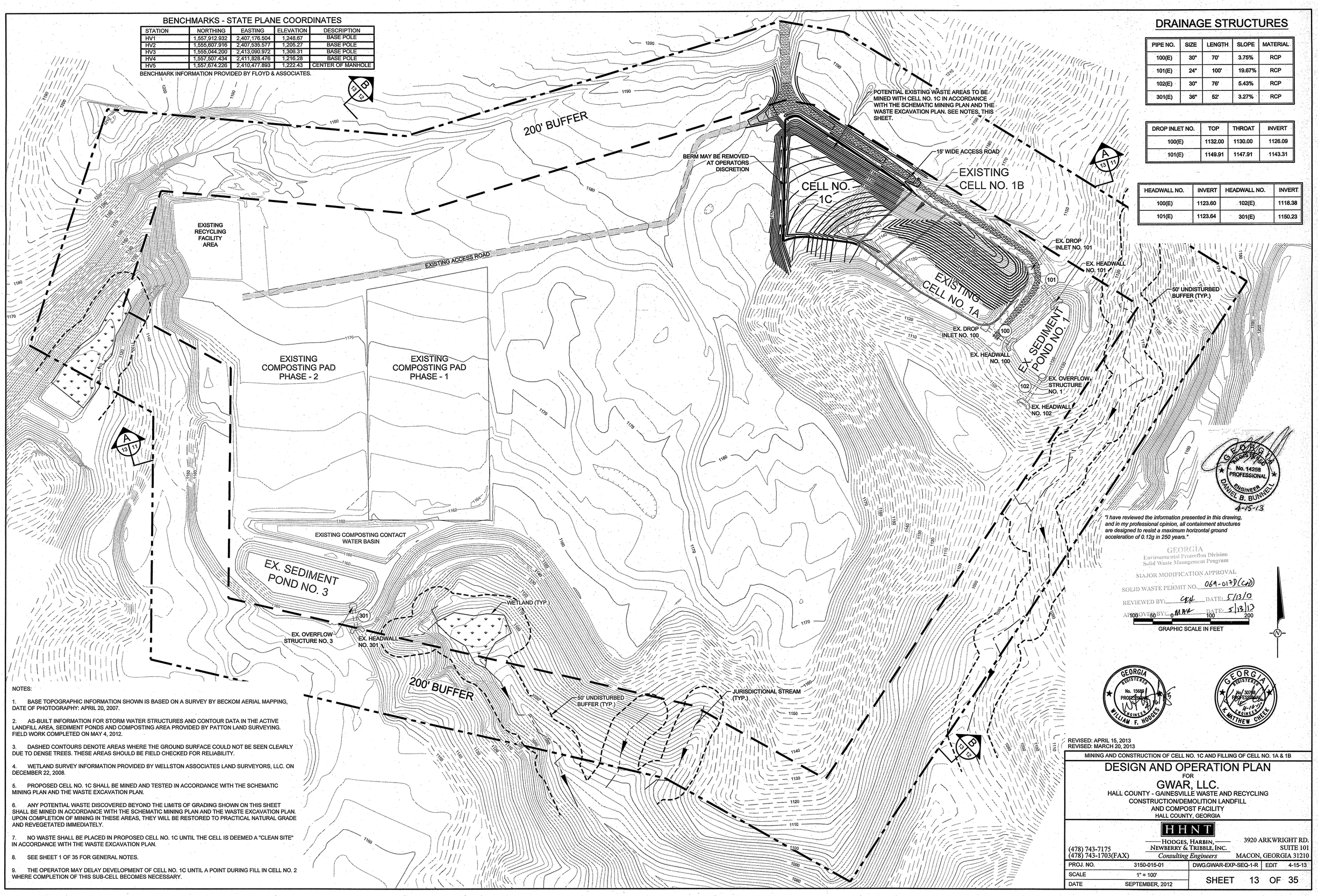
BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.

## DRAINAGE STRUCTURES

| PIPE NO. | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 100(E) | 30" | 70' | 3.75% | RCP |
| 101(E) | 24" | 100' | 19.67% | RCP |
| 102(E) | 30" | 76' | 5.43% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |

| DROP INLET NO. | TOP | THROAT | INVERT |
|---|---|---|---|
| 100(E) | 1132.00 | 1130.00 | 1126.09 |
| 101(E) | 1149.91 | 1147.91 | 1143.31 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
| 100(E) | 1123.60 | 102(E) | 1118.38 |
| 101(E) | 1123.64 | 301(E) | 1150.23 |




*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D(CAD)
REVIEWED BY: CEH DATE: 5/13/10
APPROVED BY: MAW DATE: 5/13/13

GEORGIA REGISTERED No. 15659 PROFESSIONAL ENGINEER WILLIAM F. HODGES

GEORGIA REGISTERED No. 30786 PROFESSIONAL ENGINEER E. MATTHEW CHEEK 4-10-13

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. PROPOSED CELL NO. 1C SHALL BE MINED AND TESTED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN.

6. ANY POTENTIAL WASTE DISCOVERED BEYOND THE LIMITS OF GRADING SHOWN ON THIS SHEET SHALL BE MINED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN. UPON COMPLETION OF MINING IN THESE AREAS, THEY WILL BE RESTORED TO PRACTICAL NATURAL GRADE AND REVEGETATED IMMEDIATELY.

7. NO WASTE SHALL BE PLACED IN PROPOSED CELL NO. 1C UNTIL THE CELL IS DEEMED A "CLEAN SITE" IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN.

8. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

9. THE OPERATOR MAY DELAY DEVELOPMENT OF CELL NO. 1C UNTIL A POINT DURING FILL IN CELL NO. 2 WHERE COMPLETION OF THIS SUB-CELL BECOMES NECESSARY.

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

MINING AND CONSTRUCTION OF CELL NO. 1C AND FILLING OF CELL NO. 1A & 1B

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA

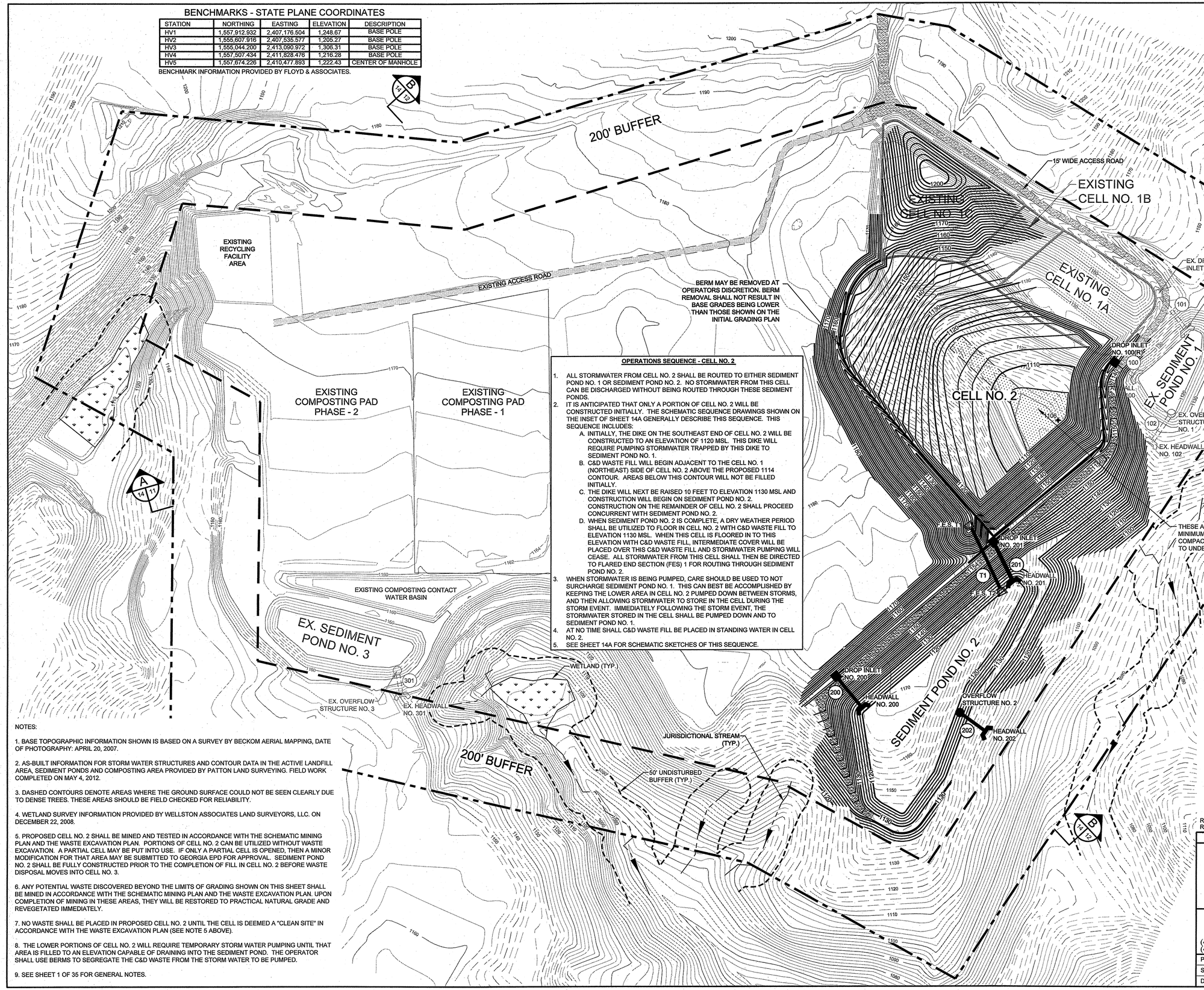

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-SEQ-1-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 13 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,080.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




## DRAINAGE STRUCTURES

| PIPE NO. | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 100(E) | 30" | 70' | 3.75% | RCP |
| 101(E) | 24" | 100' | 19.67% | RCP |
| 102(E) | 30" | 76' | 5.43% | RCP |
| 200 | 42" | 95' | 22.11% | RCP |
| 201 | 24" | 96' | 17.32% | RCP |
| 202 | 30" | 69' | 2.90% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |
| T1 | 42" | 158' | 0.47% | CMP / CPP |

| DROP INLET NO. | TOP | THROAT | INVERT |
|---|---|---|---|
| 100(R) | 1136.00 | 1134.00 | 1130.00 |
| 101(E) | 1149.91 | 1147.91 | 1143.31 |
| 200 | 1154.00 | 1152.00 | 1144.00 |
| 201 | 1151.63 | 1149.63 | 1139.63 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
| 100(E) | 1123.60 | 202 | 1121.00 |
| 101(E) | 1123.64 | 301(E) | 1150.23 |
| 102(E) | 1118.38 | F.E.S. T1 | 1123.75 |
| 200 | 1123.00 | F.E.S. T2 | 1123.00 |
| 201 | 1123.00 | - | - |

### OPERATIONS SEQUENCE - CELL NO. 2

1. ALL STORMWATER FROM CELL NO. 2 SHALL BE ROUTED TO EITHER SEDIMENT POND NO. 1 OR SEDIMENT POND NO. 2. NO STORMWATER FROM THIS CELL CAN BE DISCHARGED WITHOUT BEING ROUTED THROUGH THESE SEDIMENT PONDS.
2. IT IS ANTICIPATED THAT ONLY A PORTION OF CELL NO. 2 WILL BE CONSTRUCTED INITIALLY. THE SCHEMATIC SEQUENCE DRAWINGS SHOWN ON THE INSET OF SHEET 14A GENERALLY DESCRIBE THIS SEQUENCE. THIS SEQUENCE INCLUDES:
   A. INITIALLY, THE DIKE ON THE SOUTHEAST END OF CELL NO. 2 WILL BE CONSTRUCTED TO AN ELEVATION OF 1120 MSL. THIS DIKE WILL REQUIRE PUMPING STORMWATER TRAPPED BY THIS DIKE TO SEDIMENT POND NO. 1.
   B. C&D WASTE FILL WILL BEGIN ADJACENT TO THE CELL NO. 1 (NORTHEAST) SIDE OF CELL NO. 2 ABOVE THE PROPOSED 1114 CONTOUR. AREAS BELOW THIS CONTOUR WILL NOT BE FILLED INITIALLY.
   C. THE DIKE WILL NEXT BE RAISED 10 FEET TO ELEVATION 1130 MSL AND CONSTRUCTION WILL BEGIN ON SEDIMENT POND NO. 2. CONSTRUCTION ON THE REMAINDER OF CELL NO. 2 SHALL PROCEED CONCURRENT WITH SEDIMENT POND NO. 2.
   D. WHEN SEDIMENT POND NO. 2 IS COMPLETE, A DRY WEATHER PERIOD SHALL BE UTILIZED TO FLOOR IN CELL NO. 2 WITH C&D WASTE FILL TO ELEVATION 1130 MSL. WHEN THIS CELL IS FLOORED IN TO THIS ELEVATION WITH C&D WASTE FILL, INTERMEDIATE COVER WILL BE PLACED OVER THIS C&D WASTE FILL AND STORMWATER PUMPING WILL CEASE. ALL STORMWATER FROM THIS CELL SHALL THEN BE DIRECTED TO FLARED END SECTION (FES) 1 FOR ROUTING THROUGH SEDIMENT POND NO. 2.
3. WHEN STORMWATER IS BEING PUMPED, CARE SHOULD BE USED TO NOT SURCHARGE SEDIMENT POND NO. 1. THIS CAN BEST BE ACCOMPLISHED BY KEEPING THE LOWER AREA IN CELL NO. 2 PUMPED DOWN BETWEEN STORMS, AND THEN ALLOWING STORMWATER TO STORE IN THE CELL DURING THE STORM EVENT. IMMEDIATELY FOLLOWING THE STORM EVENT, THE STORMWATER STORED IN THE CELL SHALL BE PUMPED DOWN AND TO SEDIMENT POND NO. 1.
4. AT NO TIME SHALL C&D WASTE FILL BE PLACED IN STANDING WATER IN CELL NO. 2.
5. SEE SHEET 14A FOR SCHEMATIC SKETCHES OF THIS SEQUENCE.

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. PROPOSED CELL NO. 2 SHALL BE MINED AND TESTED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN. PORTIONS OF CELL NO. 2 CAN BE UTILIZED WITHOUT WASTE EXCAVATION. A PARTIAL CELL MAY BE PUT INTO USE. IF ONLY A PARTIAL CELL IS OPENED, THEN A MINOR MODIFICATION FOR THAT AREA MAY BE SUBMITTED TO GEORGIA EPD FOR APPROVAL. SEDIMENT POND NO. 2 SHALL BE FULLY CONSTRUCTED PRIOR TO THE COMPLETION OF FILL IN CELL NO. 2 BEFORE WASTE DISPOSAL MOVES INTO CELL NO. 3.

6. ANY POTENTIAL WASTE DISCOVERED BEYOND THE LIMITS OF GRADING SHOWN ON THIS SHEET SHALL BE MINED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN. UPON COMPLETION OF MINING IN THESE AREAS, THEY WILL BE RESTORED TO PRACTICAL NATURAL GRADE AND REVEGETATED IMMEDIATELY.

7. NO WASTE SHALL BE PLACED IN PROPOSED CELL NO. 2 UNTIL THE CELL IS DEEMED A "CLEAN SITE" IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN (SEE NOTE 5 ABOVE).

8. THE LOWER PORTIONS OF CELL NO. 2 WILL REQUIRE TEMPORARY STORM WATER PUMPING UNTIL THAT AREA IS FILLED TO AN ELEVATION CAPABLE OF DRAINING INTO THE SEDIMENT POND. THE OPERATOR SHALL USE BERMS TO SEGREGATE THE C&D WASTE FROM THE STORM WATER TO BE PUMPED.

9. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 068-017D (C&D)

REVIEWED BY: CEH DATE: 5/13/13

APPROVED BY: MHC DATE: 5/13/13

100 50 0 100 200
GRAPHIC SCALE IN FEET

GEORGIA REGISTERED No. 15685 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4-15-13

GEORGIA REGISTERED No. 30796 PROFESSIONAL ENGINEER M. MATTHEW CHECK 4-15-13

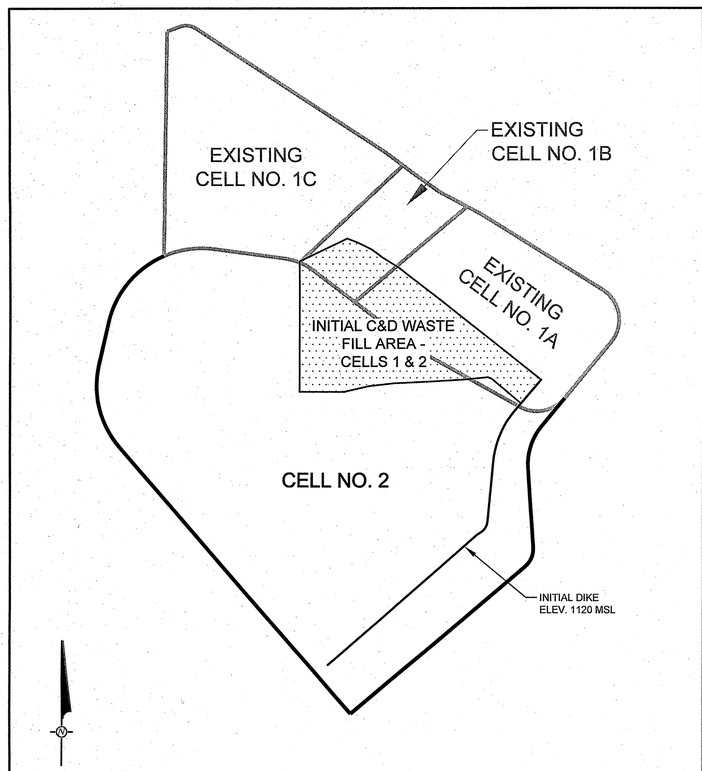
REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

MINING AND CONSTRUCTION OF CELL NO. 2 AND FILLING OF CELL NO. 1C

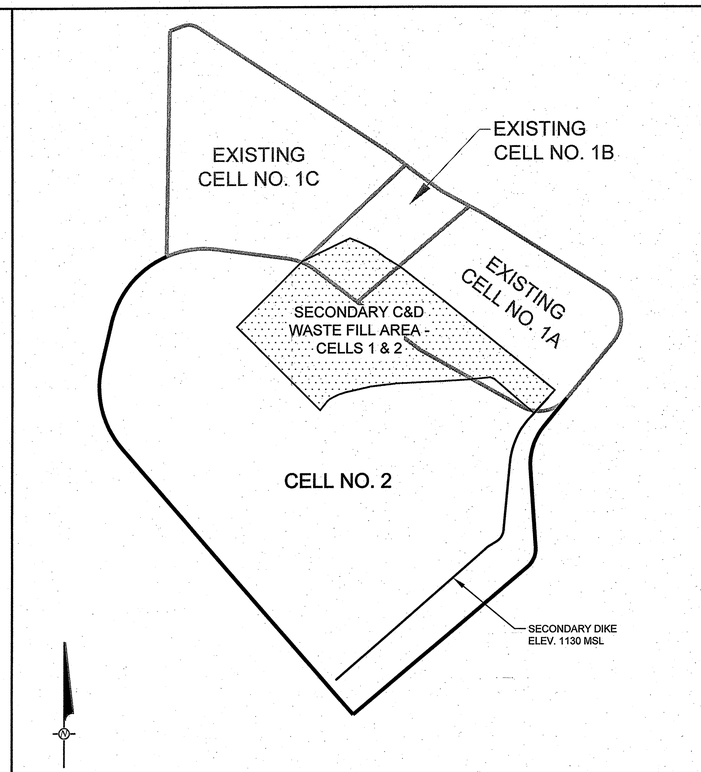
# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

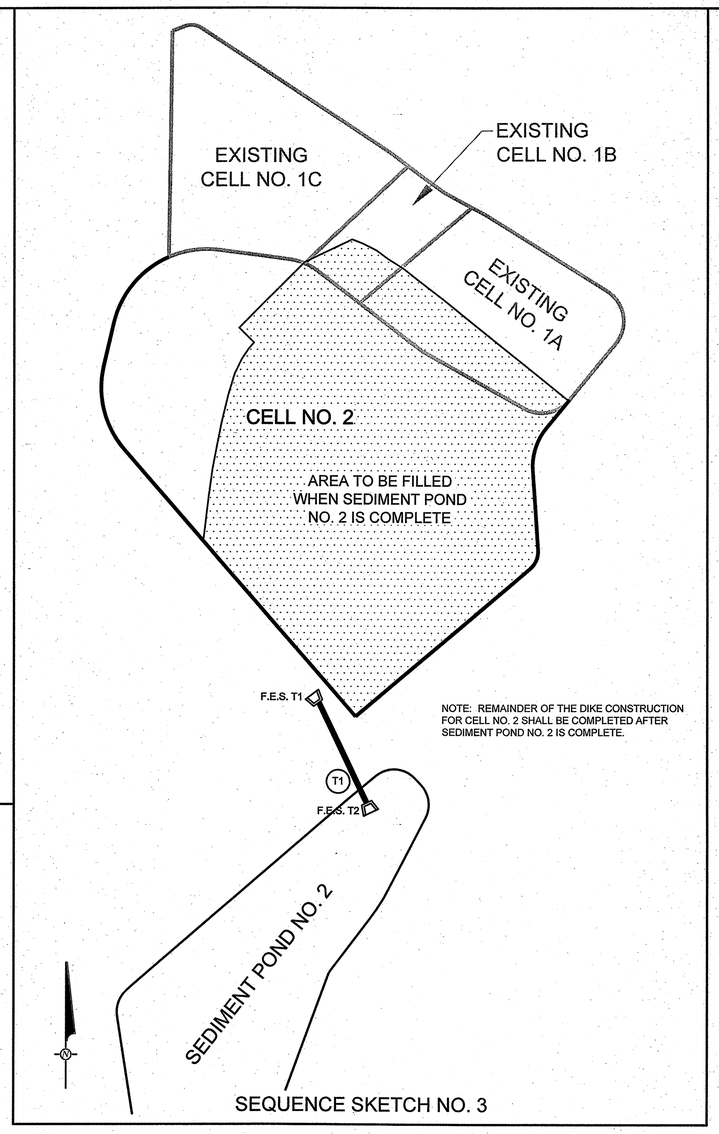

| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-SEQ-2-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 14 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |




SEQUENCE SKETCH NO. 1




SEQUENCE SKETCH NO. 2




NOTE: REMAINDER OF THE DIKE CONSTRUCTION FOR CELL NO. 2 SHALL BE COMPLETED AFTER SEDIMENT POND NO. 2 IS COMPLETE.

SEQUENCE SKETCH NO. 3

OPERATIONS SEQUENCE - CELL NO. 2

1. ALL STORMWATER FROM CELL NO. 2 SHALL BE ROUTED TO EITHER SEDIMENT POND NO. 1 OR SEDIMENT POND NO. 2. NO STORMWATER FROM THIS CELL CAN BE DISCHARGED WITHOUT BEING ROUTED THROUGH THESE SEDIMENT PONDS.
2. IT IS ANTICIPATED THAT ONLY A PORTION OF CELL NO. 2 WILL BE CONSTRUCTED INITIALLY. THE SCHEMATIC SEQUENCE DRAWINGS SHOWN ON THIS SHEET GENERALLY DESCRIBE THIS SEQUENCE. THIS SEQUENCE INCLUDES:
   A. INITIALLY, THE DIKE ON THE SOUTHEAST END OF CELL NO. 2 WILL BE CONSTRUCTED TO AN ELEVATION OF 1120 MSL. THIS DIKE WILL REQUIRE PUMPING STORMWATER TRAPPED BY THIS DIKE TO SEDIMENT POND NO. 1.
   B. C&D WASTE FILL WILL BEGIN ADJACENT TO THE CELL NO. 1 (NORTHEAST) SIDE OF CELL NO. 2 ABOVE THE PROPOSED 1114 CONTOUR. AREAS BELOW THIS CONTOUR WILL NOT BE FILLED INITIALLY.
   C. THE DIKE WILL NEXT BE RAISED 10 FEET TO ELEVATION 1130 MSL AND CONSTRUCTION WILL BEGIN ON SEDIMENT POND NO. 2. CONSTRUCTION ON THE REMAINDER OF CELL NO. 2 SHALL PROCEED CONCURRENT WITH SEDIMENT POND NO. 2.
   D. WHEN SEDIMENT POND NO. 2 IS COMPLETE, A DRY WEATHER PERIOD SHALL BE UTILIZED TO FLOOR IN CELL NO. 2 WITH C&D WASTE FILL TO ELEVATION 1130 MSL. WHEN THIS CELL IS FLOORED IN TO THIS ELEVATION WITH C&D WASTE FILL, INTERMEDIATE COVER WILL BE PLACED OVER THIS C&D WASTE FILL AND STORMWATER PUMPING WILL CEASE. ALL STORMWATER FROM THIS CELL SHALL THEN BE DIRECTED TO FLARED END SECTION (FES) 1 FOR ROUTING THROUGH SEDIMENT POND NO. 2.
3. WHEN STORMWATER IS BEING PUMPED, CARE SHOULD BE USED TO NOT SURCHARGE SEDIMENT POND NO. 1. THIS CAN BEST BE ACCOMPLISHED BY KEEPING THE LOWER AREA IN CELL NO. 2 PUMPED DOWN BETWEEN STORMS, AND THEN ALLOWING STORMWATER TO STORE IN THE CELL DURING THE STORM EVENT. IMMEDIATELY FOLLOWING THE STORM EVENT, THE STORMWATER STORED IN THE CELL SHALL BE PUMPED DOWN AND TO SEDIMENT POND NO. 1.
4. AT NO TIME SHALL C&D WASTE FILL BE PLACED IN STANDING WATER IN CELL NO. 2.

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D (C&D)
REVIEWED BY: CGH DATE: 5/13/13
APPROVED BY: MAA DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER K. MATTHEW CHEEK

N

100 50 0 100 200
GRAPHIC SCALE IN FEET

CELL NO. 2 SEQUENCE SCHEMATICS

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

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HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
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3920 ARKWRIGHT RD.
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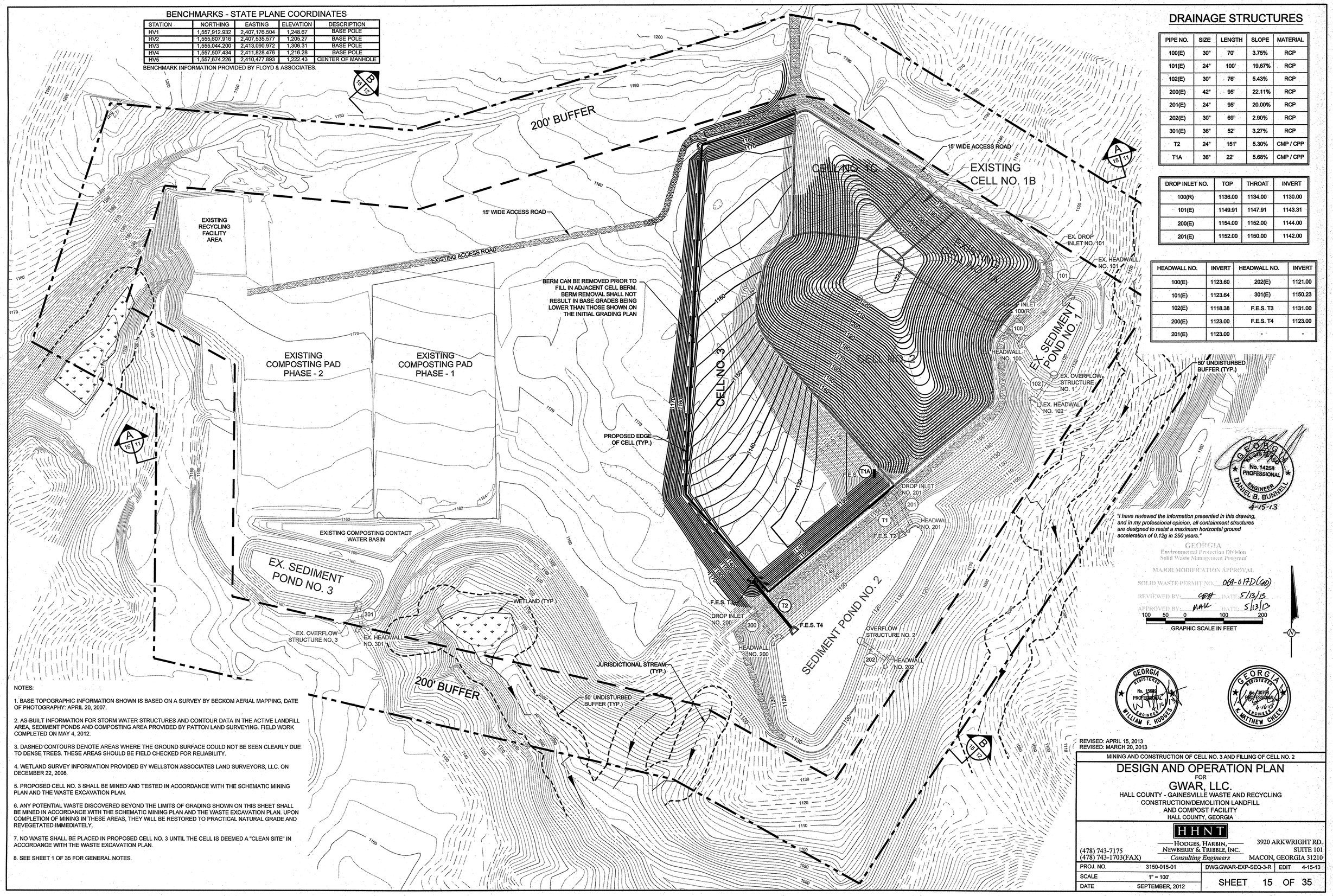
MACON, GEORGIA 31210

| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-SEQ2-S | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 14A OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




## DRAINAGE STRUCTURES

| PIPE NO. | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 100(E) | 30" | 70' | 3.75% | RCP |
| 101(E) | 24" | 100' | 19.67% | RCP |
| 102(E) | 30" | 76' | 5.43% | RCP |
| 200(E) | 42" | 95' | 22.11% | RCP |
| 201(E) | 24" | 95' | 20.00% | RCP |
| 202(E) | 30" | 69' | 2.90% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |
| T2 | 24" | 151' | 5.30% | CMP / CPP |
| T1A | 36" | 22' | 5.68% | CMP / CPP |

| DROP INLET NO. | TOP | THROAT | INVERT |
|---|---|---|---|
| 100(R) | 1136.00 | 1134.00 | 1130.00 |
| 101(E) | 1149.91 | 1147.91 | 1143.31 |
| 200(E) | 1154.00 | 1152.00 | 1144.00 |
| 201(E) | 1152.00 | 1150.00 | 1142.00 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
| 100(E) | 1123.60 | 202(E) | 1121.00 |
| 101(E) | 1123.64 | 301(E) | 1150.23 |
| 102(E) | 1118.38 | F.E.S. T3 | 1131.00 |
| 200(E) | 1123.00 | F.E.S. T4 | 1123.00 |
| 201(E) | 1123.00 | - | - |

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 14258 DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D(GA)

REVIEWED BY: CEH DATE: 5/13/13

APPROVED BY: MAK DATE: 5/13/13

100 50 0 100 200
GRAPHIC SCALE IN FEET

GEORGIA REGISTERED No. 15682 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4-16-13

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 4-16-13

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. PROPOSED CELL NO. 3 SHALL BE MINED AND TESTED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN.

6. ANY POTENTIAL WASTE DISCOVERED BEYOND THE LIMITS OF GRADING SHOWN ON THIS SHEET SHALL BE MINED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN. UPON COMPLETION OF MINING IN THESE AREAS, THEY WILL BE RESTORED TO PRACTICAL NATURAL GRADE AND REVEGETATED IMMEDIATELY.

7. NO WASTE SHALL BE PLACED IN PROPOSED CELL NO. 3 UNTIL THE CELL IS DEEMED A "CLEAN SITE" IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN.

8. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

MINING AND CONSTRUCTION OF CELL NO. 3 AND FILLING OF CELL NO. 2

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

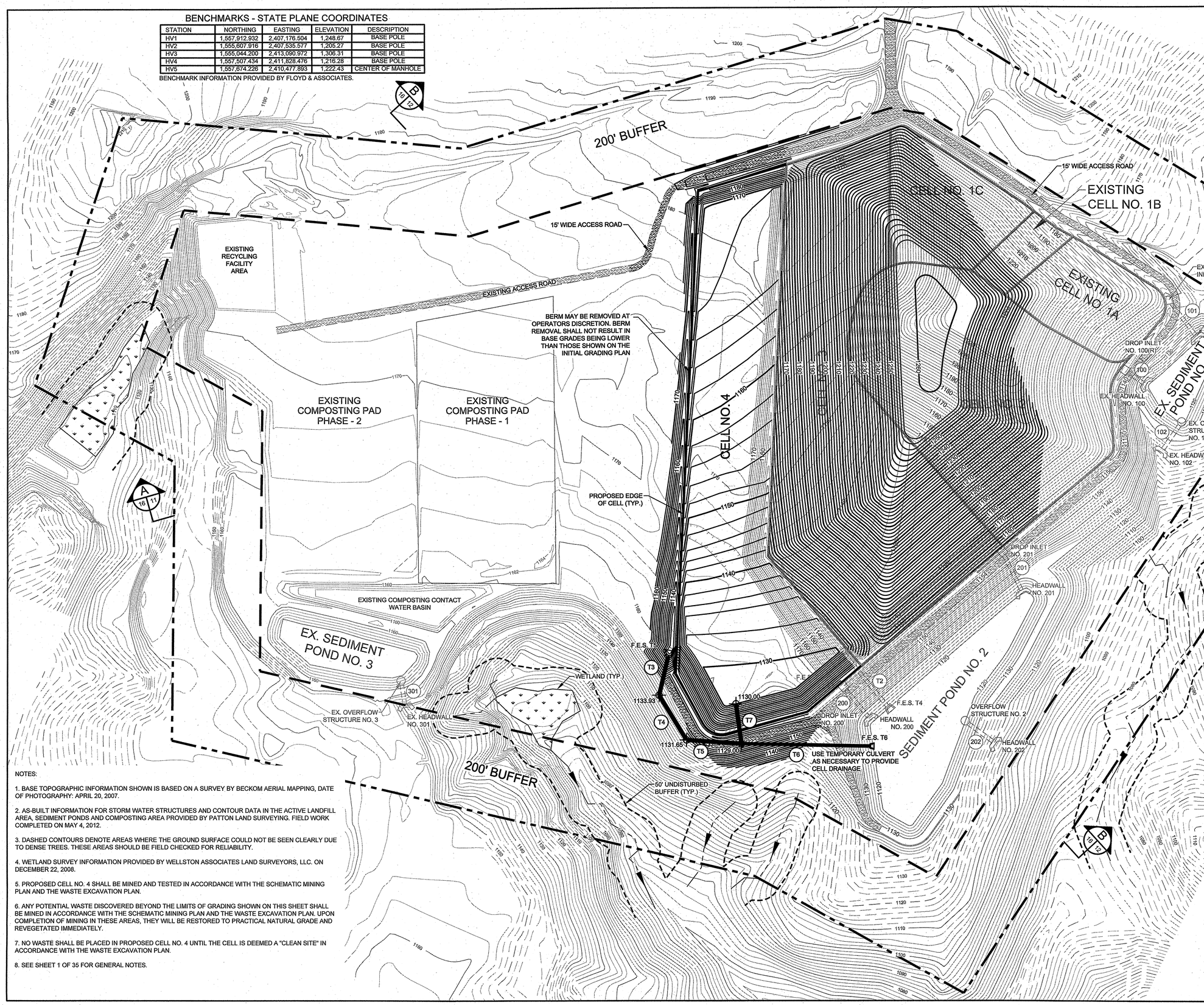

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
*Consulting Engineers*
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-SEQ-3-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 15 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,874.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




## DRAINAGE STRUCTURES

| PIPE NO. | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 100(E) | 30" | 70' | 3.75% | RCP |
| 101(E) | 24" | 100' | 19.67% | RCP |
| 102(E) | 30" | 76' | 5.43% | RCP |
| 200(E) | 42" | 95' | 22.11% | RCP |
| 201(E) | 24" | 96' | 17.32% | RCP |
| 202(E) | 30" | 69' | 2.90% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |
| T3 | 36" | 91' | 1.73% | CMP / CPP |
| T4 | 36" | 121' | 1.90% | CMP / CPP |
| T5 | 36" | 127' | 2.09% | CMP / CPP |
| T6 | 36" | 296' | 2.03% | CMP / CPP |
| T7 | 36" | 92' | 1.09% | CMP / CPP |

| DROP INLET NO. | TOP | THROAT | INVERT |
|---|---|---|---|
| 100(R) | 1136.00 | 1134.00 | 1130.00 |
| 101(E) | 1149.91 | 1147.91 | 1143.31 |
| 200(E) | 1154.00 | 1152.00 | 1144.00 |
| 201(E) | 1151.63 | 1149.63 | 1139.63 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
| 100(E) | 1123.60 | 202(E) | 1121.00 |
| 101(E) | 1123.64 | 301(E) | 1150.23 |
| 102(E) | 1118.38 | F.E.S. T5 | 1135.50 |
| 200(E) | 1123.00 | F.E.S. T6 | 1123.00 |
| 201(E) | 1123.00 | - | - |

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. PROPOSED CELL NO. 4 SHALL BE MINED AND TESTED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN.

6. ANY POTENTIAL WASTE DISCOVERED BEYOND THE LIMITS OF GRADING SHOWN ON THIS SHEET SHALL BE MINED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN. UPON COMPLETION OF MINING IN THESE AREAS, THEY WILL BE RESTORED TO PRACTICAL NATURAL GRADE AND REVEGETATED IMMEDIATELY.

7. NO WASTE SHALL BE PLACED IN PROPOSED CELL NO. 4 UNTIL THE CELL IS DEEMED A "CLEAN SITE" IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN.

8. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D(003)

REVIEWED BY: CPH DATE: 5/13/13

APPROVED BY: MAL DATE: 5/13/13

100 50 0 100 200
GRAPHIC SCALE IN FEET

GEORGIA REGISTERED No. 15683 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4-16-13

GEORGIA REGISTERED No. 20798 PROFESSIONAL ENGINEER E. MATTHEW CHECK 4-16-13

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

MINING AND CONSTRUCTION OF CELL NO. 4 AND FILLING OF CELL NO. 3

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA

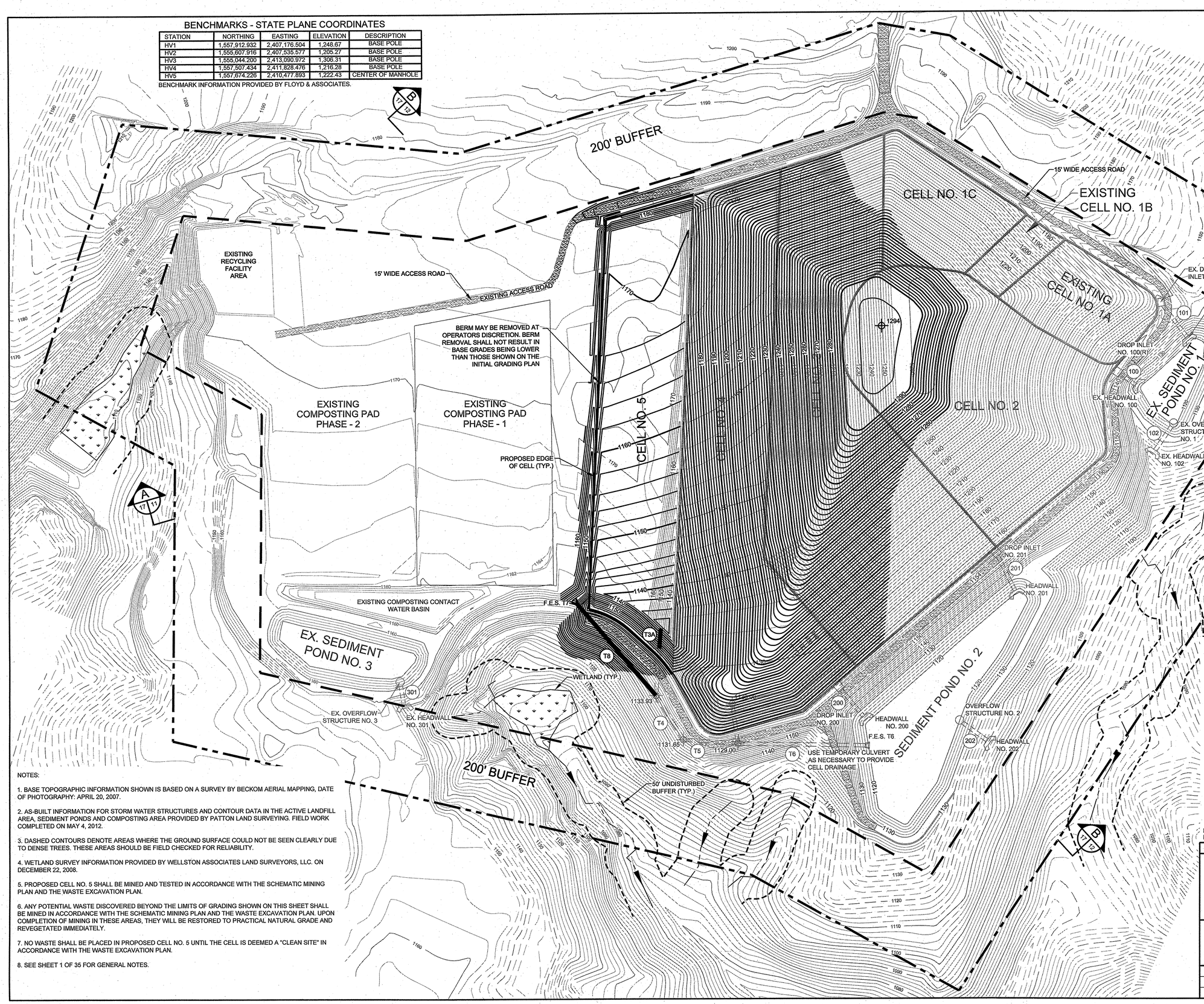

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-SEQ-4-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 16 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




## DRAINAGE STRUCTURES

| PIPE NO. | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 100(E) | 30" | 70' | 3.75% | RCP |
| 101(E) | 24" | 100' | 19.67% | RCP |
| 102(E) | 30" | 76' | 5.43% | RCP |
| 200(E) | 42" | 95' | 22.11% | RCP |
| 201(E) | 24" | 96' | 17.32% | RCP |
| 202(E) | 30" | 69' | 2.90% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |
| T3(E) | 36" | 109' | 1.90% | CMP / CPP |
| T4(E) | 36" | 121' | 1.90% | CMP / CPP |
| T5(E) | 36" | 127' | 2.09% | CMP / CPP |
| T6(E) | 36" | 296' | 2.03% | CMP / CPP |
| T3A | 36" | 47' | 0.00% | CMP / CPP |
| T8 | 30" | 284' | 2.49% | CMP / CPP |

| DROP INLET NO. | TOP | THROAT | INVERT |
|---|---|---|---|
| 100(R) | 1136.00 | 1134.00 | 1130.00 |
| 101(E) | 1149.91 | 1147.91 | 1143.31 |
| 200(E) | 1154.00 | 1152.00 | 1144.00 |
| 201(E) | 1151.63 | 1149.63 | 1139.63 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
| 100(E) | 1123.60 | 202(E) | 1121.00 |
| 101(E) | 1123.64 | 301(E) | 1150.23 |
| 102(E) | 1118.38 | F.E.S. T6(E) | 1123.00 |
| 200(E) | 1123.00 | F.E.S. T7 | 1141.00 |
| 201(E) | 1123.00 | - | - |

GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D(GeD)

REVIEWED BY: CEH DATE: 5/13/13

APPROVED BY: MMC DATE: 5/13/13

100 50 0 100 200
GRAPHIC SCALE IN FEET

GEORGIA REGISTERED No. 15683 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4-15-13

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER R. MATTHEW CHEEK 4-15-13

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. PROPOSED CELL NO. 5 SHALL BE MINED AND TESTED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN.

6. ANY POTENTIAL WASTE DISCOVERED BEYOND THE LIMITS OF GRADING SHOWN ON THIS SHEET SHALL BE MINED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN. UPON COMPLETION OF MINING IN THESE AREAS, THEY WILL BE RESTORED TO PRACTICAL NATURAL GRADE AND REVEGETATED IMMEDIATELY.

7. NO WASTE SHALL BE PLACED IN PROPOSED CELL NO. 5 UNTIL THE CELL IS DEEMED A "CLEAN SITE" IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN.

8. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

MINING AND CONSTRUCTION OF CELL NO. 5 AND FILLING OF CELL NO. 4

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

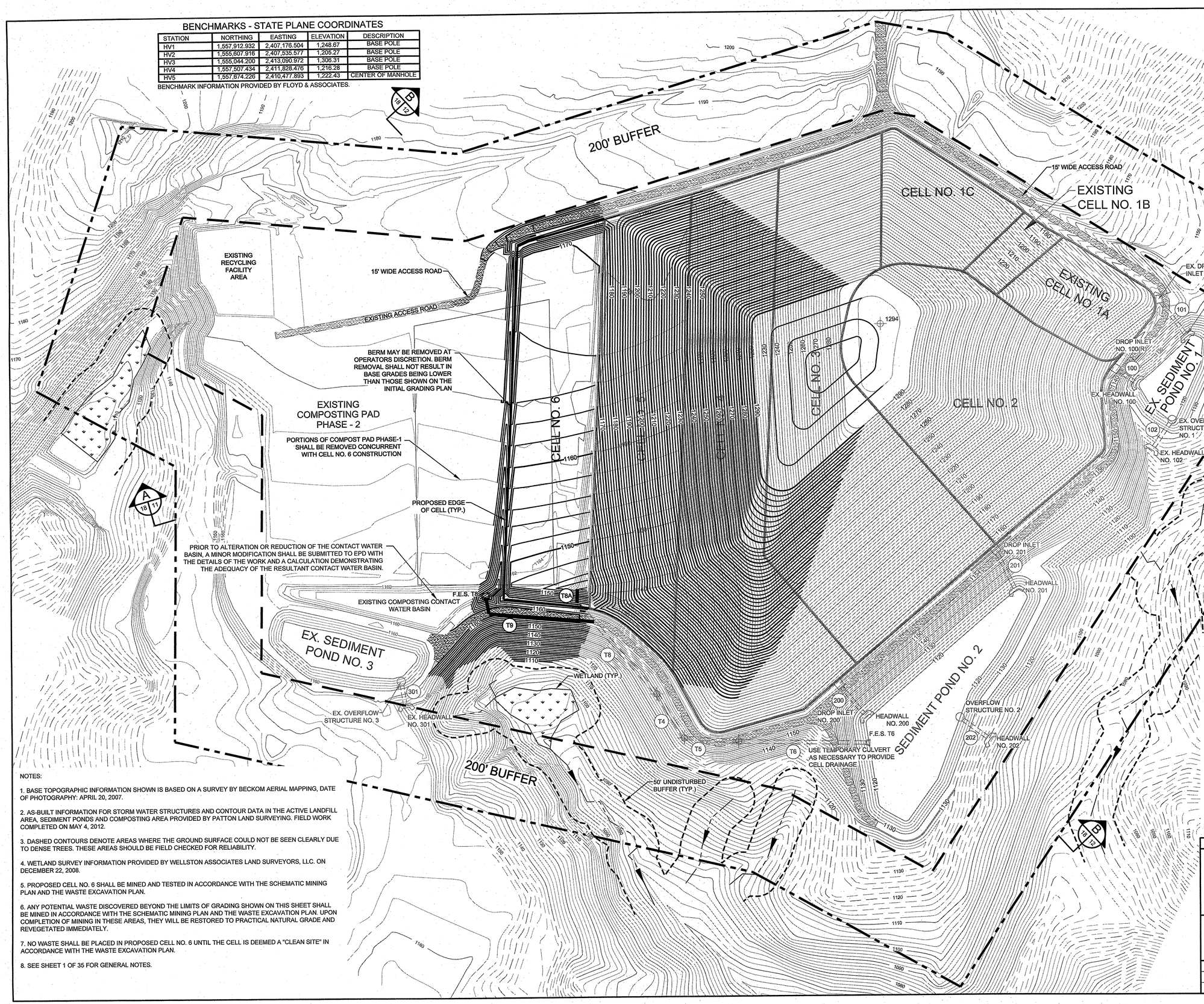

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-SEQ-5-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 17 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




## DRAINAGE STRUCTURES

| PIPE NO. | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 100(E) | 30" | 70' | 3.75% | RCP |
| 101(E) | 24" | 100' | 19.67% | RCP |
| 102(E) | 30" | 76' | 5.43% | RCP |
| 200(E) | 42" | 95' | 22.11% | RCP |
| 201(E) | 24" | 96' | 17.32% | RCP |
| 202(E) | 30" | 69' | 2.90% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |
| T4(E) | 36" | 121' | 1.90% | CMP / CPP |
| T5(E) | 36" | 127' | 2.09% | CMP / CPP |
| T6(E) | 36" | 296' | 2.03% | CMP / CPP |
| T8(E) | 36" | 284' | 2.14% | CMP / CPP |
| T8A | 30" | 36' | 3.23% | CMP / CPP |
| T9 | 24" | 280' | 1.90% | CMP / CPP |

| DROP INLET NO. | TOP | THROAT | INVERT |
|---|---|---|---|
| 100(R) | 1136.00 | 1134.00 | 1130.00 |
| 101(E) | 1149.91 | 1147.91 | 1143.31 |
| 200(E) | 1154.00 | 1152.00 | 1144.00 |
| 201(E) | 1151.63 | 1149.63 | 1139.63 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
| 100(E) | 1123.60 | 202(E) | 1121.00 |
| 101(E) | 1123.64 | 301(E) | 1150.23 |
| 102(E) | 1118.38 | F.E.S. T6(E) | 1123.00 |
| 200(E) | 1123.00 | F.E.S. T8 | 1145.00 |
| 201(E) | 1123.00 | - | - |

GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 066-017D(GAD)

REVIEWED BY: CEH DATE: 5/13/13

APPROVED BY: MAK DATE: 5/13/13

100 50 0 100 200
GRAPHIC SCALE IN FEET

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4/16

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 4-16-13

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. PROPOSED CELL NO. 6 SHALL BE MINED AND TESTED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN.

6. ANY POTENTIAL WASTE DISCOVERED BEYOND THE LIMITS OF GRADING SHOWN ON THIS SHEET SHALL BE MINED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN. UPON COMPLETION OF MINING IN THESE AREAS, THEY WILL BE RESTORED TO PRACTICAL NATURAL GRADE AND REVEGETATED IMMEDIATELY.

7. NO WASTE SHALL BE PLACED IN PROPOSED CELL NO. 6 UNTIL THE CELL IS DEEMED A "CLEAN SITE" IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN.

8. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

MINING AND CONSTRUCTION OF CELL NO. 6 AND FILLING OF CELL NO. 5

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA

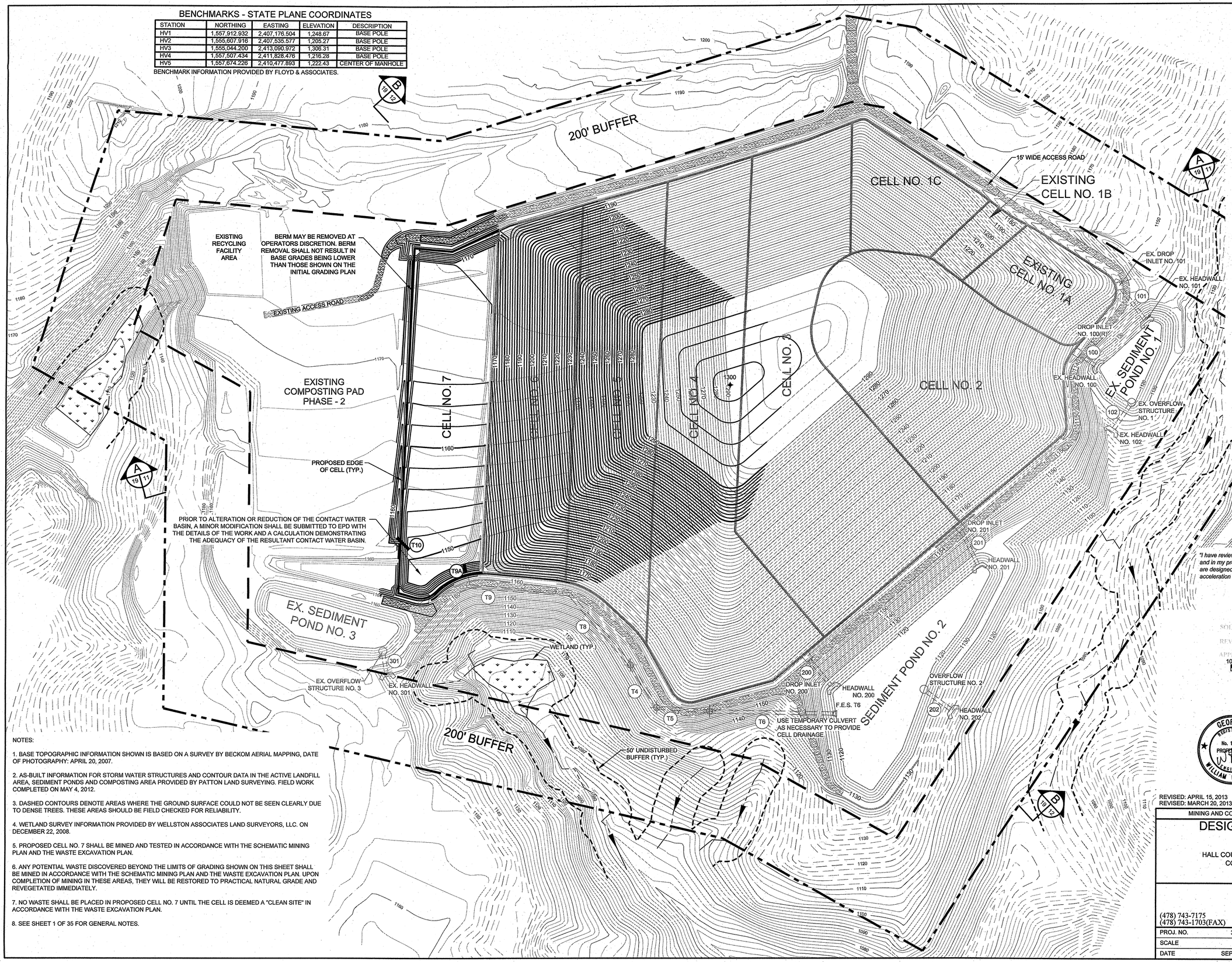

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-SEQ-6-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 18 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




## DRAINAGE STRUCTURES

| PIPE NO. | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 100(E) | 30" | 70' | 3.75% | RCP |
| 101(E) | 24" | 100' | 19.67% | RCP |
| 102(E) | 30" | 76' | 5.43% | RCP |
| 200(E) | 42" | 95' | 22.11% | RCP |
| 201(E) | 24" | 96' | 17.32% | RCP |
| 202(E) | 30" | 69' | 2.90% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |
| T4(E) | 36" | 121' | 1.90% | CMP / CPP |
| T5(E) | 36" | 127' | 2.09% | CMP / CPP |
| T6(E) | 36" | 296' | 2.03% | CMP / CPP |
| T8(E) | 36" | 284' | 2.14% | CMP / CPP |
| T9(E) | 30" | 280' | 1.90% | CMP / CPP |
| T9A | 24" | 20' | 25.00% | CMP / CPP |
| T10 | 24" | 41' | 7.32% | CMP / CPP |

| DROP INLET NO. | TOP | THROAT | INVERT |
|---|---|---|---|
| 100(R) | 1136.00 | 1134.00 | 1130.00 |
| 101(E) | 1149.91 | 1147.91 | 1143.31 |
| 200(E) | 1154.00 | 1152.00 | 1144.00 |
| 201(E) | 1151.63 | 1149.63 | 1139.63 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
| 100(E) | 1123.60 | 202(E) | 1121.00 |
| 101(E) | 1123.64 | 301(E) | 1150.23 |
| 102(E) | 1118.38 | F.E.S. T6(E) | 1123.00 |
| 200(E) | 1123.00 | F.E.S. T9 | 1154.00 |
| 201(E) | 1123.00 | | |

GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D(cpd)
REVIEWED BY: CPA DATE: 5/13/13
APPROVED BY: MAAC 5/13/13

GRAPHIC SCALE IN FEET (100 50 0 100 200)

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4-16-13

GEORGIA REGISTERED No. 30756 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 4-16-13

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. PROPOSED CELL NO. 7 SHALL BE MINED AND TESTED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN.

6. ANY POTENTIAL WASTE DISCOVERED BEYOND THE LIMITS OF GRADING SHOWN ON THIS SHEET SHALL BE MINED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN. UPON COMPLETION OF MINING IN THESE AREAS, THEY WILL BE RESTORED TO PRACTICAL NATURAL GRADE AND REVEGETATED IMMEDIATELY.

7. NO WASTE SHALL BE PLACED IN PROPOSED CELL NO. 7 UNTIL THE CELL IS DEEMED A "CLEAN SITE" IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN.

8. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

MINING AND CONSTRUCTION OF CELL NO. 7 AND FILLING OF CELL NO. 6

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA

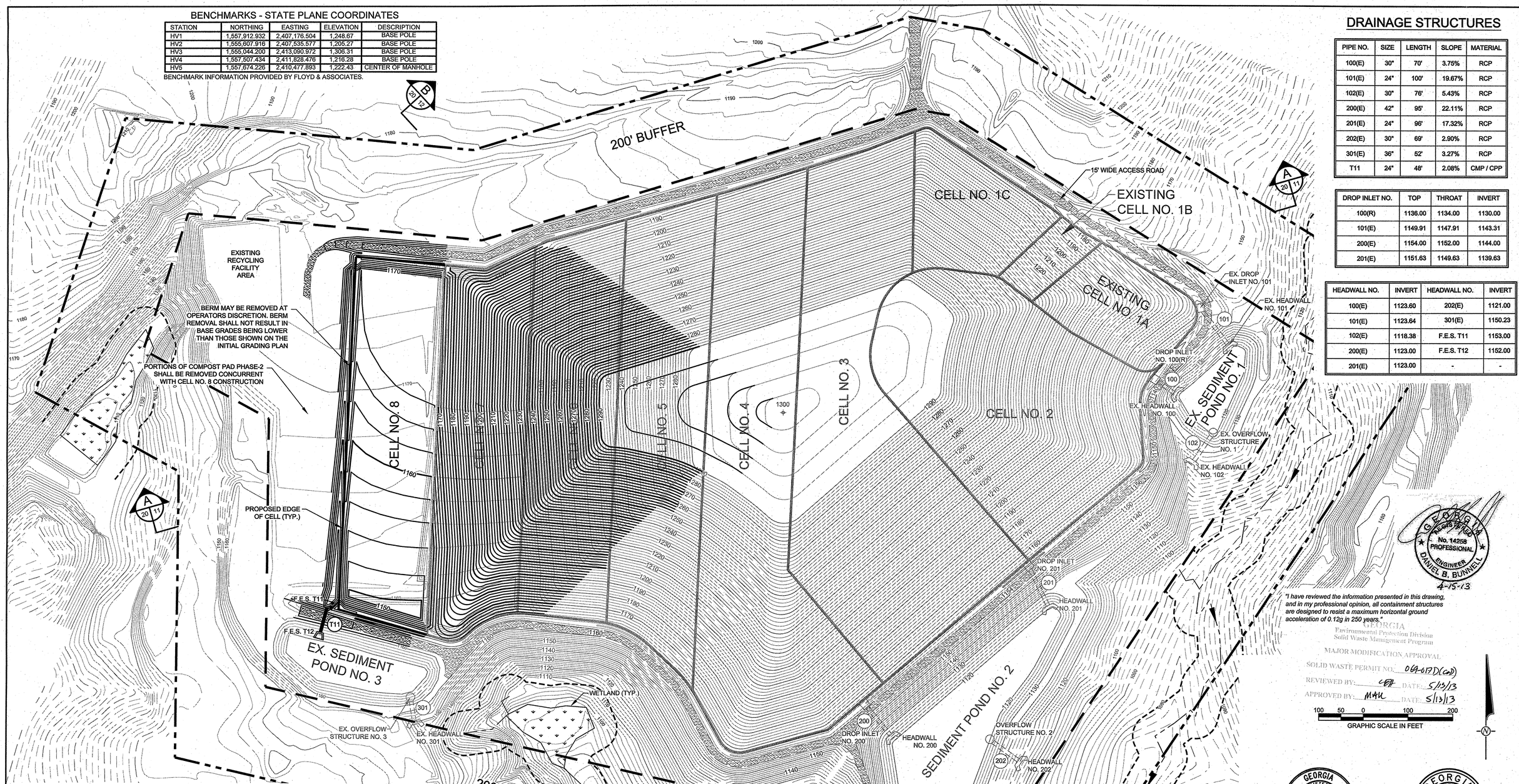

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-SEQ-7-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 19 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




## DRAINAGE STRUCTURES

| PIPE NO. | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 100(E) | 30" | 70' | 3.75% | RCP |
| 101(E) | 24" | 100' | 19.67% | RCP |
| 102(E) | 30" | 76' | 5.43% | RCP |
| 200(E) | 42" | 95' | 22.11% | RCP |
| 201(E) | 24" | 96' | 17.32% | RCP |
| 202(E) | 30" | 69' | 2.90% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |
| T11 | 24" | 48' | 2.08% | CMP / CPP |

| DROP INLET NO. | TOP | THROAT | INVERT |
|---|---|---|---|
| 100(R) | 1136.00 | 1134.00 | 1130.00 |
| 101(E) | 1149.91 | 1147.91 | 1143.31 |
| 200(E) | 1154.00 | 1152.00 | 1144.00 |
| 201(E) | 1151.63 | 1149.63 | 1139.63 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
| 100(E) | 1123.60 | 202(E) | 1121.00 |
| 101(E) | 1123.64 | 301(E) | 1150.23 |
| 102(E) | 1118.38 | F.E.S. T11 | 1153.00 |
| 200(E) | 1123.00 | F.E.S. T12 | 1152.00 |
| 201(E) | 1123.00 | - | - |

GRAPHIC SCALE IN FEET

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. PROPOSED CELL NO. 8 SHALL BE MINED AND TESTED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN.

6. ANY POTENTIAL WASTE DISCOVERED BEYOND THE LIMITS OF GRADING SHOWN ON THIS SHEET SHALL BE MINED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN. UPON COMPLETION OF MINING IN THESE AREAS, THEY WILL BE RESTORED TO PRACTICAL NATURAL GRADE AND REVEGETATED IMMEDIATELY.

7. NO WASTE SHALL BE PLACED IN PROPOSED CELL NO. 8 UNTIL THE CELL IS DEEMED A "CLEAN SITE" IN ACCORDANCE WITH THE WASTE EXCAVATION PLAN.

8. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

GEORGIA REGISTERED No. 14259 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO: 069-017D(CON)
REVIEWED BY: CEH DATE: 5/13/13
APPROVED BY: MAW DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4/12/13

GEORGIA REGISTERED No. 30796 PROFESSIONAL ENGINEER K. MATTHEW CHECK 4-15-13

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

MINING AND CONSTRUCTION OF CELL NO. 8 AND FILLING OF CELL NO. 7

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

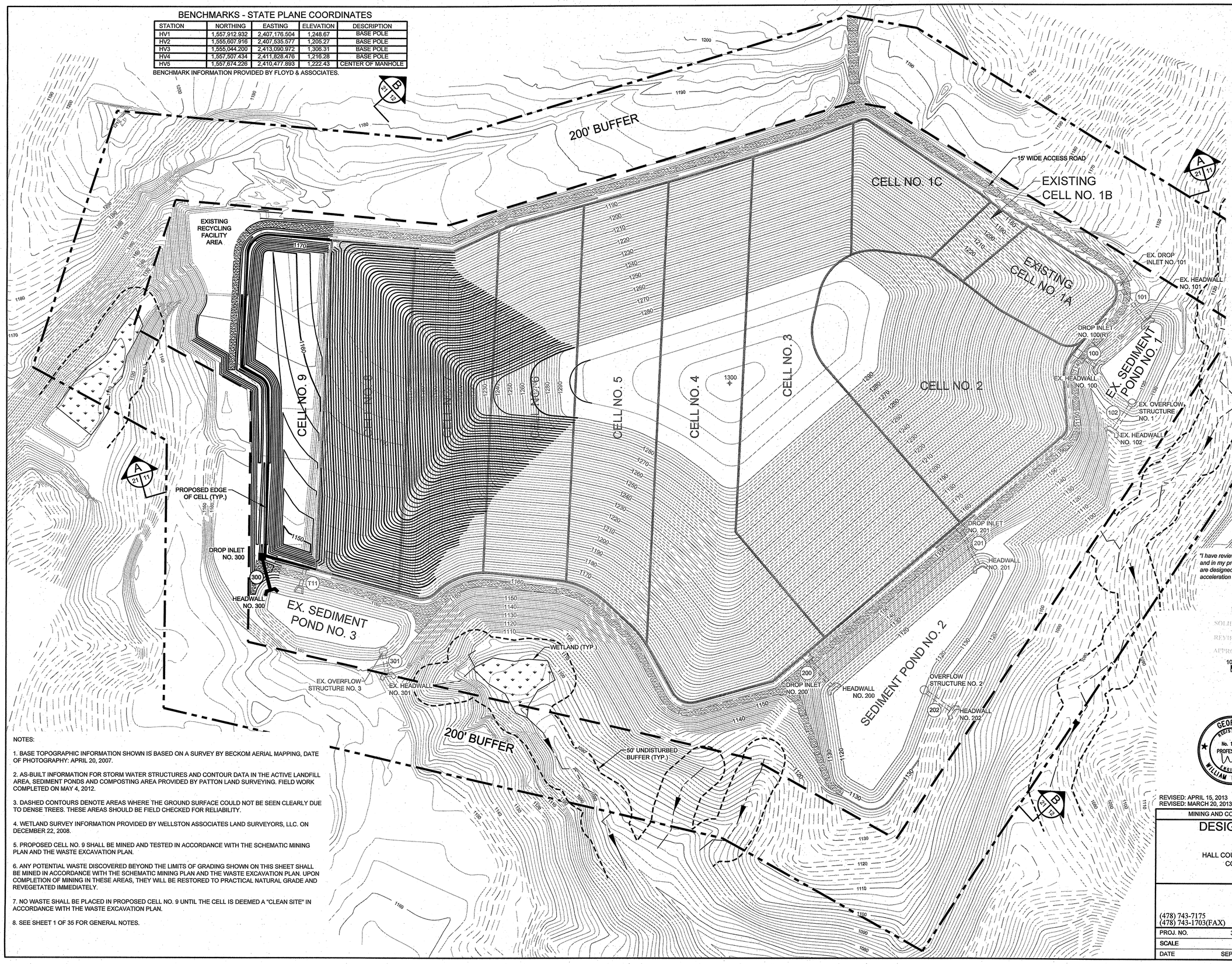

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-SEQ-8-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 20 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,308.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




## DRAINAGE STRUCTURES

| PIPE NO. | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| 100(E) | 30" | 70' | 3.75% | RCP |
| 101(E) | 24" | 100' | 19.67% | RCP |
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| 200(E) | 42" | 95' | 22.11% | RCP |
| 201(E) | 24" | 96' | 17.32% | RCP |
| 202(E) | 30" | 69' | 2.90% | RCP |
| 300 | 42" | 82' | 2.44% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |

| DROP INLET NO. | TOP | THROAT | INVERT |
|---|---|---|---|
| 100(R) | 1136.00 | 1134.00 | 1130.00 |
| 101(E) | 1149.91 | 1147.91 | 1143.31 |
| 200(E) | 1154.00 | 1152.00 | 1144.00 |
| 201(E) | 1151.63 | 1149.63 | 1139.63 |
| 300 | 1165.00 | 1163.00 | 1155.00 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
| 100(E) | 1123.60 | 201(E) | 1123.00 |
| 101(E) | 1123.64 | 202(E) | 1121.00 |
| 102(E) | 1118.38 | 300 | 1153.00 |
| 200(E) | 1123.00 | 301(E) | 1150.23 |

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. PROPOSED CELL NO. 9 SHALL BE MINED AND TESTED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN.

6. ANY POTENTIAL WASTE DISCOVERED BEYOND THE LIMITS OF GRADING SHOWN ON THIS SHEET SHALL BE MINED IN ACCORDANCE WITH THE SCHEMATIC MINING PLAN AND THE WASTE EXCAVATION PLAN. UPON COMPLETION OF MINING IN THESE AREAS, THEY WILL BE RESTORED TO PRACTICAL NATURAL GRADE AND REVEGETATED IMMEDIATELY.

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8. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL 4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D(CD)
REVIEWED BY: CAH DATE: 5/13/13
APPROVED BY: MAC DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES

GEORGIA REGISTERED No. 30789 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 4-16-13

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

MINING AND CONSTRUCTION OF CELL NO. 9 AND FILLING OF CELL NO. 8

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG.GWAR-EXP-SEQ-9-R | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 21 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

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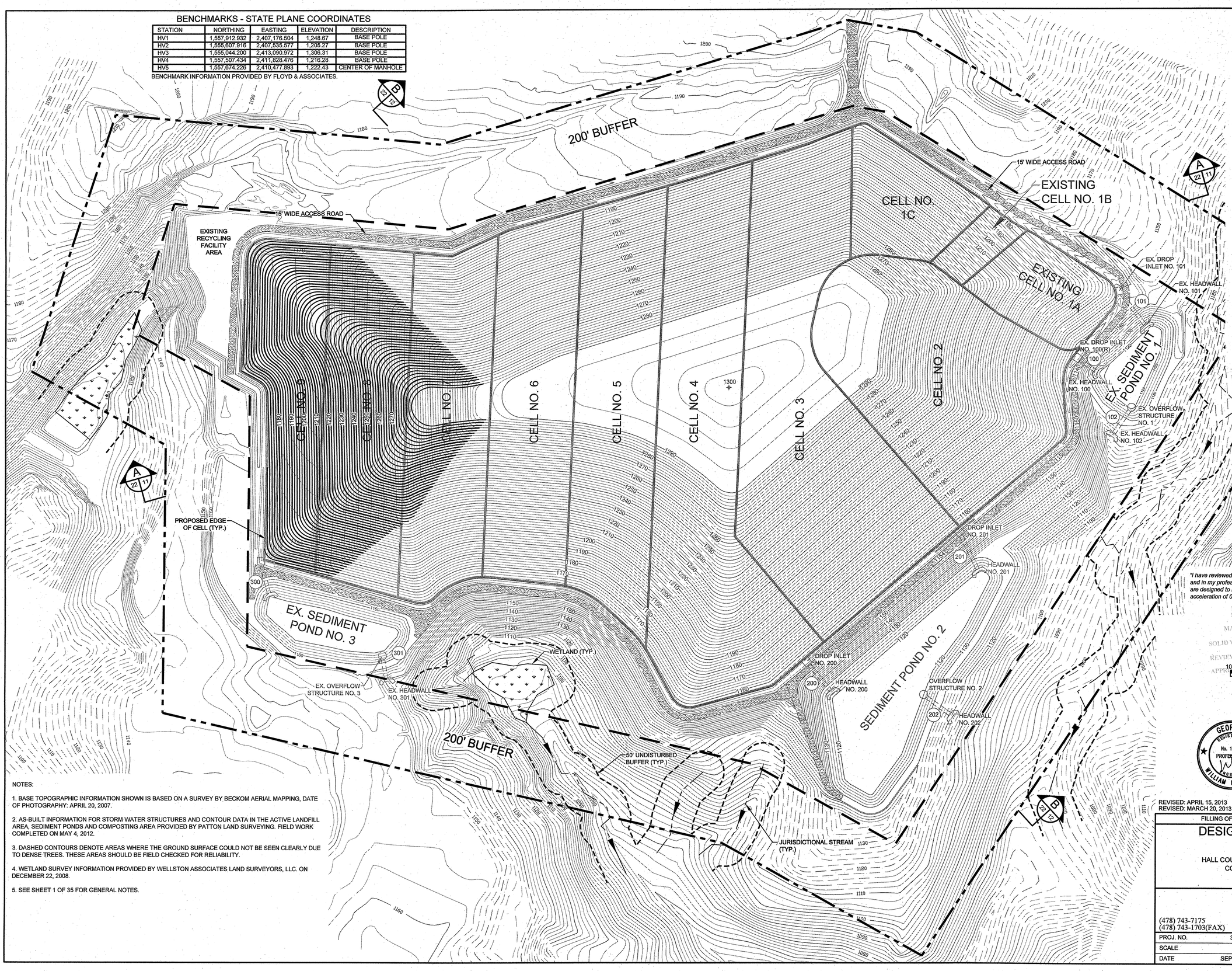
BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




## DRAINAGE STRUCTURES

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| 202(E) | 30" | 69' | 2.90% | RCP |
| 300(E) | 42" | 82' | 2.44% | RCP |
| 301(E) | 36" | 52' | 3.27% | RCP |

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|---|---|---|---|
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| 101(E) | 1149.91 | 1147.91 | 1143.31 |
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| 201(E) | 1151.63 | 1149.63 | 1139.63 |
| 300(E) | 1165.00 | 1163.00 | 1155.00 |

| HEADWALL NO. | INVERT | HEADWALL NO. | INVERT |
|---|---|---|---|
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| 101(E) | 1123.64 | 202(E) | 1121.00 |
| 102(E) | 1118.38 | 300(E) | 1153.00 |
| 200(E) | 1123.00 | 301(E) | 1150.23 |

GEORGIA REGISTERED No. 14258 PROFESSIONAL ENGINEER DANIEL B. BUNNELL
4-15-13

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D(GA)
REVIEWED BY: CEH DATE: 5/10/13
APPROVED BY: MAH DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES

GEORGIA REGISTERED No. 20798 PROFESSIONAL ENGINEER T. MATTHEW CHECK 4-16-13

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

FILLING OF CELL NO. 9 - FINAL COVER SYSTEM GRADING PLAN

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
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3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-SEQ-10 | EDIT 4-15-13 |
| SCALE | 1" = 100' | SHEET 22 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

# OPERATIONS PLAN

1. VOLUME CALCULATIONS

| | | |
|---|---|---|
| Total volume of waste & cover | | 5,462,467 cubic yards |
| Monthly cover (4%) | | 218,499 cubic yards |
| Final cover (24" Thick) | | 141,444 cubic yards |
| Required soil volume for cover | | 359,943 cubic yards |
| Available on-site | | 359,943 cubic yards |
| Imported | | 0 cubic yards |
| Waste volume (est.) | | 5,102,524 cubic yards |
| Area of site: | Total Permitted Property | 101.02 acres |
| | Total Permitted Footprint | 42.13 acres |

Note: The volume of recyclable C&D waste will vary with the waste stream. This volume could greatly affect the amount of waste disposed on site.

2. CONTROLLED UNLOADING OF WASTE:
Solid waste unloading shall be restricted to the working face of the cell in such a manner that waste may be easily incorporated into the landfill with available equipment. Scavenging shall be prohibited.

3. SPREADING AND COMPACTION:
Solid Waste shall be spread in uniform two foot layers and compacted to its smallest practical volume, by 3 to 5 passes with compaction equipment, before covering with earth. The working face shall have a 4:1 slope when using a compactor and a 3:1 slope when using a track type machine.

4. MONTHLY COVER:
A uniform compacted 12" thick layer of clean earth shall be spread over all waste at least once per month. Clean soil from the mining operation may be used for this purpose.

5. FINAL COVER:
The final cover system is designed to minimize erosion and is composed of a 6" thick soil capable of sustaining native plant growth underlain with a 18" thick, $k \leq 1x10^{-5}$ cm/sec low permeability soil.

6. GRADING AND DRAINAGE:
The disposal site shall be graded and drained to minimize runoff onto the landfill, to prevent erosion and to drain water from the surface of the landfill. All construction grades will be a minimum of 2%, unless otherwise noted, to promote drainage. Final slopes shall be between 3% and 33%, shall be graded relatively smooth, and shall be vegetated.

7. FIRE PROTECTION:
The disposal site shall be designed, constructed, maintained and operated to prevent and minimize the potential for fire or explosion. Suitable measures to control fires that may start shall be provided. A minimum supply of one day of cover material, minimum 100 cubic yards, must be maintained within 200 feet of the working face for fire fighting purposes.

8. SITE SUPERVISION:
Overall site supervision will be accomplished by the Landfill Supervisor. The landfill will be supervised by a Certified Landfill Operator in accordance with O.C.G.A. 12-8-24.1. A copy of the approved Design and Operation Plan shall be kept at the site at all times. EPD shall approve any changes in the approved plans, prior to implementation. The on site supervisor shall be properly trained in the operation of municipal solid waste landfills and the implementation of design and operational plans and must be present at all times during operation.

9. CONTINUITY OF OPERATION:
Access to fill location areas will be maintained to insure continued operation during wet weather. All areas of the site are considered adequate for wet weather operations. Provisions shall be made for prompt equipment repair or replacement when needed.

10. SILTATION AND EROSION CONTROL:
Erosion and sediment control measures and devices shall be installed in accordance with the plans and detail drawings. All erosion and sedimentation control measures or facilities, whether temporary or permanent, shall be continuously maintained by the operator so as to be effective. Runoff from the facility must be directed to permanent sediment control impoundments which are designed to assure discharges meeting the requirements of O.C.G.A. 12-7-6(18). Erosion and sedimentation control measures and facilities will be employed prior to and concurrent with clearing, grading, overburden removal, access or other land disturbing activities for preparation of the site for landfilling. Immediate measures must be implemented to establish vegetation on disturbed exposed soil which will not be a part of the waste disposal area or which will remain exposed for an extended amount of time, in accordance with the applicable NPDES permit.

11. VEGETATIVE PLAN:
All disturbed areas shall be grassed and maintained in accordance with the following schedules. Vegetative cover of the final cover must take place within two weeks after final cover placement. Any disturbed areas which will remain exposed for an extended amount of time and permanent covers which are slow to establish shall receive temporary seeding in accordance with applicable NPDES permit. The fertilizer requirements are suggested. Planting dates, fertilizer rates, and seeding rates shall meet the requirements in the Manual for Erosion and Sediment Control in Georgia.

| SEEDS - PERMANENT | LBS/ACRE | DEPTH OF COVER | DATE OF PLANTING |
|---|---|---|---|
| BERMUDA, COMMON - HULLED | 10 | 1/4" - 1/2" | 2/15 - 6/30 |
| BERMUDA, COMMON - UNHULLED | 10 | 1/4" - 1/2" | 10/1 - 3/1 |
| FESCUE, TALL | 50 | 1/4" - 1/2" | 8/15 - 10/31 |
| **SEEDS - TEMPORARY** | **LBS/ACRE** | **DEPTH OF COVER** | **DATE OF PLANTING** |
| MILLET, PEARL | 50 | 1/4" - 1/2" | 4/15 - 8/31 |
| RYEGRASS, ANNUAL | 40 | 1/4" - 1/2" | 1/1 - 4/15 & 8/1 - 12/31 |

NOTE: 1. All seeding rates are pure live seed rates.
2. All seeding shall be mulched with clean dry hay at the rate of 2.5 tons per acre. Mulch shall be anchored by pressing the mulch into the soil immediately after the mulch is spread using a packer disk or disk harrow or equivalent piece of equipment.
3. Temporary seeding should also complement permanent seeding to produce a suitable cover while the permanent grasses germinate.
4. Undisturbed slopes greater than 3%, including soil stockpiles, are to be mulched immediately.

FERTILIZER REQUIREMENTS

| TYPE OF SPECIES | YEAR | ANALYSIS OR EQUIVALENT N-P-K | RATE | N TOP DRESSING RATE |
|---|---|---|---|---|
| 1. Cool season grasses | First | 6-12-12 | 1500 lbs./ac. | 50-100 lbs./ac.(1)(2) |
| | Second | 6-12-12 | 1000 lbs./ac. | |
| | Maintenance | 10-10-10 | 400 lbs./ac. | 30 |
| 2. Cool season grasses and legumes | First | 6-12-12 | 1500 lbs./ac. | 0-50 lbs./ac.(1) |
| | Second | 0-10-10 | 1000 lbs./ac. | - |
| | Maintenance | 0-10-10 | 400 lbs./ac. | - |
| 3. Ground covers | First | 10-10-10 | 1300 lbs./ac.(3) | - |
| | Second | 10-10-10 | 1300 lbs./ac.(3) | - |
| | Maintenance | 10-10-10 | 1100 lbs./ac. | - |
| 4. Pine seedlings | First | 20-10-5 | one 21-gram pellet/seedling placed in closed hole | - |
| 5. Shrub Lespedeza | First | 0-10-10 | 700 lbs./ac. | - |
| | Maintenance | 0-10-10 | 700 lbs./ac.(4) | - |
| 6. Temporary cover crops seeded alone | First | 10-10-10 | 500 lbs./ac. | 30 lbs./ac.(5) |
| 7. Warm season grasses | First | 6-12-12 | 1500 lbs./ac. | 50-100 lbs./ac.(2)(6) |
| | Second | 6-12-12 | 800 lbs./ac. | 50-100 lbs./ac.(2) |
| | Maintenance | 10-10-10 | 400 lbs./ac. | 30 lbs./ac. |
| 8. Warm season grasses and legumes | First | 6-12-12 | 1500 lbs./ac. | 50 lbs./ac.(6) |
| | Second | 0-10-10 | 1000 lbs./ac. | - |
| | Maintenance | 0-10-10 | 400 lbs./ac. | - |

(1) Apply in spring following seeding.
(2) Apply in split applications when high rates are used.
(3) Apply in 3 split applications.
(4) Apply when plants are pruned.
(5) Apply to grass species only.
(6) Apply when plants grow to a height of 2 to 4 inches.

12. SURVEY CONTROL:
Survey control will consist of both temporary and permanent control markers. Permanent markers will establish the "permanent", or lifelong horizontal and vertical control such as the edge of each cell, leachate cleanouts, and monitoring points. Horizontal control consists of northing and easting (X-Y) coordinates. The X-Y coordinate establishes a single horizontal point on the earth which can be reestablished at any time based on this single location. Vertical control is an elevation measured above a datum (z). The datum is Mean Sea Level (MSL). Vertical control for this site is determined from a survey to a United States Geological Survey (USGS) control monument. Utilizing survey methods carried out be a Registered Land Surveyor (RLS), the permanent survey control has been established.

Temporary Survey control consists of monuments and stakes installed by an RLS. Examples of temporary control can include temporary monuments with X-Y-Z coordinates for operator guidance and construction accuracy. This will include survey control markers along the temporary edge of liner and posts within a cell which indicate the extent of fill in a particular lift. Additionally, temporary control can include construction stakeout. Construction stakeout will require the RLS to place stakes and off-set stakes at the location where specific construction elements will be installed. These stakes will be installed to designate the single specific X-Y-Z coordinate point on the earth where that constructed element will be built.

The primary purpose of site survey control, as required by the rules is:

"Site survey control shall be provided to ensure the operation will be on permitted lands."

The rule further states:

"Survey control will be accomplished through use of permanent, accessible benchmarks, survey control stakes, and/or boundary markers which designate and/or delineate all permitted areas. Survey control shall be indicated on the design and operational plan. Where necessary for construction or operational purposes vertical as well as horizontal survey control will be established and maintained to delineate fill boundaries, buffers, and property boundaries. For this site, survey control will be utilized for construction, operations, delineating fill boundaries, buffers, an property boundaries. Also, survey control will be utilized for other items as required by the operator."

13. WATER MONITORING:
The surface water and groundwater monitoring wells shall be monitored according to the approved Environmental Monitoring Plan and the Water Monitoring Plan.

14. METHANE GAS CONTROL:
Methane gas control shall include quarterly sampling for methane gas at the locations shown on the plans and monitoring for possible stressed vegetation due to methane gas movement. Monitoring points are based upon site geology, topography, and location of on-site or adjacent structures. Results of monitoring and sampling shall be submitted to Georgia E.P.D. at 4244 International Pkwy, Suite 104, Atlanta, GA 30354-3902 within 15 days of a test.
The concentration of methane generated by the facility shall not exceed 25% of the lower explosive limit for the gasses in facility structures and shall not exceed the lower explosive limit for methane at the facility property boundary. Methane vents shall be installed at the frequency of one per acre of the landfill footprint.
The vents shall be installed according to the detail shown on the plans. Vents shall be installed once the final cap is in place and the area is closed. At least one vent shall be tested (MV-1) on an annual basis for the constituents shown below. The testing shall begin after a portion of the landfill is closed with a permanent cap. The frequency of testing will be reviewed and may be altered by way of an EPD approved modification.

| Gas Constituency Analysis | | Well Data |
|---|---|---|
| Methane | Percent by Volume | Depth of Waste (Ft.) |
| Carbon Dioxide | Percent by Volume | Depth of Water Table (Ft.) |
| Oxygen | Percent by Volume | Depth of Well (Ft.) |
| Nitrogen | Percent by Volume | |
| Propane and Heavier Hydrocarbons | Percent by Volume | |
| Total Sulphur | PPM | |
| Reduced Sulphur (as H2S) | PPM | |
| Total Halogen | PPM | |
| Vinyl Chloride Monomer | PPM | |
| Chlorinated Organics | PPM | |
| Moisture Content | Percent by Volume | |

Vents serve a two-fold purpose. One, they help reduce pressure on the final cap system to help prevent the inflating of the cap which usually results in cap damage or failure. Two, controlled venting of landfill gases helps reduce and prevent off-site migration and collection in buildings, on or adjacent to the landfill. Collection of gases in buildings could result in an explosion. Therefore, the number, placement, and performance of methane gas vents will be reviewed by a professional engineer after installation. Should additional vents be needed, a proper modification will be filed and approved by EPD prior to installing any additional vents.

15. LEACHATE OUTBREAKS:
All leachate outbreaks and seeps shall be covered with a minimum of 12" of compacted soil and grassed in accordance with the Vegetative Plan on this sheet.

16. SITE EQUIPMENT:
Minimum suggested equipment to be used on the site includes:
1 - Dozer
1 - Excavator
1 - Haul Truck
Equipment shall be maintained on a regular basis and kept in good working order. From time to time, this equipment may be replaced with similar equipment or additional equipment rented for cleaning sediment from basins.

17. BACKUP EQUIPMENT:
Rental equipment shall be used for backup equipment and for cleaning sediment from basins.

18. DIRECTIONAL AND INFORMATION SIGNS:
Directional and informational signs are located at the site which indicate the days and hours of operation. Temporary information and directional signs shall be used at the operator's discretion to direct vehicles to the active working face. Access to the site is limited to those times when authorized personnel are on duty.

19. LITTER CONTROL:
Scattering of wastes by wind shall be controlled by fencing or other barriers and the entire site shall be inspected daily and all litter removed.

20. DUST CONTROL:
Dust control will be provided if deemed necessary through the use of a water wagon and shall be limited to site roadways.

21. ON-SITE FIRST AID:
A first aid kit will be available on the site.

22. SITE COMMUNICATIONS:
A telephone will be available on site.

23. EMPLOYEE FACILITIES:
Sanitary facilities including a potable water supply will be available on site.

24. TIRE AND WHITE GOODS STORAGE:
The site will store tires and white goods in a storage area. The site will cover all tires daily with a tarp to control mosquitoes. The outdoor tire storage pile will be no greater than 50 feet in width and will not exceed 15 feet in height. The total storage area will be less than 10,000 sq. feet and a 50 foot wide fire lane will be placed around the perimeter of each pile.

25. INERT YARD DEBRIS GRINDING:
This facility may stockpile and grind inert waste in order to save airspace. The proposed location will be adjacent to the landfill. At least 60% of the inert material by weight will be sold, reused or recycled every ninety days.

26. WASTE REQUIRING SPECIAL HANDLING:
Asbestos waste may be disposed of at this site at the operator's discretion. Listed below are the procedures for its disposal.
1. Asbestos containing waste shall be sealed in leak-proof containers labeled with: "Caution-Contains Asbestos Fibers - Avoid Opening or Breaking Container - Breathing Asbestos is Hazardous to Your Health."
2. Asbestos containing waste shall be disposed of in such a manner as not to destroy the integrity of the asbestos containers prior to the placement of cover material. This waste shall be completely covered immediately after deposition with a minimum of six (6) inches of non-asbestos material.
3. Disposal of asbestos is to conform to applicable sections of 40 CFR Parts 61.140 to 61.156, specifically 61.151 and 61.154(g)(h)(i). Site should only accept asbestos that has been recovered and transported in accordance with the applicable NESHAP regulations (parts 61.140 - 61.156).
4. Asbestos, disposed of in the landfill, shall be located according to cell, lift number and coordinate, and documented in the operating record as well as the amount of asbestos in cubic yards or pounds.

27. SITE CLOSURE:
The site will not be closed until all wastes have been covered or disposed of by a adequate method of disposal so that the site will be in full compliance with section 391-3-4-.11 and .12 of the Rules and Regulations for Solid Waste Management, Chapter 391-3-4. The Closure and Post-Closure Care Plan for this site is described in the narrative plans attached.

28. ZONING:
The landfill property is zoned Industrial, which provides for waste disposal.

29. SITE ACCEPTABILITY CONDITIONS:
The following Site Limitations for the Hall County - Gainesville Waste and Recycling (GWAR) C&D Landfill Proposed Horizontal & Vertical Expansion were issued by the Environmental Protection Division on March 8, 2013.

1. Site acceptability is limited to the area within the property boundary shown on Hodges, Harbin, Newberry & Tribble, Inc.'s (HHNT) *Sheet 1 of 1, Waste Disposal Boundary*, dated January 2013.
2. Waste shall not be placed beyond the line identified as "Proposed Waste Disposal Boundary" shown on Hodges, Harbin, Newberry & Tribble, Inc.'s (HHNT) *Sheet 1 of 1, Waste Disposal Boundary*, dated January 2013.
3. A minimum 200-foot undisturbed buffer shall be maintained between the waste disposal boundary and the property boundary shown on the above-mentioned *Sheet 1 of 1*.
4. A minimum 500-foot buffer shall be maintained between the waste disposal boundary and any adjacent residences and/or water supply wells.
5. No solid waste shall be placed less than 5 feet, with an underdrain system, above the potentiometric surface shown on *Figure 6 - Composite High Water Table Elevation Contour Map* prepared by Bunnell-Lammons Engineering, Inc., dated 10/18/12 and signed and sealed on 11/20/12. If an underdrain is not to be utilized, no solid waste shall be placed less than 10 feet above the potentiometric surface. If bedrock is encountered at an elevation above groundwater in any area of the site, at least 5 feet of clean, compacted, rubble-free soil shall be placed above the bedrock prior to the placement of waste. The project engineer shall make periodic quality control inspections while the underdrain system, if utilized, is under construction, and shall certify the proper installation of the system. EPD may approve of a minor modification to the proposed bottom of waste limits in some areas based on an updated groundwater potentiometric surface map developed from subsurface data collected after the existing waste has been removed.
6. All existing waste in the buffers and the proposed landfill footprint shall be removed. A waste excavation and soil-sampling plan shall be submitted as part of the Design and Operational Plan to be approved prior to the issuance of a solid waste handling permit. The plan shall included at a minimum the method and sequence of waste excavation, soil sampling procedures, and analytical parameters.
7. A groundwater contamination and methane assessment investigation shall be designed and completed under the direction of a qualified professional geologist registered to practice in the State of Georgia. The investigation shall be conducted to determine the presence and extent of groundwater contamination and methane exceedances, if any, which may be associated with existing waste at the site. A work plan to implement the investigation shall be included in the Design & Operational Plan for EPD approval prior to conducting the investigation. The investigation shall be implemented as a condition of a solid waste handling permit. A report documenting the results of the groundwater contamination and methane assessment investigation shall be submitted to EPD upon its completion.
8. Any groundwater contamination or methane exceedances identified during the investigation referenced above shall be addressed in a Corrective Action Plan (CAP) prepared by a qualified professional geologist or engineer registered to practice in the State of Georgia. The CAP shall be incorporated as a minor modification to the Design & Operational Plan for the subject site.
9. All soil borings, monitoring wells, and piezometers shall be abandoned in accordance with the Water Well Standards Act. The borings located in the proposed waste footprint shall be overdrilled and filled with a non-shrinking cement/bentonite mixture via tremie pipe to within 10 feet of the maximum depth of waste. Within 10 feet of the maximum depth of waste, the boring shall be filled with bentonite. Any remaining annular space can be backfilled with soil cuttings. Borings located outside of the proposed waste footprint may be abandoned by pulling the casing and backfilling with a cement/bentonite mix. The abandonment of all wells shall be supervised by a professional geologist (PG) or professional engineer (PE) registered to practice in the State of Georgia. The supervising PG/PE shall submit a report of the abandonment to EPD and certify that the borings/piezometers were abandoned in accordance with the Water Well Standards Act.
10. A minimum 50-foot undisturbed buffer shall be maintained between the waste disposal boundary and any on-site wetlands, unless otherwise permitted and allowed by the United States Army Corps of Engineers.
11. A minimum 25-foot undisturbed shall be maintained between the waste disposal boundary and any on-site springs and surface waters (perennial or intermittent). This limitation may be waived at EPD's discretion if approvable engineering measures (e.g. underdrains) are proposed.
12. If during construction or excavation of the site any springs or seeps are discovered, EPD shall be notified immediately and protective designs shall be incorporated into the facility's Design & Operational Plan, such that the spring or seep can be integrated into the facility's groundwater monitoring system.
13. The site is located in a seismic impact zone as defined in the Rules for Solid Waste Management, Chapter 391-3-4-.05(1)(g). The design engineer shall certify that all containment structures are designed to resist the maximum horizontal ground acceleration for the site. Therefore, the registered professional engineer preparing the Design and Operation Plan shall stamp and sign each engineering drawing with this accompanying notation:

*"I have reviewed the information presented in this drawing, and in my professional opinion, all containment structures are designed to resist a maximum horizontal ground acceleration of 0.12g in 250 years."*

14. All erosion and sediment control measures and/or diversion ditches shall conform to the Erosion and Sediment Control Act, and be protective of all intermittent or perennial streams.
15. Groundwater, surface water, and methane monitoring systems shall be installed at the site. These systems shall be designed to differentiate between potential methane and groundwater contamination related to existing waste and future methane and groundwater contamination that may occur from the new landfill. The outfall of any underdrains shall be monitored in accordance with the facility's monitoring plan including a statistical trend analysis.

30. INDUSTRIAL WASTE:
The EPD allows one industrial waste to be accepted at a C&D facility provided the waste is similar to the C&D waste definition. The industrial waste for this facility will be determined and submitted for approval by EPD at a later date.

31. LIMITED ACCESS:
The Georgia Rules require limited access: "a gate or other barrier shall be maintained at potential vehicular access points to block unauthorized access to the site when an operator is not on duty. A fence or other suitable barrier must be provided around the site, including impoundments, leachate collection and treatment systems and gas venting and processing facilities, sufficient to prevent unauthorized access."

At the Gainesville Waste and Recycling (GWAR) Landfill, ths vehicular access control is accomplished by use of natural and manmade structures. The entire perimeter of the site is heavily wooded. Tree spacing and undergrowth are sufficient to prevent vehicular access. Where roads enter the facility boundary, a gate will be installed to control access. The perimeter of the site will be posted with signs notifying the public that this is a "Construction and Demolition Landfill Facility" and that access is prohibited except at the site entrance.

The combination of a natural wooded barrier, access control gates, and adequate signage will provide a suitable barrier around the site.

32. ENVIRONMENTAL PROTECTION:
The landfill shall be operated in such a manner as to prevent air, land, or water pollution, and public health hazards.

33. HAZARDOUS WASTE:
The operator shall have a hazardous waste management plan for excluding prohibited wastes. Excluded wastes include lead acid batteries, radioactive waste, hazardous waste and liquids. The prohibited waste exclusion plan is shown on this sheet.

34. LIQUID WASTES:
(A) No liquid waste, either bulk or containerized, shall be placed in the landfill.
(B) If liquid waste is demonstrated nonhazardous and is admixed with a bladeable material to render it non-liquid, it may be acceptable for disposal at the landfill in accordance with the Prohibited Waste Exclusion Plan.
(C) "Liquid Waste" means any waste material that is determined to contain "free liquids" as defined by Method 9095 (Paints Filter Liquids Test), as described in "Test Methods for the Evaluation of Solid Wastes, Physical/Chemical Methods" (EPA Pub. No. SW-846).

35. OPERATIONAL RECORDS / DAILY LOGS:
Accurate written, daily records by actual weight shall be kept of all waste received at the landfill. Copies of such records shall be maintained for a period of at least three (3) years and shall be made available to the Division upon request.

36. SITE USE AFTER CLOSURE:
Upon closure of the site, all areas will receive vegetative cover, and a land use study will be performed and submitted to E.P.D. A copy of the land use study shall be submitted to EPD within 90 days of closure.

37. CONSTRUCTION CERTIFICATION:
Upon receipt of a final and effective solid waste handling permit, construction may commence in accordance with the approved design and operational plan and permit conditions. Prior to receipt of solid waste, the Division must be provided with written certification by a professional engineer licensed to practice in Georgia, that the facility has been constructed in accordance with the approved permit. Unless notified otherwise by the Division, within 15 days of receipt by the Division of the written certification, the facility owner or operator may commence disposal of solid waste. This process shall be repeated for each subsequent major construction phase, including but not limited to, new cells or trenches, additional monitoring wells, sediment ponds, modifications adding a new solid waste handling process, and application of final cover. The approved CQA Manual and Technical Specifications shall be used for each cell construction and shall not be amended unless approved by the Georgia EPD. No construction changes shall be made unless approved by the Georgia EPD. Borrow soils must come from sites with appropriate land disturbing permits.

38. RESPONSIBLE INDIVIDUAL
The following person shall be available 24 hours per day at the telephone number listed:
Landfill Supervisor
Gainesville Waste and Recycling (GWAR)
(770)534-0850

39. SEQUENCE OF FILL
The sequence of fill shall progress as described on sheets 13 through 22 of 35 in the Design and Operation Plan for the disposal areas. In general, operations will begin in Cell No. 1A.

40. AIR CRITERIA
The owner and/or operator of this facility will ensure that the units not violate any applicable requirements developed under a State Implementation Plan (SIP) approved or promulgated by the U.S. Environmental Protection Agency pursuant to Section 110 of the Clean Air Act, as amended.

41. OPEN BURNING
There shall be no open burning of solid waste at this landfill. A plan must be submitted to and approved by the Georgia EPD prior to the infrequent burning of agricultural wastes, silvicultural wastes, landclearing debris, diseased trees, debris from emergency cleanup operations, or debris during construction.

42. DISEASE VECTOR CONTROL
The owner and/or operator of this landfill will prevent or control on-site populations of disease vectors using techniques appropriate for the protection of human health and the environment.

43. PROHIBITED ACTS
The landfill will be operated and maintained to prevent open burning, scavenging, and the open dumping of waste.

44. RECYCLE MATERIAL
The site may construct a 6" thick gravel pad for collection, storage and processing of recycle material (see sheet No. 24). Initially, the operator will recycle the following:

A. Wood and Yard Wastes: Untreated lumber, stumps and timbering slash will be recycled for use as renewable fuel.

B. Concrete Wastes: Concrete wastes will be crushed, the reinforcing steel removed, then the concrete will be re-used as an economy road base material.

C. Asphalt Paving Wastes: Broken, cured asphalt paving material will be crushed, then re-used as an economy road base material.

D. Metal Wastes: Metal will be removed from the incoming loads and transported to a metal recycling facility.

45. HEALTH AND SAFETY PLAN
The facility shall develop a Health and Safety Plan consistent with all relevant OSHA regulations. The health and safety of handling and exposure to asbestos and methane will be addressed in the Plan. A copy of this plan will be kept onsite and employees will be trained to follow this plan. Additionally, the facility shall operate in accordance with all applicable state and federal laws and regulations.

46. COMPOSTING
Concurrent with C&D landfill activities, composting will also be conducted at the facility. Composting operations will be consistent with sheets 34 and 35 of the design and operation plan.

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MINOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 066-017D(C&D)
APPROVED BY: CEW DATE: 12/7/16

# PROHIBITED WASTE EXCLUSION PLAN

1. General

Pursuant to the Rules for Solid Waste Management, Chapter 391-3-4-.07-(3)-(c)&(m), the Operator has developed this plan to exclude prohibited waste from being disposed at this facility. These prohibited materials include liquids, lead acid batteries, white goods, putrescible municipal solid waste, biomedical waste, radioactive wastes, any quantities of hazardous waste, industrial waste (except as noted in paragraph 30) and scrap tires.

2. Non-Conforming Waste Review

In order to ensure that incoming loads do not contain prohibited wastes, personnel who are trained to recognize prohibited wastes will make random inspections, keep records of such inspections and notify the Director of the Georgia Environmental Protection Division if prohibited wastes are discovered at the facility. These procedures will be made a part of the operating record. The random inspections will be conducted at a minimum every 4,000 tons of waste received or every ten (10) days.

Also, tipping area personnel trained to recognize prohibited wastes will be designated for the detection of non-conforming hazardous waste. They will observe each load as it is deposited on the tipping area. Records at each inspection will be made and kept as a part of the operating record. Liquid containers larger than 5 gallons in size which are not perforated and drained will be rejected. Likewise, pesticides, herbicides, lead acid batteries, biomedical waste, corrosives, and flammables will be rejected. If the non-conforming hazardous materials are delivered by a private hauler, the inspector will make a record of the materials and the hauler and report him to the Operator. Private haulers will be required to remove these materials from the facility.

The Operator will report the private hauler to the Georgia Department of Natural Resources Solid Waste Management Division. If the same hauler is caught for a second time, he will be banned from bringing any waste to the facility. If the culprit is not caught and identified, the cost of disposition of the waste will be borne by the Owner. The Operator intends to use a qualified hazardous waste handling company to properly dispose of any non-conforming materials that are brought to the facility. This waste will be immediately transported to an appropriate disposal facility.

In all cases, notification of the Director of the Georgia Environmental Protection Division will be made if a prohibited waste (liquid, Biomedical, Radioactive, Hazardous) is discovered at the facility.

3. Waste Acceptance or Rejection

The acceptance or rejection of particular waste is based on the following factors:
*Federal, State and Local regulations, laws, or permit conditions.
*Waste characteristics.
*Operations and equipment limitations.
Of these three items, the regulations, laws and permit conditions affect most of the waste excluded from this site. Wastes specifically excluded by the regulations, laws, and permit conditions include liquids, lead acid batteries, white goods, putrescible municipal solid waste, biomedical wastes, radioactive wastes, any quantity of hazardous wastes, industrial waste (except as noted in paragraph 32), and scrap tires.

Coated concrete will be examined prior to receipt to assure no unacceptable materials are delivered to the facility.

a. Liquid Waste Restrictions at Facility (Prohibited)
(1) Bulk or noncontainerized liquid waste will not be accepted.
(2) Containers holding liquid waste will not be accepted.
(3) For purposes of this section:
a. "Liquid waste" means any waste material that is determined to contain "free liquids" as defined by Method 9095 (Paint Filter Liquids Test), as described in "Test Methods for Evaluating Solid Wastes, Physical/Chemical Methods" (EPA Pub. No. SW-846). (391-3-4-.01(34)).

b. Lead Acid Batteries (Prohibited)
Lead Acid batteries are automobile type batteries. These items, whether from an automobile, a truck, a tractor, or other equipment are categorically excluded from this facility.

c. Biomedical Waste (Prohibited)
Biomedical Wastes are any type of pathological waste, biological waste, cultures, infectious wastes, contaminated animal wastes, body parts, chemotherapy waste, discarded medical equipment and parts, and any other contaminated medical device. Disposal of this type of waste shall be strictly prohibited from this facility.

d. Radioactive Waste (Prohibited)
Radioactive waste is any material which exhibits radioactive characteristics. This waste is categorically prohibited from this facility.

e. Hazardous Waste (Prohibited)
Hazardous wastes are those materials with characteristics, either physical or chemical, that could cause harm to health or the environment. A waste is hazardous if it is:
*Ignitable
*Corrosive
*Reactive
*Toxic (As defined by the TCLP test procedure)
*Is a listed hazardous waste

A waste material is ignitable if it has a flash point of 140 degrees F or less, causes fire by friction under normal conditions, or is an oxidizer. Examples of ignitable waste include solvents, bottom material from solvent recovery, and peroxide. This waste is typically generated by automobile repair shops, machine shops, dry cleaners, and industry.

A waste is corrosive if the pH is 2 or less, or 12.5 or greater. An example of corrosive waste is spent pickle liquor from a metal plating operation or battery acid.

A waste is reactive if it is unstable under normal conditions, reacts violently with water, forms an explosive mixture with water, contains any quantity of cyanide, contains sulfur which could be released to the atmosphere, or can be easily detonated or exploded. Waste from certain chemical operations, munitions works, or fertilizer plants can be reactive.

A waste is toxic if it so tests by the TCLP procedure. The TCLP test stands for the Toxic Characteristics Leaching Procedure. For this test, a leachate is removed from the waste and this leachate is analyzed for specific constituents as listed in the Code of Federal Regulations, Chapter 40. If a waste checks toxic, then the waste is hazardous based on the TCLP test.

Toxic materials can cause cancer, birth defects, or illness if released to the environment. Examples of toxic waste includes solvents, industrial process sludges, emission control wastes.

A waste is characterized as a listed waste if it is listed in the Code of Federal Regulations, Chapter 40 or any amendments of this document. A typical listed waste is one in which the known characteristics of that material will likely endanger the health or environment. The exhaustive list of hazardous waste is in the Part 261, of Chapter 40 of the Code of Federal Regulations.

Hazardous waste shall be strictly prohibited from this facility.

f. Household Waste (Prohibited)

Household waste is any solid waste (including garbage, trash, and sanitary waste in septic tanks, and any other putrescible waste which have a medium or high potential for groundwater contamination) derived from households (including single and multiple residences, hotels and motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds, and day-use recreation areas).

Household waste, other than as excavated on the site, shall be strictly prohibited from this facility.

g. White Goods and Scrap Tires (Prohibited)

White goods are excluded from disposal at this facility. White goods are items such as refrigerators, air conditioners, hot water heaters, ovens, stoves, and other household appliances. Scrap tires are also prohibited from disposal at this facility.

h. Industrial Waste

Industrial waste(s), other than the one waste type noted in paragraph 30 on this page, will be prohibited from disposal at this facility.

4. Site Operations

Recognition of these wastes by the operators is imperative. The operators of the facility will be trained to detect this material and call it to the attention of management. When material of this type is detected in the daily operation, the material is immediately segregated from the remainder of the waste stream and cordoned off. The hauler who delivered that waste to the facility is then notified to return to the facility and remove the material. All hazardous material inadvertently delivered to the facility is to be removed by the hauler within 24 hours.

It is ultimately the owner's responsibility to have any hazardous waste removed from the facility within 24 hours of discovery, regardless of the actions of the hauler.

5. Waste Acceptance Protocol

For those generators or haulers with waste which they are unsure of, the facility will use a protocol for testing those wastes. (Testing will be performed by a laboratory under contract to the generator or hauler.) The protocol includes:

(Provide in the order shown in a bound report.)
1. Perform the hazardous characteristics tests for ignitability, reactivity, corrosivity, and toxicity.
2. Test the material for PCB, TPH, and pH.
3. Report all testing to the Operator in original form signed by the Laboratory Principle.
4. Provide a certification that the test results represent the waste mass.
5. Identify the waste generator and provide a complete description of the waste.
6. Provide a certification from the generator stating the waste is Non-Hazardous, and conforms to the definition of Construction and Demolition waste.
7. Provide estimates of waste volumes.
8. Provide laboratory certificates.
9. Determination that the waste is not a putrescible municipal solid waste.

GEORGIA REGISTERED No. 35365 PROFESSIONAL ENGINEER 9-16-16 KEVIN G. BERRY

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER 9-16-16 E. MATTHEW CHEEK

REVISED: SEPTEMBER 16, 2016
REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

OPERATIONS PLAN AND PROHIBITED WASTE EXCLUSION PLAN

# DESIGN AND OPERATION PLAN
FOR
## GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

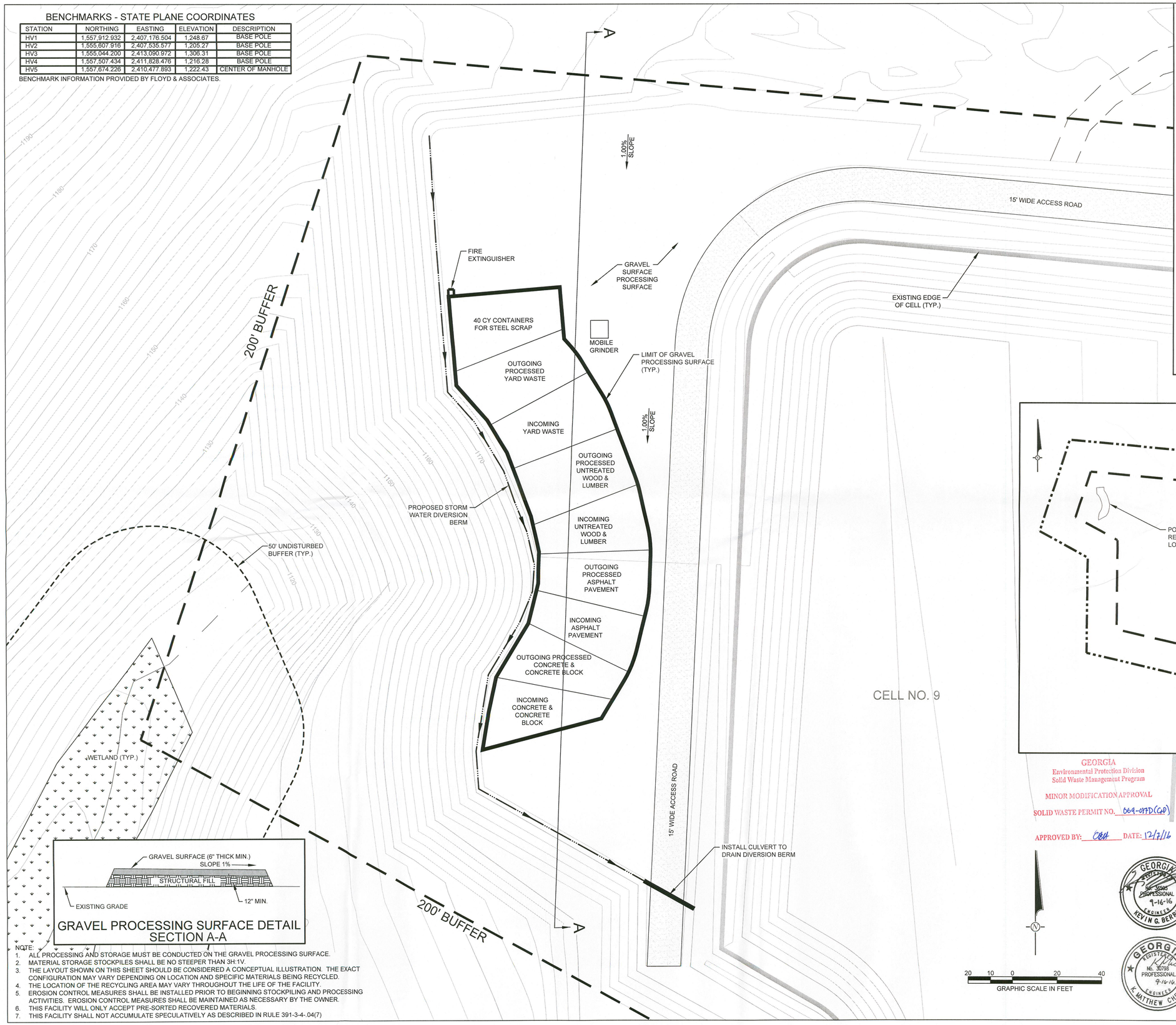
HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-010-01 | DWG. GWAR-EXP-23-OP-R | EDIT 9-16-2016 |
| SCALE | NOT TO SCALE | SHEET 23 OF 35 | |
| DATE | AUGUST, 2016 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.

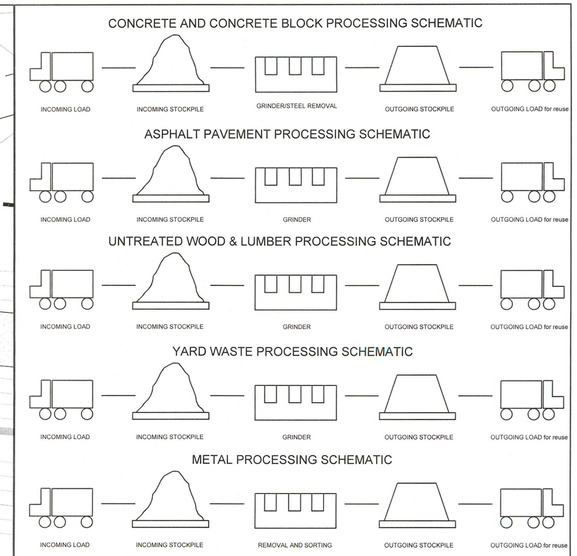






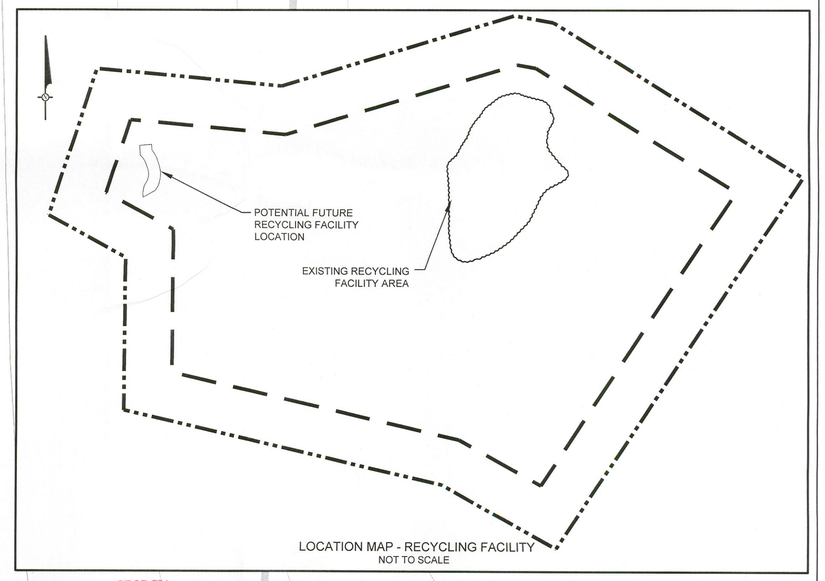
## GRAVEL PROCESSING SURFACE DETAIL SECTION A-A

NOTE:
1. ALL PROCESSING AND STORAGE MUST BE CONDUCTED ON THE GRAVEL PROCESSING SURFACE.
2. MATERIAL STORAGE STOCKPILES SHALL BE NO STEEPER THAN 3H:1V.
3. THE LAYOUT SHOWN ON THIS SHEET SHOULD BE CONSIDERED A CONCEPTUAL ILLUSTRATION. THE EXACT CONFIGURATION MAY VARY DEPENDING ON LOCATION AND SPECIFIC MATERIALS BEING RECYCLED.
4. THE LOCATION OF THE RECYCLING AREA MAY VARY THROUGHOUT THE LIFE OF THE FACILITY.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING STOCKPILING AND PROCESSING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE MAINTAINED AS NECESSARY BY THE OWNER.
6. THIS FACILITY WILL ONLY ACCEPT PRE-SORTED RECOVERED MATERIALS.
7. THIS FACILITY SHALL NOT ACCUMULATE SPECULATIVELY AS DESCRIBED IN RULE 391-3-4-.04(7)




## PROCESS FLOW DIAGRAMS

N.T.S.




LOCATION MAP - RECYCLING FACILITY
NOT TO SCALE

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MINOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-037D(GP)
APPROVED BY: CBH DATE: 12/7/16

GRAPHIC SCALE IN FEET: 20 10 0 20 40

GEORGIA REGISTERED No. 35585 PROFESSIONAL ENGINEER 9-16-16 KEVIN G. BERRY

GEORGIA REGISTERED No. 30786 PROFESSIONAL ENGINEER 9-16-16 K. MATTHEW CHEEK

REVISED: SEPTEMBER 16, 2016
REVISED: MARCH 20, 2013

RECYCLING FACILITY LAYOUT AND FLOW DIAGRAM

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-010-01 | DWG. GWAR-EXP-24-RF-R | EDIT 9-16-2016 |
| SCALE | 1" = 20' | SHEET 24 OF 35 | |
| DATE | AUGUST, 2016 | | |

# CLOSURE PROCEDURES

1. GENERAL
The owner of this disposal site shall close this site in a manner that minimizes the need for further maintenance and minimizes the potential of post-closure release of contaminants to the ground or surface waters. The closure plan considers partial or contingent closure of the landfill. Facility phasing drawings provide guidance on closure at the end of any cell. Should intermediate closure be required, all components of this plan should be followed.

2. CERTIFICATION
A Professional Engineer must certify that the site was closed in accordance with the approved Design and Operation Plan and the Rules for Solid Waste Management. Should the facility close prior to reaching permitted elevations the Engineers certification shall include an as-built plan.

3. NOTIFICATION
The owner shall notify the Environmental Protection Division of final closure within 30 days of receiving the final load of waste, providing E.P.D. with the date of final waste receipt and an accurate legal description of the boundaries of the landfill. The Owner will complete all closure activities of each landfill unit in accordance with this Closure Plan within 180 days following the beginning of closure. Signs shall be posted at the entrance gate notifying users of the closure. Upon closure, the property deed and legal description shall be filed at the county courthouse in accordance with O.C.G.A. 8-6-3.

4. SURVEY CONTROL
The complete legal description of the property is shown on the plans. All areas within which solid waste has been disposed shall be located to the best of the owner's ability and surveyed by a Registered Surveyor who shall provide a legal description of the waste management boundaries within 30 days of closure. Should partial closure occur, a topographic as-built survey of the site shall be developed.

5. CLOSURE SUPERVISION
Closure of the site shall be under supervision of the current landfill supervisor.

6. DIRECTIONAL AND INFORMATIONAL SIGNS
Signs shall be posted at the entrance gate notifying users of the landfill of the closure and providing the location of the nearest landfill in the area. A telephone number for emergencies shall be printed on the sign.

7. REMOVAL OF WASTES
If the owner/operator of this facility wishes to remove wastes, waste residues or any contaminated soils, from the landfill covered under this Design and Operation Plan the owner/operator shall request and receive written approval from EPD prior to conducting any such activity. Waste will be mined from the closed landfill in accordance to Site Acceptability Condition No. 6 and the Waste Excavation Plan.

8. FINAL COVER
Upon closure, all waste received at the site shall be spread, compacted and capped with the final cover system as shown on item No. 5 of Sheet 23, and on Detail 20 of Sheet 31 of the D&O Plans. Should the site be closed prior to attaining final grades, all uncovered and intermittently covered areas shall be capped with the system described above. The minimum slope of the final cap shall be 3% and the maximum slope shall be 33%, and methane vents shall be installed. Final cover shall be secured from on-site excavation of cell areas, stockpiles or other EPD approved borrow source areas as necessary. The final cap system shall meet the following standards:
a) The cover must be capable of preventing attraction of disease vectors, minimizing production of odors, and preventing blowing litter, and;
b) Must be capable of completely covering the solid waste without change in the cover's properties by rain, heat, cold and other climatic conditions; and
c) Must be substantially free of rock fragments that are greater than six inches in diameter.
d) Must be capable of supporting the germination and propagation of vegetative cover.
e) Must compact well and preclude the excessive infiltration of surface water.

9. VEGETATIVE PLAN
All disturbed areas shall be grassed and maintained in accordance with the following schedules. A vegetative cover shall be established within two weeks after final cover placement. Permanent covers which are slow to establish shall receive temporary seeding. The fertilizer requirements are suggested. The operator will submit soil samples to the County Extension Agent for analysis and determination of proper soil conditioners including lime. This analysis will become part of the operational records. Planting dates, fertilizer rates, and seeding rates shall meet the requirements in the Manual for Erosion and Sediment Control in Georgia.

| SEEDS - PERMANENT | LBS/ACRE | DEPTH OF COVER | DATE OF PLANTING |
|---|---|---|---|
| BERMUDA, COMMON - HULLED | 10 | 1/4" - 1/2" | 3/1 - 6/30 |
| BERMUDA, COMMON - UNHULLED | 10 | 1/4" - 1/2" | 10/1 - 3/1 |
| FESCUE, TALL | 50 | 1/4" - 1/2" | 8/15 - 10/31 |
| **SEEDS - TEMPORARY** | **LBS/ACRE** | **DEPTH OF COVER** | **DATE OF PLANTING** |
| MILLET, PEARL | 50 | 1/4" - 1/2" | 4/15 - 8/31 |
| RYEGRASS, ANNUAL | 40 | 1/4" - 1/2" | 1/1 - 4/15 & 8/1 - 12/31 |

NOTES:
1. All seeding rates are pure live seed rates.
2. All seeding shall be mulched with clean dry hay at the rate of 2.5 tons per acre. Mulch shall be anchored by pressing the mulch into the soil immediately after the mulch is spread using a packer disk or disk harrow or equivalent piece of equipment.
3. Temporary seeding should also complement permanent seeding to produce a suitable cover while the permanent grasses germinate.
4. Undisturbed slopes greater than 3%, including soil stockpiles, are to be mulched immediately.

| FERTILIZER REQUIREMENTS | | | | |
|---|---|---|---|---|
| TYPE OF SPECIES | YEAR | ANALYSIS OR EQUIVALENT N-P-K | RATE | N TOP DRESSING RATE |
| 1. Cool season grasses | First | 6-12-12 | 1500 lbs./ac. | 50-100 lbs./ac.(1)(2) |
| | Second | 6-12-12 | 1000 lbs./ac. | - |
| | Maintenance | 10-10-10 | 400 lbs./ac. | 30 |
| 2. Cool season grasses and legumes | First | 6-12-12 | 1500 lbs./ac. | 0-50 lbs./ac.(1) |
| | Second | 0-10-10 | 1000 lbs./ac. | - |
| | Maintenance | 0-10-10 | 400 lbs./ac. | - |
| 3. Ground covers | First | 10-10-10 | 1300 lbs./ac.(3) | - |
| | Second | 10-10-10 | 1300 lbs./ac.(3) | - |
| | Maintenance | 10-10-10 | 1100 lbs./ac. | - |
| 4. Pine seedlings | First | 20-10-5 | one 21-gram pellet/seedling placed in closed hole | - |
| 5. Shrub Lespedeza | First | 0-10-10 | 700 lbs./ac. | - |
| | Maintenance | 0-10-10 | 700 lbs./ac.(4) | - |
| 6. Temporary cover crops seeded alone | First | 10-10-10 | 500 lbs./ac. | 30 lbs./ac.(5) |
| 7. Warm season grasses | First | 6-12-12 | 1500 lbs./ac. | 50-100 lbs./ac.(2)(6) |
| | Second | 6-12-12 | 800 lbs./ac. | 50-100 lbs./ac.(2) |
| | Maintenance | 10-10-10 | 400 lbs./ac. | 30 lbs./ac. |
| 8. Warm season grasses and legumes | First | 6-12-12 | 1500 lbs./ac. | 50 lbs./ac.(6) |
| | Second | 0-10-10 | 1000 lbs./ac. | - |
| | Maintenance | 0-10-10 | 400 lbs./ac. | - |

(1) Apply in spring following seeding.
(2) Apply in split applications when high rates are used.
(3) Apply in 3 split applications.
(4) Apply when plants are pruned.
(5) Apply to grass species only.
(6) Apply when plants grow to a height of 2 to 4 inches.

10. SITE EQUIPMENT NEEDED
The owner shall make adequate equipment available at the landfill to ensure that closure requirements are executed correctly and efficiently. Should said equipment not be available, back up equipment may be obtained from the rental companies. Below is a minimum list of equipment which shall be required.
A. Dozer/Compactor
B. Scraper/Pan

11. SEDIMENT REMOVAL
Accumulated sediment shall be removed from drop inlets, drainage pipes, diversion ditches, and other drainage structures.

12. EROSION AND SEDIMENTATION CONTROL
Upon closure, all ditches, diversion berms, culverts, rip-rap, silt fence and other drainage structures serving disturbed areas, but not already built, shall be constructed and placed according to the Operations Plan.

13. ENVIRONMENTAL MONITORING WELL RE-INSPECTION
In accordance with the Water Well Standards Act, a re-inspection of all groundwater wells and methane probes will take place at site closure. A Professional Geologist/Professional Engineer will inspect all wells and certify the integrity of each well or supervise appropriate remedial measures. After the inspection is completed and any remedial measures are completed, the facility will submit for EPD review a certification report, along with any applicable documentation that documents that the environmental monitoring well network is in compliance with the Design and Operation Plan.

14. COST OF CLOSURE
The estimated cost to close this site is $3,255,080.00. This figure is based on 2013 year costs and shall be updated on an annual basis and submitted to EPD.

15. COST LEGEND
The following items were considered in the cost of closure for the site. The unit price of each item includes labor, materials, equipment, overhead and profit.

Largest Area Open at One Time (17.3 ac)

| Activity | Units | Quantity | Unit Cost | TOTAL |
|---|---|---|---|---|
| **Permitting** | | | | |
| Permitting | Ea | 1 | $6,000.00 | $6,000.00 |
| **Engineering and Bidding** | | | | |
| Engineering Evaluations / Certification | Ea | 1 | $13,000.00 | $13,000.00 |
| Construction Documents | Ea | 1 | $40,000.00 | $40,000.00 |
| Bid Process | Ea | 1 | $5,000.00 | $5,000.00 |
| **Mobilization** | | | | |
| GC Mobilization | Ea | 1 | $40,000.00 | $40,000.00 |
| **Project Management** | | | | |
| Project Management | Ea | 1 | $30,000.00 | $30,000.00 |
| State Independent Construction Manager | Ea | 1 | $30,000.00 | $30,000.00 |
| **Surveying** | | | | |
| CQA Certification Surveying | Ea | 1 | $30,000.00 | $30,000.00 |
| Contractor Surveying | Ea | 1 | $25,000.00 | $25,000.00 |
| Refuse Limits Survey | Ea | 1 | $6,000.00 | $6,000.00 |
| **General Conditions** | | | | |
| General Conditions | Ea | 1 | $30,000.00 | $30,000.00 |
| Bonds | Ea | 1 | $20,000.00 | $20,000.00 |
| Insurance | Ea | 1 | $8,000.00 | $8,000.00 |
| **Quality Assurance** | | | | |
| Total CQA | Ac | 17.30 | $8,000.00 | $138,400.00 |
| **Final Grade Prep** | | | | |
| Recompact & Grade | Ac | 17.30 | $1,500.00 | $25,950.00 |
| **Soil Cap** | | | | |
| Borrow Development | Ea | 1 | $3,000.00 | $3,000.00 |
| Install Soil Cap | CY | 43,960 | $8.00 | $351,680.00 |
| Borrow Reclamation | Ea | 1 | $5,000.00 | $5,000.00 |
| **Erosion Control** | | | | |
| Outlet Protection | SY | 150 | $35.00 | $5,250.00 |
| Temporary Grassing | Ac | 17.30 | $1,100.00 | $19,030.00 |
| Permanent Grassing | Ac | 17.30 | $1,750.00 | $30,275.00 |
| Rock Check Dams | Ea | 5 | $500.00 | $2,500.00 |
| Haybale Check Dams | Ea | 5 | $100.00 | $500.00 |
| Silt Fence | LF | 1,000 | $3.00 | $3,000.00 |
| Slope Stabilization | SY | 10,000 | $1.00 | $10,000.00 |
| Inlet Protection | Ea | 2 | $300.00 | $600.00 |
| Construction Exit | Ea | 1 | $2,000.00 | $2,000.00 |
| NPDES Permit Compliance | Ea | 1 | $10,000.00 | $10,000.00 |
| Clean Sediment Pond | Ea | 2 | $10,000.00 | $20,000.00 |
| Marker Posts | Ea | 22 | $150.00 | $3,300.00 |
| **Erosion / Topsoil Layer** | | | | |
| Install Topsoil | CY | 14,650 | $6.00 | $87,900.00 |
| **Cap Storm water Control** | | | | |
| Sideslope Berms | LF | 8,500 | $13.00 | $110,500.00 |
| Downdrains | LF | 1,400 | $43.00 | $60,200.00 |
| Inlets | Ea | 30 | $300.00 | $9,000.00 |
| **Security** | | | | |
| Sign(s) | Ea | 1 | $250.00 | $250.00 |
| **Improvements** | | | | |
| Final Disposal and Waste Cleanup | Ea | 1 | $10,000.00 | $10,000.00 |
| Passive Gas Vents | Ea | 18 | $1,500.00 | $27,000.00 |
| | | | **Largest Open Area Closure Cost (2013):** | **$1,218,335.00** |

Notes:
1. All costs listed in chart include labor, materials, and equipment and are in 2013 dollars.
2. The cost estimate equals the cost of closing the largest area ever open at one time at the site (17.3 ac). These estimates represent 3rd party costs.
3. The site will be filled and closed in sequential order in accordance with the cell construction sequence drawings (Sheets 13-22 of 35).
4. During the active life of the landfill, the owner and/or operator must annually adjust the closure cost estimate for inflation.

Entire Landfill in 3 Closure Events (42.1 ac)

| Activity | Units | Quantity | Unit Cost | TOTAL |
|---|---|---|---|---|
| **Permitting** | | | | |
| Permitting | Ea | 3 | $6,000.00 | $18,000.00 |
| **Engineering and Bidding** | | | | |
| Engineering Evaluations / Certification | Ea | 3 | $13,000.00 | $39,000.00 |
| Construction Documents | Ea | 3 | $40,000.00 | $120,000.00 |
| Bid Process | Ea | 3 | $5,000.00 | $15,000.00 |
| **Mobilization** | | | | |
| GC Mobilization | Ea | 3 | $40,000.00 | $120,000.00 |
| **Project Management** | | | | |
| Project Management | Ea | 3 | $30,000.00 | $90,000.00 |
| State Independent Construction Manager | Ea | 3 | $30,000.00 | $90,000.00 |
| **Surveying** | | | | |
| CQA Certification Surveying | Ea | 3 | $30,000.00 | $90,000.00 |
| Contractor Surveying | Ea | 3 | $25,000.00 | $75,000.00 |
| Refuse Limits Survey | Ea | 3 | $6,000.00 | $18,000.00 |
| **General Conditions** | | | | |
| General Conditions | Ea | 3 | $30,000.00 | $90,000.00 |
| Bonds | Ea | 3 | $20,000.00 | $60,000.00 |
| Insurance | Ea | 3 | $8,000.00 | $24,000.00 |
| **Quality Assurance** | | | | |
| Total CQA | Ac | 42.10 | $8,000.00 | $336,800.00 |
| **Final Grade Prep** | | | | |
| Recompact & Grade | Ac | 42.10 | $1,500.00 | $63,150.00 |
| **Soil Cap** | | | | |
| Borrow Development | Ea | 3 | $3,000.00 | $9,000.00 |
| Install Soil Cap | CY | 106,083 | $8.00 | $848,664.00 |
| Borrow Reclamation | Ea | 3 | $5,000.00 | $15,000.00 |
| **Erosion Control** | | | | |
| Outlet Protection | SY | 400 | $35.00 | $14,000.00 |
| Temporary Grassing | Ac | 41 | $1,100.00 | $45,100.00 |
| Permanent Grassing | Ac | 41 | $1,750.00 | $71,750.00 |
| Rock Check Dams | Ea | 10 | $500.00 | $5,000.00 |
| Haybale Check Dams | Ea | 10 | $100.00 | $1,000.00 |
| Silt Fence | LF | 1,100 | $3.00 | $3,300.00 |
| Slope Stabilization | SY | 12,000 | $1.00 | $12,000.00 |
| Inlet Protection | Ea | 5 | $300.00 | $1,500.00 |
| Construction Exit | Ea | 3 | $2,000.00 | $6,000.00 |
| NPDES Permit Compliance | Ea | 3 | $10,000.00 | $30,000.00 |
| Clean Sediment Pond | Ea | 3 | $10,000.00 | $30,000.00 |
| Marker Posts | Ea | 50 | $150.00 | $7,500.00 |
| **Erosion / Topsoil Layer** | | | | |
| Install Topsoil | CY | 35,361 | $6.00 | $212,166.00 |
| **Cap Stormwater Control** | | | | |
| Sideslope Berms | LF | 17,600 | $13.00 | $228,800.00 |
| Downdrains | LF | 3,100 | $43.00 | $133,300.00 |
| Inlets | Ea | 66 | $300.00 | $19,800.00 |
| **Security** | | | | |
| Sign(s) | Ea | 1 | $250.00 | $250.00 |
| **Improvements** | | | | |
| Final Disposal and Waste Cleanup | Ea | 3 | $10,000.00 | $30,000.00 |
| Passive Gas Vents | Ea | 42 | $1,500.00 | $63,000.00 |
| **Monitoring Well Network Re-Inspection** | | | | |
| Groundwater Well Re-Inspection and Reporting | Ea | 1 | $7,500.00 | $7,500.00 |
| Methane Gas Probe Re-Inspection and Reporting | Ea | 1 | $7,500.00 | $7,500.00 |
| | | | **Entire Landfill Closure Cost (2013):** | **$3,051,080.00** |
| | | | | |
| **COMPOSTING FACILITY** | | | | |
| Disposal of Remaining Materials | Ton | 2,400 | $30.00 | $72,000.00 |
| Disposal of Remaining Contact Water (Haul & Treatment) | Gal | 375,000 | $0.05 | $18,750.00 |
| Removal of Composting Equipment | LS | 1 | $5,000.00 | $5,000.00 |
| Removal of Compacted Clay Pad | CY | 33,000 | $2.00 | $66,000.00 |
| Professional Engineer Closure Certification | LS | 1 | $5,000.00 | $5,000.00 |
| | | | **Composting Facility Closure Cost (2013):** | **$166,750.00** |
| | | | | |
| **RECYCLING FACILITY** | | | | |
| Disposal of Remaining Materials | Tons | 1,000 | $30.00 | $30,000.00 |
| Removal of steel scrap | Tons | 5 | $50.00 | $250.00 |
| Removal of processing equipment | LS | 1 | $5,000.00 | $5,000.00 |
| Professional Engineer Closure Certification | LS | 1 | $2,000.00 | $2,000.00 |
| | | | **Recycling Facility Closure Cost (2013):** | **$37,250.00** |
| | | | | |
| | | | **Entire Solid Waste Facility Closure Cost (2013):** | **$3,255,080.00** |

Notes:
1. All costs listed in chart include labor, materials, and equipment. The costs listed for the solid waste facility closure are in 2013 dollars.
2. The cost estimate equals the cost of closing the entire permitted site ( ± 42 ac). These estimates represent 3rd party costs.
3. The site will be filled in sequential order.
4. During the active life of the landfill, the owner and/or operator must annually adjust the closure cost estimate for inflation.
5. The Monitoring Well Network Re-Inspection cost also includes the cost of well repair, if needed.
6. The throughput of the compost facility is 600 tons per week. For purposes of closure cost, it is assumed that 4 weeks of compost remain on the facility and this volume (Remaining Materials) is to be disposed of as worse case closure.

16. LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN TADMORE (GMD 368) DISTRICT OF HALL COUNTY, GEORGIA CONTAINING 101.02 ACRES, MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A RAIL ROAD IRON HAVING THE GEORGIA STATE PLANE NAD 83 COORDINATE VALUES OF NORTHING=1,555,940.76 AND EASTING= 2,411,621.99, SAID POINT BEING THE POINT OF REFERENCE AND THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, S33°33'16"W FOR A DISTANCE OF 1866.98 FEET TO A 1 1/2" PIPE WITH CAP FOUND;
THENCE N60°59'01"W FOR A DISTANCE OF 549.96 FEET TO A 1" PIPE WITH CAP FOUND;
THENCE N76°58'19"W FOR A DISTANCE OF 1375.04 FEET TO A CONCRETE MONUMENT FOUND;
THENCE N00°31'57"E FOR A DISTANCE OF 640.00 FEET TO A CONCRETE MONUMENT FOUND;
THENCE N61°19'17"W FOR A DISTANCE OF 367.28 FEET TO A 1/2" REBAR FOUND;
THENCE N18°08'34"E FOR A DISTANCE OF 647.36 FEET TO A 3/4" PIPE FOUND;
THENCE S84°54'16"E FOR A DISTANCE OF 337.15 FEET TO A 1/2" REBAR WITH CAP SET;
THENCE S84°43'42"E FOR A DISTANCE OF 442.96 FEET TO A 1/2" REBAR WITH CAP SET;
THENCE N73°18'07"E FOR A DISTANCE OF 453.34 FEET TO A 1/2" REBAR WITH CAP SET;
THENCE N73°12'13"E FOR A DISTANCE OF 566.79 FEET TO A 1/2" REBAR WITH CAP SET;
THENCE S79°55'05"E FOR A DISTANCE OF 166.89 FEET TO A 1/2" REBAR WITH CAP SET;
THENCE S58°21'35"E FOR A DISTANCE OF 1232.34 FEET TO THE POINT OF BEGINNING.

17. CLOSURE SCHEDULE
Once the decision has been made by the Owner to close the landfill, the following schedule shall be followed over a 180 day period:
1. Notify EPD of final closure within 30 days of receiving final load of waste.
2. Provide EPD with date of final waste receipt.
3. Prepare accurate legal description of final waste management boundary.
4. Prepare accurate legal description of entire property.
5. Prepare final topographic as-built survey if partial closure occurs.
6. Post signs at entrance gate notifying users of closure and location of nearest Construction and Demolition Landfill facility.
7. Obtain written permission from EPD to remove waste, from the landfill covered by this Design and Operation Plan if required.
8. Perform monitoring well network re-inspection and submit the certification report to EPD as outlined in Section 13 under Closure Procedures on this sheet.
9. Install final cover system.
10. Initiate vegetative plan.
11. Remove all accumulated sediments from ponds, ditches and other drainage structures.
12. Construct all erosion and sediment control systems serving disturbed areas, but not previously built.
13. Obtain certification from a registered professional engineer, licensed in the State of Georgia verifying that closure of each portion of the landfill has been completed in accordance with the Closure Plan.
14. Notify EPD that this certification has been placed in the operating records.
15. On all deeds of real property which has been used for landfilling, include notice of landfill operations, the date the landfill operation commenced and terminated, an accurate legal description of the actual location of the landfill, and a description of the type of solid wastes which have been deposited in the landfill.
16. Submit to the Director of EPD confirmation that the information required in closure schedule item no. 14 above has been noticed on the property deed.

18. WASTE INVENTORY
The maximum inventory of wastes ever on-site over the active life of the landfill facility is estimated to be 5,161,407 cubic yards. This estimate will be updated at the time of closure.

19. METHANE GAS VENT TESTING
One vent per cell shall be tested for the parameters listed on sheet 24 - Operations Plan and Prohibited Waste Exclusion Plan.

# POST-CLOSURE CARE PROCEDURES

The owner of this disposal site shall conduct extended Post-Closure Care for at least 30 years after the completion of closure to adequately protect human health and the environment. Post-Closure shall consist of at least the following:

1. POST-CLOSURE USE OF THE PROPERTY
The owner shall ensure that post-closure use of property shall never be allowed to disturb the integrity of the final cover, liners, or any other components of the containment system or the function of the monitoring systems, unless the Environmental Protection Division determines that the activities are necessary to meet the requirements of chapter 391-3-4-.12. There is no planned use of this property during the Post-Closure Care Period at this time. Prior to any future use, EPD approval is required.

2. WATER MONITORING
Water monitoring, which includes groundwater, surface water and underdrains shall continue throughout the Post-Closure Care Period as described in the Operations Plan. The groundwater monitoring wells shall be maintained throughout this period. An analysis of the groundwater monitoring data shall be submitted to the Solid Waste Compliance Program at the Atlanta Office after each semi-annual event.

3. METHANE GAS MONITORING
Methane gas monitoring shall continue on a quarterly basis at points shown on the plans for as long as EPD deems necessary. Results shall be submitted to the Solid Waste Compliance Program at the Atlanta Office of EPD within 15 days. If methane gas concentrations are noted to exceed 25 percent of the lower explosive limit on the site in facilities or 100 percent at the property line, EPD shall be notified immediately and appropriate safety precautions and venting procedures shall be taken. On-Site methane vents will be inspected to insure they are operational.

4. ENVIRONMENTAL MONITORING WELL RE-INSPECTION
In accordance with the Water Well Standards Act, every five years during the post-closure care period, an environmental monitoring well re-inspection should take place. A Professional Geologist/Professional Engineer will inspect the wells and certify the integrity of each well or supervise appropriate remedial measures. After the inspection is completed and appropriate remedial measures have been completed, the facility will submit for EPD review a certification report, along with any applicable documentation, that documents the environmental monitoring well network is in compliance with the Design and Operation Plan.

5. ROUTINE INSPECTION OF VEGETATIVE / FINAL COVER / DRAINAGE SYSTEM
Throughout the Post-Closure Care Period, the site shall be inspected on a quarterly basis to ensure that all waste disposed of in the facility remains covered with a minimum of a 24" final cover system, as shown on the closure plans. The repair work on the soil cover shall meet or exceed the original construction requirements. Any areas noted to have less than the required cover from the effects of erosion, vehicular traffic, etc., shall have sufficient cover placed over them within ten working days. All areas lacking proper vegetation shall be grassed and maintained according to the vegetation and fertilization plans in this plan. Downdrain systems shall be maintained in proper working condition in accordance with the Design and Operation Plan.

6. SEDIMENT POND MAINTENANCE/CLEAN-OUT
Throughout the Post-Closure Period, all ditches, diversion berms, culvert, rip-rap, silt fence and other drainage structures shall be maintained according to the Operation Plan. Sediment ponds shall be cleaned upon the accumulation of the designed depth of silt within the pond. Erosion control structures shall be maintained so as to prevent damage to the final cover.

7. LIMITED ACCESS
Access to the site shall be controlled by fencing, gates, buffers, etc. Access shall be limited to those time periods when the site is undergoing maintenance activities.

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D(GA)
REVIEWED BY: [illegible] DATE: 5/13/13
APPROVED BY: MAH DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES 4-16-13

GEORGIA REGISTERED No. 3078 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 4-16-13

8. POST-CLOSURE SUPERVISION
Post-Closure Care of the site shall be under the supervision of the current landfill supervisor. The person to contact about the facility during the Post-Closure Period is:
Landfill Supervisor
1602 Athens Highway
Gainesville, Georgia 30507
(770) 534-0850

9. SITE EQUIPMENT
The owner shall make adequate equipment available to the landfill to ensure that Post-Closure Care requirements are executed correctly and efficiently. Rental equipment shall be utilized in the event that equipment dedicated to the landfill should break down during Post-Closure Care procedures.

10. DIRECTIONAL AND INFORMATIONAL SIGNS
Signs shall be posted at the entrance gate notifying users of the landfill that the facility is closed and providing the location of the nearest municipal solid waste or C&D landfill in the area.

11. REMOVAL OF WASTES
If the owner/operator of this facility wishes to remove wastes, waste residue, or any contaminated soils, from the landfill covered under this Design and Operation Plan, the owner/operator shall request and receive written approval from EPD prior to conducting any such activity.

12. LEACHATE OUTBREAKS
All leachate outbreaks and seeps shall be covered with a minimum of 12" of compacted soil and grassed in accordance with the Vegetative Plan.

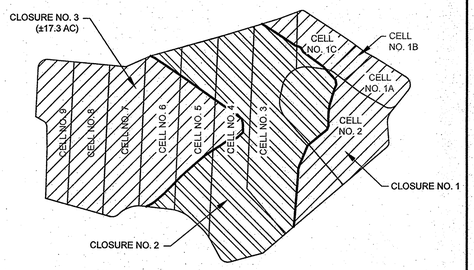
13. POST-CLOSURE CARE COST
The annual cost for Post-Closure Care of this site is approximately $ 92,820.00. This figure is based on 2013 year cost and shall be updated on an annual basis and submitted to EPD.

| | Units | Quantity | Unit Cost | TOTAL |
|---|---|---|---|---|
| **Groundwater Monitoring System** | | | | |
| Groundwater Well Monitoring | Ea/Yr | 22 | $750.00 | $16,500.00 |
| Groundwater Well Maintenance | Ea | 1 | $1,000.00 | $1,000.00 |
| Groundwater Well Abandonment | Ea | 0.33 | $1,500.00 | $495.00 |
| **Surface Water Monitoring** | | | | |
| Surface Water Monitoring Point(s) | Ea/Yr | 8 | $400.00 | $3,200.00 |
| Underdrain Discharge Monitoring Point(s) | Ea/Yr | 3 | $750.00 | $2,250.00 |
| **Methane Monitoring System** | | | | |
| Methane Monitoring | Ea/Yr | 14 | $500.00 | $7,000.00 |
| **Monitoring Well Network Re-Inspection** | | | | |
| Groundwater Well Re-Inspection and Reporting | Ea | 1 | $1,500.00 | $1,500.00 |
| Methane Gas Probe Re-Inspection and Reporting | Ea | 1 | $1,500.00 | $1,500.00 |
| **Engineering** | | | | |
| Engineering | LS | 1 | $4,500.00 | $4,500.00 |
| Engineering Inspections | Ea | 4 | $2,000.00 | $8,000.00 |
| **Landfill Maintenance** | | | | |
| Mowing | Ac | 45 | $75.00 | $3,375.00 |
| Grassing / Landscaping | Ac | 45 | $500.00 | $22,500.00 |
| Access Road Maintenance | LF | 25 | $40.00 | $1,000.00 |
| Slope Failure / Final Cap Repair | LS | 1 | $8,000.00 | $8,000.00 |
| Sediment Pond Cleanout | Ea | 1 | $3,000.00 | $3,000.00 |
| Storm water Ditch Maintenance / Repair | LF | 300 | $5.00 | $1,500.00 |
| Storm water Structure Maintenance / Repair | Ea | 1 | $1,000.00 | $1,000.00 |
| **Other** | | | | |
| Surveying | LS | 1 | $1,000.00 | $1,000.00 |
| Independent Construction Manager | LS | 1 | $1,500.00 | $1,500.00 |
| Electrical Power | LS | 1 | $1,000.00 | $1,000.00 |
| Administration | LS | 1 | $3,000.00 | $3,000.00 |
| | | | **Total Annual Post-Closure Cost (2013):** | **$92,820.00** |
| | | | | |
| | | | **Total Post-Closure Cost (30 Years) (2013):** | **$2,784,600.00** |

1. All costs listed in chart include labor, materials, and equipment and are in 2013 dollars.
2. Costs of water and gas monitoring are based on current costs for these services.
3. During the active life of the landfill and during the post-closure care period, the owner and/or operator will annually adjust the post-closure cost estimate for inflation.
4. The groundwater well monitoring cost covers both semiannual events.
5. The cost associated with groundwater well monitoring, surface water monitoring points, underdrain discharge monitoring points and methane monitoring includes the cost of the required reporting.
6. The Monitoring Well Network Re-Inspection cost also includes the cost of well repair, if needed.

14. NOTIFICATION OF MONITORING STANDARDS EXCEEDED
The owner and/or operator shall be responsible for conducting all monitoring activities. If at any time the monitoring results indicate exceeding of established standards or indicate a threat to human health or the environment, the Owner and/or operator shall notify the Environmental Protection Division within 5 days of such determination and shall provide a plan for remediation within 30 days of such notice. The plan shall be submitted to the Director of the Environmental Protection Division for approval. Unless notified otherwise by the Division within 30 days of receipt of a complete plan, the plan shall stand approved. Upon approval, the owner and/or operator shall implement the approved plans.

15. CERTIFICATION
Following the closure of the landfill, a professional engineer registered in the State of Georgia will certify that the post-closure care was completed in accordance with the post-closure care plan and that the certification was placed in the operating record.



CLOSURE SEQUENCE
SCALE: 1" = 400'

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

CLOSURE / POST-CLOSURE CARE PLANS

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-25-CPC-R | EDIT 4-15-13 |
| SCALE | NOT TO SCALE | SHEET 25 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.

NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

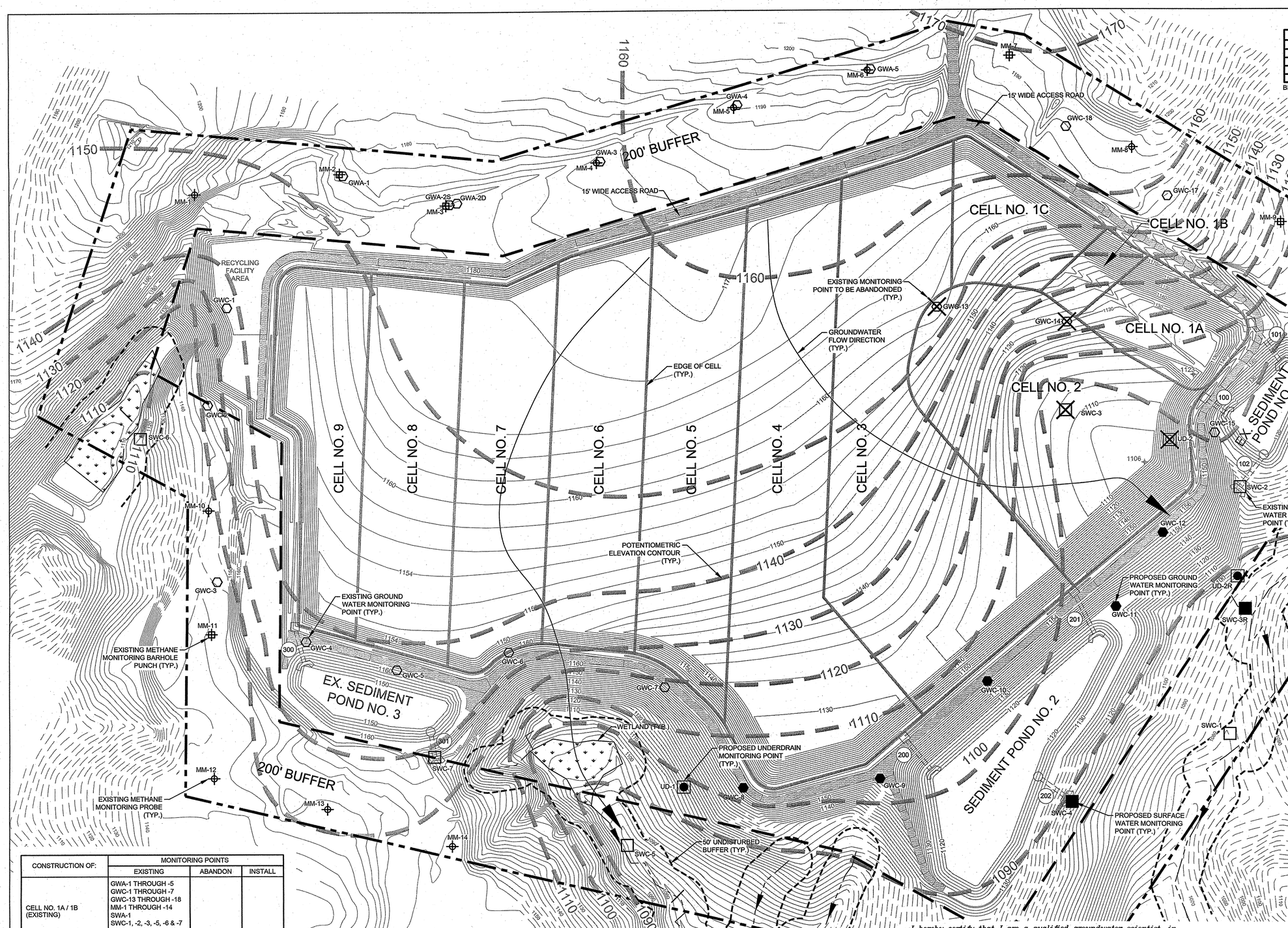
3. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

4. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

5. EXISTING POTENTIOMETRIC CONTOURS ARE FROM A WATER TABLE ELEVATION CONTOUR MAP PREPARED BY BUNNELL-LAMMONS ENGINEERING, INC. FOR THE WATER LEVELS COLLECTED AT THE SITE ON OCTOBER 3, 2012.

6. AS-BUILT LOCATIONS OF EXISTING MONITORING POINTS PROVIDED BY PATTON LAND SURVEYING IN A SURVEY DATED APRIL 10, 2012.

6. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

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Solid Waste Management Program
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SOLID WASTE PERMIT NO. 069-017D(CD)
REVIEWED BY: DATE: 5/13/13
APPROVED BY: DATE: 5/13/13

| CONSTRUCTION OF: | MONITORING POINTS | | |
|---|---|---|---|
| | EXISTING | ABANDON | INSTALL |
| CELL NO. 1A / 1B (EXISTING) | GWA-1 THROUGH -5<br>GWC-1 THROUGH -7<br>GWC-13 THROUGH -18<br>MM-1 THROUGH -14<br>SWA-1<br>SWC-1, -2, -3, -5, -6 & -7<br>UD-2 | | |
| CELL NO. 2 | | GWC-13<br>GWC-14<br>SWC-3<br>UD-2 | GWC-11<br>GWC-12<br>SWC-3(R)<br>UD-2(R) |
| CELL NO. 3 - 6** | | | GWC-8<br>GWC-9<br>GWC-10<br>UD-1 |
| SEDIMENT POND NO. 2 | | | SWC-4 |

*METHANE MONITORING POINTS WHERE GROUNDWATER OR BEDROCK IS CLOSER THAN 7' FROM GROUND SURFACE WILL BE INSTALLED AS BAR HOLE PUNCHES.
**INSTALLED WITH WHICHEVER CELL IS CONSTRUCTED FIRST.

*I hereby certify that I am a qualified groundwater scientist, in accordance with the Rules of Solid Waste Management, and 40 CFR Part 258.50(f). A qualified groundwater scientist is a scientist or engineer who has received a baccalaureate or post-graduate degree in the natural sciences or engineering and has sufficient training and experience in groundwater hydrology and related fields as may be demonstrated by State registration, professional Certifications, or completion of accredited university programs that enable individuals to make sound professional judgments regarding groundwater monitoring, contaminant fate and transport, and corrective-action. The design of the groundwater monitoring system was developed in compliance with the Rules of Solid Waste Management, Chapter 391-3-4-.14, as specified in 391-3-4-.14(11)2.(b).*

*Signature:* Mark S. Preddy

*Date:* 3/20/13

MARK S. PREDDY
GEORGIA REGISTERED PROFESSIONAL GEOLOGIST
No. 1364

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 15693 WILLIAM F. HODGES

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 30796 J. MATTHEW CHEEK

REVISED: MARCH 20, 2013

ENVIRONMENTAL MONITORING PLAN

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-26-EM-R | EDIT 3-20-13 |
| SCALE | 1" = 100' | SHEET 26 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

# WATER MONITORING PLAN

## 1.0 INTRODUCTION

Ground and surface water quality monitoring is required by the Georgia Environmental Protection Division (EPD) to detect and quantify contamination, as well as to measure the effectiveness of engineered disposal systems. A groundwater and surface water monitoring network for this site has been designed to provide an early warning of disposal system failure. This plan will define the parameters for analysis, frequency of collection, procedures and techniques for sample collection, sample preservation and shipment, analytical procedures and chain of custody control. This plan conforms to the EPD's Manual for Ground Water Monitoring. Groundwater and surface water sampling locations are presented on Sheet 26 of 35 - Environmental Monitoring Plan.

The water quality monitoring system for the facility will consist of 22 groundwater monitoring wells (6 background and 16 compliance), 8 surface water sampling locations (1 upgradient and 7 downgradient), and 3 underdrain sampling locations.

Note that a "Work Plan for Groundwater Contamination Assessment" (Work Plan), originally date May 8, 2009 and revised on October 23, 2009, was prepared by Bunnell-Lammons Engineering (BLE) in order to assess the presence of groundwater contaminants associated with the historic landfill waste. Upon EPD approval of the Work Plan, a groundwater contamination assessment was conducted as documented in the "Groundwater Contamination Assessment of Existing Sanitary Waste Area" (Contamination Assessment) prepared by BLE dated June 23, 2011. Subsequent to EPD approval of the Contamination Assessment, a "Corrective Action Plan" (CAP), dated January 3, 2012, and a "Corrective Action Plan Addendum" (CAP Addendum), dated April 13, 2012, were prepared by BLE. The CAP and CAP Addendum were approved by EPD in a letter dated May 14, 2012. A minor modification to incorporate the CAP and CAP Addendum into the facility's Solid Waste Permit was approved by EPD on June 27, 2012.

## 1.1 GEOLOGIC CONDITIONS

The geologic and hydrogeologic conditions at the site are described in a report prepared by Bunnell-Lammons Engineering, Inc. titled "Site Hydrogeologic Assessment Report, Proposed Georgia Waste and Recycling (GWAR) C&D Landfill", BLE Project Number J07-3211-03, and dated August 1, 2007 (Revised February 18, 2008).

The site is geologically located in the Brevard Zone, which separates the Northern and Southern Piedmont Belts. The Brevard Zone is a distinct northeast trending linear zone of ductile shearing that is traceable in the Piedmont from Alabama to North Carolina. Rocks of the Brevard Zone consist primarily of protomylonite, mylonite, blastomylonite, button schist, and phyllonite.

The geologic conditions at the site include waste underlain by residual soils and bedrock. In general, four zones were encountered during the site hydrogeologic assessment: 1) house-hold waste mixed with soil; 2) residual soil consisting of micaceous sandy silt and silty sand; 3) partially weathered rock; and 4) well-foliated fine-grained phyllonite bedrock. Narrow zones of alluvial soils were observed along the streams and creeks in the southern and eastern portions of the site, which were derived from the transport and deposition of sediment from the streams and creeks. The residual soil units were derived from the in-place chemical weathering of the bedrock.

The uppermost aquifer consists of the residual saprolitic soil, partially weathered rock, and the upper portion of the fractured bedrock. In the lower elevation areas, the alluvial soils that are part of the floodplain for the streams near the site boundary also make up a portion of the water table aquifer. These units are hydraulically connected and thus comprise a single unconfined aquifer. The configuration of the water table surface is a subdued replica of the ground surface. Generally, shallow groundwater flows to the south and east from the central upland locations on site and north of the site, and discharges to the streams at the southwestern, southern, and southeastern site boundary.

## 2.0 GROUNDWATER MONITORING WELL DESIGN AND CONSTRUCTION

All monitoring wells shall be constructed using the appropriate drilling methods as outlined in the "Manual for Groundwater Monitoring, September, 1991", under the supervision of a geologist or geotechnical engineer registered in the State of Georgia. Each well will be certified as being constructed according to this plan and the "Manual for Groundwater Monitoring, September, 1991" by the engineer or geologist. Documentation of well construction shall be provided to EPD within 30 days of completion. All groundwater monitoring wells and piezometers will be installed by a driller that has, at the time of installation, a bond on file with the Water Wells Advisory Council.

Twenty two (22) groundwater wells will comprise the facility's groundwater monitoring system, and will be installed in a phased approach accompanying new cell construction (see installation schedule on sheet 26 of 35). An installation report shall be completed, with detailed information as required by Georgia EPD. The following construction methods apply:

## 2.1 DRILLING METHODS

A variety of well drilling methods are available for the purpose of installing groundwater monitoring wells. The drilling method shall minimize the disturbance of subsurface materials and shall not cause contamination of the groundwater. Regardless of the drilling method selected, drilling equipment shall be steam cleaned before use and between borehole locations to prevent cross contamination of wells. It is anticipated that this site will employ hollow-stem continuous auger drilling method.

## 2.2 MONITORING WELL CONSTRUCTION MATERIALS

Well construction materials shall be sufficiently durable to resist chemical and physical degradation and yet not interfere with the quality of groundwater samples. Materials to be used for well casings, well screens, filter packs, and annular seals are covered in this section. See the detail on this sheet for a typical detail of a groundwater monitoring well.

### 2.2.1 Well Casings and Screens

ASTM, NSF rated, Schedule 40, 2-inch PVC with flush threaded connections shall be used for the casing and well screens. It is understood that since PVC pipe is being selected for casing and screening material, there may be the possibility that after installation, compounds from PVC deteriorating could be present in the groundwater. If these compounds are detected, then EPD must assume that the contaminants are from the landfill and not from the well casing or screen unless identical compounds are found in the upgradient wells and cannot be attributed to wastes placed in the site.

### 2.2.2 Filter pack and Annular Sealant

The materials used to construct the filter pack shall be chemically inert clean quartz 20-40 sand. Fabric filters shall not be used as filter pack material.

The materials used to seal the annular space must prevent cross contamination between strata. The materials shall be chemically resistant to ensure seal integrity during the life of the monitoring well and chemically inert so they do not affect the quality of the groundwater samples. A minimum of two feet of certified coarse grit sodium bentonite or bentonite chips shall immediately overlie the filter pack. A cement and bentonite mixture (approx. 5% bentonite powder) shall be used as the annular sealant in the unsaturated zone above the bentonite seal and below the frost line. Extending from a little below the frost line to the surface, the cap should be composed of concrete blending into a mounded cement apron extending outward at least three feet from the edge of the well casing.

The bentonite seal should be placed around the casing either by dropping it directly down the borehole or, if a hollow-stem auger is used, putting the bentonite between the casing and the inside of the auger stem.In shallow monitoring wells, a tamping-device should be used to reduce the potential for bridging.In deeper wells, it may be necessary to pour a small amount of formation water down the casing to wash the bentonite down the hole. The bentonite seal needs to be hydrated with potable water prior to the annular sealant being placed into the well.

The cement-bentonite mixture should be prepared using formation water or potable water and placed in the borehole using a tremie pipe. The tremie method ensures good sealing of the borehole from the bottom.

The remaining annular space should be sealed with expanding cement to provide for security and an adequate surface seal. Locating the interface between the cement and bentonite-cement mixture 1/2 to 1 foot below the frost line serves to protect the well from damage due to frost heaving.

The groundwater monitoring well detail on this sheet illustrates an appropriate protective steel cap around the well casing. A one-quarter inch vent hole provides an avenue for the escape of gas. A one-quarter inch weep hole at the base of the metal casing provides an avenue for the drainage of moisture from the casing. The protective cap guards the casing from damage and the locking cap serves as a security device to prevent well tampering. Reinforced concrete bollards (4) will be installed around each monitor well which is subject to traffic.

As with drilling machinery, the well casing and screen shall be cleaned before use. Filter sands, well sealant materials, and anything else that may influence sample quality shall be free of contamination.

### 2.2.3 Well Intake Design

The design and construction of the intake of the monitoring wells shall: (1) allow sufficient groundwater flow to the well for sampling; (2) minimize the passage of formation materials (turbidity) into the well; and (3) provide sufficient structural integrity to prevent the collapse of the intake structure.

For wells completed in unconsolidated materials, the intake of a monitoring well shall consist of a screen or slotted casing with openings sized to ensure that formational material is prohibited from passing through the well during development. Screen size shall be selected to retain 90% of the filter pack and 40% of the formational material.Extraneous fine-grained material (clays and silts) that have been dislodged during drilling may be left on the screen, in the filter pack, and in the well water. These fines shall be removed from the screen and surrounding area during development.For quality control purposes, only commercially manufactured screens or slotted casings shall be used.Field slotting of screens is unacceptable.

Screening with 0.010 inch slots shall be used unless geologic conditions discovered at the time of installation dictate a different size. The annular space between the face of the formation and the screen or slotted casing shall be filled to minimize passage of formation materials into the well. In order to ensure discrete sample horizons, the filter pack shall extend no more than two feet above the well screen. Screen length shall not exceed 10 feet without ample justification. A different filter pack material may have to be considered should geologic conditions at the time of drilling dictate the need for a different size. Sieve analyses of the formation materials shall be used to determine filter pack size.

### 2.2.4 Well Development

After the construction of monitoring wells is completed, natural hydraulic conductivity of the formation shall be restored and all foreign sediment removed to ensure turbidity-free groundwater samples via well development. Even with development, it may not be practical to remove all the silt and clay from the geologic formation that can move through a monitoring well's filter pack.

A variety of techniques are available for developing a well. To be effective, they require reversals or surges in flow to avoid bridging by particles, which is common when flow is continuous in one direction. These reversals or surges can be created by using surge blocks, bailers, or pumps. Formation water shall be used for surging the well. Should a well be constructed in low yielding, water-bearing formations, an outside source of water may be introduced into the well to facilitate development. In these cases, the water shall be chemically analyzed to ensure that it cannot contaminate the aquifer. Compressed air will not be used in the development of wells. Therefore, sufficient precaution shall be taken to prevent introduction of contaminants which may be cause of concern. All equipment used to develop a well shall be steam cleaned prior to its introduction into the well.

The geologic formation in which the monitoring wells will be set contains clay and silt particles that are small enough to work their way through a monitoring well's sand filter pack over time. Therefore, turbidity of the groundwater from the monitoring wells may gradually increase over time after initial development. As a result, the monitoring wells may have to be periodically re-developed over time to remove the silt and clay that have worked their way into the sand filter pack. Each monitoring well should be re-developed when sample turbidity values have significantly increased since initial development or since the prior re-development. The re-development procedures should be performed as described above in this Section.

### 2.2.5 Documentation of Well Design and Construction

The following information will be submitted in report form to EPD by a registered geologist or geotechnical engineer within 30 days after well development documenting the construction of each well.

- name of driller, identification of drill rig;
- date/time of construction;
- drilling method and drilling fluid * (primarily drilling mud) used;
- well location (+0.5 ft.);
- borehole diameter and well casing diameter;
- well depth (+0.1 ft.);
- drilling and lithologic logs;
- casing materials *;
- screen materials and design;
- casing and screen joint type;
- screen slot size/length;
- filter pack material*/size;
- filter pack volume;
- filter pack placement method;
- sealant materials *;
- sealant volume;
- sealant placement method;
- surface seal design/construction,
- well development procedures;
- type of protective well cap;
- ground surface elevation (+0.01 ft.);
- well cap elevation (+0.01 ft.);
- top of casing elevation (+0.01 ft.);
- detailed drawing of well (include dimensions); and
- documentation that the driller, at the time the monitoring wells were installed, had a bond on file with the Water Well Advisory Council.

*Samples of materials, adequate for leaching/sorption tests, should be retained.

### Well Maintenance and Certification

The facility is responsible for ensuring that access to all environmental monitoring locations is maintained at all times. During routine sampling events, samples will inspect the monitoring wells, signage and pump condition (if applicable) for any sign of damage. This will be recorded on field sheets and submitted with the semi annual monitoring reports. The follow up repairs are to be completed within 45 days from discovery. Documentation of the repairs along with photographic documentation will be forwarded to the Division within 45 days of completion.

At least once every five years and at site closure, the owner of the property on which a monitoring well is constructed will have the monitoring well inspected by a professional engineer or professional geologist, registered in the state of Georgia, who shall direct appropriate remedial corrective work to be performed if the well does not conform to the standards. The Professional Geologist should also certify the integrity of each well during these inspections.

If a groundwater well is found to be damaged beyond repair and does not meet the specification detailed in the Design and Operation Plan or is dry and cannot be sampled for three consecutive sampling events, it will be replaced.

### 2.2.6 Well Plugging (Abandonment)

All temporary piezometers at this site will be plugged and abandoned in accordance with the Water Well Standards Act. All abandonment activities (groundwater monitoring wells, piezometers and methane wells) must be performed by a driller who has a bond on file with the Water Well Advisory Council at the time of abandonment and under the supervision of a PE/PG registered in the State of Georgia. If it becomes necessary to abandon a monitoring well, the following plugging procedures shall be used. Without proper plugging, the abandoned monitoring well will become an avenue of aquifer contamination. Plugging can also serve to inhibit water loss from artesian aquifers and to eliminate the physical hazard of an open hole. Proper plugging materials and techniques will vary according to the original well construction and the pedrahydrology of the site.

If a groundwater well is found to be damaged beyond repair and does not meet the specification detailed in the Design and Operation Plan, or is dry and cannot be sampled for three consecutive sampling events, it will be replaced.

The general procedure for plugging shallow monitoring wells completed in water table aquifers involves three steps.

1. Removal of obstructions in the well that could interfere with the plugging operation and thorough flushing of the well to purge residual drilling fluids and other fine debris.
2. Removal of the well casing (where practical) to ensure placement of an effective seal. At a minimum when the casing is not properly grouted, the upper 20 feet of casing must be removed, and
3. Sealing of the well with an impermeable filter such as neat cement.

### Sealant Materials

Well sealants shall be chemically inert and impermeable. Neat portland cement (with or without bentonite clay additives) and bentonite chips are acceptable sealants. General purpose (Type I) neat portland cement is acceptable. The cement slurry to be mixed with five to six gallons of water for each 94 pound sack of cement. The water of the cement slurry should have a low sulfate content and a total dissolved solids content less than 2,000 parts per million. No aggregate materials are to be included in the slurry.

CAPACITIES OF WELL CASINGS

| DIAMETER OF HOLE | GALLONS PER LINEAR FOOT | SACKS CEMENT PER LINEAR FOOT | LINEAR FEET PER SACK CEMENT SET VOLUME |
|---|---|---|---|
| 2" | 0.1632 | 0.0199 | 50.2 |
| 3" | 0.3672 | 0.0311 | 32.1 |
| 4" | 0.6528 | 0.0791 | 12.6 |
| 5" | 1.0200 | 0.1240 | 8.0 |
| 6" | 1.4688 | 0.1785 | 5.6 |
| 7" | 1.9992 | 0.2430 | 4.1 |
| 8" | 2.6112 | 0.3373 | 3.2 |
| 10" | 4.0800 | 0.4958 | 2.0 |
| 12" | 5.8752 | 0.7140 | 1.4 |

Recommended quantities of neat portland cement needed for plugging various diameter wells are shown.

Quantities are based on the set volume, which is somewhat less than the slurry volume. (Taken from "Plugging Abandoned Wells" by Donald K. Keech, Ground Water Age, January, 1973.)

The neat cement slurry shall be piped to the point of application so that the well is filled upward from the bottom. Free falling of the slurry into the well is unacceptable because the cement will become aerated with a resulting increase in permeability.

Bentonite clay additives reduce shrinking (and cracking) of the cement while the slurry is setting. Three to five pounds of additive and 6-1/2 gallons of water shall be mixed with each 94 pound sack of cement (clay and water are to be mixed together before cement is added to form the slurry).

Bentonite clay can be used separately as a well sealant. The clay can be dropped into the well in the form of granules, chunks, pellets, or balls. Where the potentiometric head of an aquifer causes water to rise in the well high above the level of the plug, consideration must be given to the physical form of the bentonite to be used. If a granular bentonite is added by free falling, there is a possibility that the clay will hydrate and expand above the intended point of placement. An ineffective plug will result. Adding the bentonite in chunk or pellet form will prolong the effective period of wetting prior to hydration and allow proper placement of the plug. Bentonite clay cannot be used as a sealant where organic contamination is present in groundwater unless the bentonite is treated and documentation is presented to show that it is capable of containing organic contaminants.

### Piezometers within Waste Footprint

Piezometers located within potential waste disposal areas must have the casing pulled from the hole, and must be grouted, with a "non-shrinking"cement, from the bottom of the hole up to within approximately ten feet of the base grades of the landfill. The last ten feet of the borehole must be filled in with hydrated bentonite.

## 3.0 SAMPLE HANDLING, TESTING, AND REPORTING

## 3.1 MONITORING PARAMETERS AND FREQUENCY

The groundwater monitoring wells will be monitored for the following 40 CFR Part 258, Subpart E, Appendix I test parameters in accordance with the designated methods. Upon installation, ground water monitoring wells will be developed to reduce turbidity as outlined in the Georgia EPD's "Guidance Document, Turbidity in Ground Water Samples" (attached in Appendix I). Samples will be collected after well installation, development, and EPD approval. Subsequently, samples will be collected on a semi-annual basis. In addition, these parameters should be monitored periodically during purging to document stabilization prior to sample collection.

| INDICATOR PARAMETERS: | | | METHOD: |
|---|---|---|---|
| pH | | | Field test /EPA 150.1/9045C |
| Specific Conductance | | | Field test /EPA 120.1/9050A |
| Temperature | | | Field test |
| Turbidity | | | Field test |
| Dissolved Oxygen (D.O.) | | | Field test |
| TOTAL METALS | | | Field test/360.2/NPDES 4500 |
| METALS | EPA METHOD | METALS | EPA METHOD |
| Antimony | 7040/7041/6020 | Chromium | 7190/7191/6020 |
| Arsenic | 7060A/7061A/6020 | Cobalt | 7200/7201/6020 |
| Barium | 7080A/7081/6020 | Copper | 7210/7211/6020 |
| Beryllium | 7090/7091/6020 | Lead | 7420/7421/6020 |
| Cadmium | 7130/7131/A/6020 | Nickel | 7520/7521/6020 |
| METALS | EPA METHOD | METALS | EPA METHOD |
| Selenium | 7740/7741A/6020 | | |
| Silver | 7760A/7761/6020 | | |
| Thallium | 7840/7841/6020 | | |
| Vanadium | 7910/7911/6020 | | |
| Zinc | 7950/7951/6020 | | |

For each semi-annual event the headspace in each groundwater well will be tested in (in accordance with the methane monitoring procedures described on Sheet 29 of 35 - Methane Gas Monitoring Plan) for the presence of methane and reported in the next semi-annual groundwater monitoring report.

VOLATILE ORGANIC ANALYSIS:

The initial water samples will be tested for the following volatile organic compounds on the Clean Water Act Priority Pollutant List, 40 CFR Part 258, Subpart E (Appendix I VOCs):

| VOLATILES | EPA METHOD | VOLATILES | METHOD |
|---|---|---|---|
| Acetone | 8260 | trans-1,3-Dichloropropene | 8260 |
| Acrylonitrile | 8260 | Ethylbenzene | 8260 |
| Benzene | 8260 | 2-Hexanone;Methyl butyl ketone | 8260 |
| Bromochloromethane | 8260 | Methyl Bromide;Bromomethane | 8260 |
| Bromodichloromethane | 8260 | Methyl Chloride;Chloromethane | 8260 |
| Bromoform;Tribromomethane | 8260 | Methylene Bromide; Dibromomethane | 8260 |
| Carbon disulfide | 8260 | Methylene Chloride; Dichloromethane | 8260 |
| Carbon Tetrachloride | 8260 | Methyl ethyl ketone;MEK; 2-Butanone | 8260 |
| Chlorobenzene | 8260 | Methyl Iodide; Iodomethane | 8260 |
| Chloroethane;Ethyl Chloride | 8260 | 4-Methyl-2-pentanone; Methyl isobutyl ketone | 8260 |
| Chloroform;Trichloromethane | 8260 | Styrene | 8260 |
| Dibromochloromethane; Chlorodibromomethane | 8260 | 1,1,1,2-Tetrachloroethane | 8260 |
| 1,2-Dibromo-3-chloropropane; DBCP | 8260 | 1,1,2,2-Tetrachloroethane | 8260 |
| 1,2-Dibromoethane; Ethylene dibromide; EDB | 8260 | Tetrachloroethylene;Tetrachloroethene; Perchloroethylene | 8260 |
| 0-Dichlorobenzene; 1,2-Dichlorobenzene; | 8260 | Toluene | 8260 |
| p-Dichlorobenzene; 1,4-Dichlorobenzene; | 8260 | 1,1,1-Trichloroethane; Methylchloroform | 8260 |
| trans-1,4-Dichloro-2-butene | 8260 | 1,1,2-Trichloroethane | 8260 |
| 1,1-dichloroethane; Ethylidene chloride | 8260 | Trichloroethylene;Trichloroethene | 8260 |
| 1,2-dichloroethane; Ethylene-dichloride | 8260 | Trichlorofluoromethane; CFC-11 | 8260 |
| 1,1-dichloroethylene;1,1-Dichloroethene; Vinylidene chloride | 8260 | 1,2,3-Trichloropropane | 8260 |
| cis-1,2-Dichloroethylene; cis-1,2-Dichloroethene; | 8260 | Vinyl acetate | 8260 |
| trans-1,2-Dichloroethylene; trans-1,2-Dichloroethene | 8260 | Vinyl Chloride | 8260 |
| 1,2-Dichloropropane; Propylene dichloride | 8260 | Xylenes | 8260 |
| cis-1,3-dichloropropene; | 8260 | | |

The surface water samples will be tested for the list of inorganic constituents included in the "Permit conditions for Surface Water Monitoring" Section B.2. in Appendix I (Sheet 28 of 35). The underdrain samples will be tested for the Georgia EPD Appendix I list of total metals and VOCs.

## 3.2 SAMPLE COLLECTION

Ground water level elevations will be measured on a semi-annual basis to determine if horizontal and vertical flow gradients have significantly changed since initial site characterization. A change in hydrologic conditions may necessitate modification to the design of the groundwater monitoring system. A potentiometric surface map showing the unconfined aquifer will be prepared and submitted with each statistical analysis report. The potentiometric surface map will be signed, sealed and dated by the PE/PG, registered in the state of Georgia, who generated or over saw the generation of the figure.

Four sampling events (n=1 through n=4) will be completed in the first six months after a monitoring well has been installed in order to establish background groundwater concentration. At least one event (N=1) must be conducted at each well before waste is accepted in the cell that the well monitors.

Field measurements will include depth to standing water and total depth of the well to the bottom of the intake screen structure. Depth to groundwater will be measured using an electronic water level indicator. The measurements will be taken to 0.1 foot. Each well will have a referenced point from which its water level measurement is taken. The reference point will be established in relation to a permanent bench mark and the survey will also note the well location. All groundwater levels will be collected within a 24 hour period and prior to collection of groundwater samples.

The water standing in a well prior to sampling may not be representative of in-situ ground water quality. Therefore, the standing water will be removed so that water which is representative of the formation can enter the well.

The procedure for well evacuation will depend on the yield of the well. An adequate purge is typically achieved when three to five well volumes have been removed. For low yield wells, attempts should be made to avoid purging them to dryness. However, if a well is unintentionally purged to dryness, this generally constitutes an adequate purge and the well can be sampled following a sufficient recovery. In order to minimize the introduction of contamination into the well, positive gas displacement Teflon bladder pumps are recommended for purging wells (See Low Flow Sampling Procedures described in Appendix I). Teflon or stainless steel bailers may also be used as purging equipment. Where these devices cannot be used, peristaltic pumps and gas-lift pumps may be used. Some of these pumps produce volatilization and high pressure differentials, causing variability in the analysis of pH, specific conductance, metals, and volatile organic samples. Teflon bailers are not to be reused. When stainless steel bailers must be reused, they will be decontaminated by rinsing in deionized water, followed by a thorough rinse with a nonphosphate laboratory grade detergent solution, followed by a rinse in deionized water between wells. Should purging equipment (stainless steel bailers) become heavily contaminated it will be cleaned by rinsing in deionized water, followed by a thorough rinse with a nonphosphate laboratory grade detergent solution, followed by a rinse in deionized water. Clean latex or nitrile gloves will be worn by the sampling personnel. A clean plastic sheet may be placed adjacent to or around the well to prevent purging equipment and lines from contacting the ground, which in turn could introduce contaminants to the well. The plastic sheet and gloves will be discarded between wells. Extraction of well water samples requires the use of equipment and sample handling in the field that potentially increases the potential for inadvertent sample contamination. Field sampling error greatly exceeds laboratory error. The traces of chemicals being monitored can be lost to the air by agitation or volatilization. They can pass into and out of the water with temperature and pH changes. They can decompose when allowed to stand in the sun. Contamination from the ground surface can pass to hands, to the bottle, and then to the sample. Cleanliness and attention to detail will hold these errors to a minimum.

Once a sampling technique has been established it will be repeated for all subsequent sampling. Sampling equipment that may be used at this facility is as follows:

1. Stainless steel or teflon sampling bailers. Care should be taken to see that bailer rope does not touch the sample water. If a bailer shows insoluble contamination, field cleaning is not recommended.
2. If possible dedicated samplers or pumps will be used for each well. This eliminates the potential of cross-contamination, and allows thorough cleaning in the laboratory before the project. If a dedicated sampler is not available, the device must be cleaned between wells. This means thoroughly rinsing in deionized water, followed by a thorough rinse in a nonphosphate laboratory grade detergent solution, followed by a final rinse in deionized water.
3. Positive gas displacement Teflon bladder pumps may also be used to extract samples.

Sampling equipment will be constructed of inert material. Equipment with neoprene fittings, PVC tubers, Tygon tubing, silicone rubber bladders, neoprene impellers, or Viton are not acceptable.

A detailed description of the monitoring well and surface water sampling procedures is contained in Appendix I.

## 3.3 SAMPLE HANDLING AND PRESERVATION

1. Metals
   Laboratory analysis will be performed on unfiltered representative water samples.
2. Sample bottles will be filled to the top, capped with a Teflon seal, and placed on ice immediately after sampling. On arrival at the laboratory they will be transferred to a refrigerator. Samples for volatile organic analysis will be filled to the top without headspace. Special vials with septum caps will be used for this purpose. Table 1, located in Appendix I, is a list of preservatives and holding times.
3. Specific Conductance, pH, DO & Turbidity will be collected in the field to document well stabilization. The calibration and sampling procedure will be recorded and continued at each sampling project.
4. Sample delivery to the laboratory will be in the shortest possible time after collection. If delay is incurred this will be entered in the field log book along with the time transmitted.
5. Blanks
   A distilled water blank (blip blank) will be carried to the field and put through the entire sampling procedure. This will be done a minimum of one time for each sampling event. Trip blank samples will be analyzed to determine if the storage or handling of the field samples has jeopardized their integrity.
   (See Section 3.6 - Field and Laboratory Quality Assurance / Quality Control.)

## 3.4 CHAIN OF CUSTODY

Custody and protection of samples is an important legal consideration. As few people as possible should handle the samples. The sampler is personally responsible for collected samples, and will be able to attest to the integrity of samples until transfer. If the samples are placed in a vehicle, it will be kept locked. Any ice chest will be locked or located in a place which is locked, and accessible only to responsible officials. Custody seals will be affixed, on a minimum of two sides of the cooler, if the sample containers are to be shipped. Upon check in at the laboratory the condition of the custody seals will be attested for.

A Chain-of-Custody form will be used to document the handling of samples from the moment of collection until testing. The identification (ID) number of each sampling point will be entered along with a word description of the sample. Note that several bottles collected for different analytical parameters will have the same ID number if they are from one sampling point. The Chain-of-Custody form will contain the facility name, date of sampling and name of the collector. Each transfer of custody is recorded with an appropriate signature, date, and time. If the samples are to be shipped they will be sealed. The driver for the delivery service will sign the custody form and a bill of lading will be secured.

## 3.5 ANALYTICAL PROCEDURES

The laboratory performing the analyses will specify a method (EPA Manual SW-846, EPA 600/4-79-020, or an EPA approved method).

Records of groundwater analyses will include the methods used (by number), the extraction date, and date of actual analysis. Data from samples that are not analyzed within recommended holding times will be considered suspect. Any deviation from an EPA approved method will be adequately tested to ensure that the quality of the results meet the performance specifications (e.g. detection limit, sensitivity, precision, accuracy) of the reference method. A planned deviation from an approved analytical procedure will be justified and submitted for approval by the Georgia EPD prior to use.

## 3.6 FIELD AND LABORATORY QUALITY ASSURANCE/QUALITY CONTROL

It is the responsibility of the Operator to insure the reliability of the analytical data gathered during the monitoring program.

A field blank will be part of each sampling event. Distilled water will be taken to the site, and handled like a sample. It will be poured into a bailer, or extracted using the same pumping equipment, and sample bottles will be filled using the identical technique. Analysis of the blank alerts the sampler to technical error. The blank test results are not used to correct the sample results, but are reported as-is. If the contaminant levels in the blank are within an order of magnitude of the groundwater sample results, the wells may require resampling. Trip blanks will also be utilized, at a minimum of once per sampling event, or 1 per cooler that contains VOCs. A duplicate sample needs to be collected, at a minimum of once per sampling event, or 1 per 20 samples. In addition, a MS/MSD will be provided by the lab at a minimum of one per sampling event, or 1 per 20 sampled. Calibration records for field equipment, copies of field book notes and copies of field forms generated during the sampling event are to be submitted with the semi-annual groundwater monitoring events.

In selecting a laboratory to conduct analyses of groundwater samples it will be the Operator's responsibility to ensure that the laboratory of choice is exercising a proper Quality Assurance / Quality Control (QA/QC) program. The approved EPA test methods contain within them the requirement to run a spiked sample to determine percent recovery. This will be a part of the laboratory report. Additional quality control such as method blanks and duplicates are also described in the test method and will be included in the laboratory work agreement. The laboratory QA/QC program will be a part of this Plan. Quality assurance procedures are time consuming and increase the cost of testing, but the facility will be regulated based on the results and it is the Operator's advantage to employ the best qualified laboratory.

Field instruments that the Sampler uses will be calibrated prior to field use and recalibrated in the field each day. The calibration will be recorded in a field log book along with appropriate documentation of other field activities.

In addition, as stated in Chapter 391-3-26, all commercial analytical laboratories submitting data for regulatory purposes must be accredited or approved as specified in EPD's rules and regulations. (Authority O.C.G.A. 12-2-9)

## 3.7 ANALYSIS OF RESULTS

In order to determine whether the groundwater is receiving contamination from the site it is necessary to compare the test results with the background test results. Several inherent variabilities can affect the laboratory results and must be considered:

a. The sampling technique will vary somewhat from event to event even under ideal conditions;
b. The aquifer will contain a certain quantity of elements;
c. The laboratory test itself can vary slightly;
d. Seasonal variations can result in slightly different chemical constituents in the water samples;
e. Turbidity of the sample can affect the results.

A method must be used to identify significant deviation beyond the inherent deviation. A statistical analysis of the water quality data using a method approved by EPA for this purpose will be used at this site. Sufficient sampling events and replicate samples will be obtained for a valid statistical analysis.

If the owner or operator determines that there is statistically significant increase over background for one or more of the constituents at any monitoring well at the boundary, the owner or operator:
(a) Must, within 14 days of this finding, place a notice in the operating record indicating which constituents have shown statistically significant changes from background levels, and notify the Director that this notice was placed in the operating record; and
(b) Must establish an assessment monitoring program within 90 days.
(c) The owner/operator may demonstrate that a source other than the landfill unit caused the contamination or that the statistically significant increase resulted from error in sampling, analysis, statistical evaluation, or natural variation in groundwater quality. A report documenting this demonstration must be certified by a qualified groundwater scientist or approved by the Director and be placed in the operating record. If a successful demonstration is made and documented, the owner or operator may continue detection monitoring. If, after 90 days, a successful demonstration is not made, the owner or operator must initiate an assessment monitoring program.

Assessment Monitoring Program. Assessment monitoring is required whenever a statistically significant increase over background has been detected for one or more of the constituents.

Within 90 days of triggering an assessment monitoring program, and annually thereafter, the owner or operator must sample and analyze the groundwater for all constituents identified in Appendix II of this Rule. A minimum of one sample from each downgradient well must be collected and analyzed during each sampling event. For any constituent detected in the downgradient wells as the result of the complete Appendix II analysis, a minimum of four independent samples from each well (background and downgradient) must be collected and analyzed to establish background for the new constituents. The Director may specify an appropriate subset of wells to be sampled and analyzed for Appendix II constituents during assessment monitoring. The Director may delete any of the Appendix II monitoring parameters for a MSWLF unit if it can be shown that the removed constituents are not reasonably expected to be in or derived from the waste contained in the unit.

If, during the construction and/or operation of the landfill, surface water monitoring data indicates a violation of the Clean Water Act, the owner/operator will evaluate the operational practices and provide necessary changes required to eliminate the violation. The owner/operators actions are also required to be consistent with the permit conditions for surface-water monitoring.

*I hereby certify that I am a qualified groundwater scientist, in accordance with the Rules of Solid Waste Management, and 40 CFR Part 258.50(f). A qualified groundwater scientist is a scientist or engineer who has received a baccalaureate or post-graduate degree in the natural sciences or engineering and has sufficient training and experience in groundwater hydrology and related fields as may be demonstrated by State registration, professional Certifications, or completion of accredited university programs that enable individuals to make sound professional judgments regarding groundwater monitoring, contaminant fate and transport, and corrective-action. The design of the groundwater monitoring system was developed in compliance with the Rules of Solid Waste Management, Chapter 391-3-4-.14, as specified in 391-3-4-.14(11)2.(b).*

*Signature:* _____
*Date:* 4/15/13

MARK S. PREDDY
GEORGIA REGISTERED PROFESSIONAL GEOLOGIST
No. 1364

## 3.8 REPORTING RESULTS

The field and laboratory results will be shown on Georgia EPD Form SWM-23. This form will be submitted to:

Solid Waste Management Program
4244 International Parkway, Suite 104
Atlanta, GA 30354

### APPENDIX I - SAMPLING PROCEDURES

A. MONITORING WELL SAMPLING PROCEDURE

The greatest source of inadvertent sample contamination is through incorrect handling by field personnel. The levels of concern are minute, and therefore extreme care is needed to provide sample integrity. This will usually lengthen the time required for sample collection, but the reliability of the test results will be increased proportionally. Water standing in a well may not be a true representation of water quality in the aquifer. Changes in temperature and pressure, contact with air, and prolonged contact with well casing materials can all affect the chemical quality of the water. Therefore, prior to sampling, the well must be evacuated (purged).

1. Well Evacuation Procedure

Any item coming in contact with the inside of the well casing or the well water will be kept in a clean container and handled only with gloved hands. If possible, always start with the upgradient wells. Wells will be purged until three to five well volumes have been removed. This effects the present technique in which the goal is to clean standing water without diluting any potential plume by drawing in pure water. If possible, sampling will be conducted from the anticipated cleanest, (i.e. least contaminated location) to the most contaminated location. The field procedure will be as follows:

a. Assemble Equipment
   1. Place a new plastic sheet, such as a painter's drop cloth, around the well as a work area, or otherwise prevent contamination during sampling. Unlock protective well casing.
   2. Bring steel measuring tape and electric sounder or other measuring probe to the work area. The probe and/or tape will be protected in the laboratory wrapped in foil or otherwise protected. Unwrap without touching them.
   3. Don new latex or nitrile gloves. Unlock and remove well cap. Place well cap top-down on a corner of the plastic sheet or otherwise protect the cap.
b. Calculate the volume of water to be evacuated:
   1. Use the electric sounder or probe to measure the distance from known elevation to top of water.
   2. Use the steel tape to measure the distance from top of casing to the bottom of the well or use total depth data provided on monitoring well construction logs.
   3. Subtract #1 from #2 to obtain the height (h) of the volume of water in the well.
   4. Multiply h times the appropriate conversion factor to obtain the volume of water in the well in gallons.
      a. For a 2-inch inside diameter well, h x 0.1623 = Volume (gal)
      b. For a 4-inch inside diameter well, h x 0.6528 = Volume (gal)
   5. Clean the steel measuring tape or probe by rinsing with isopropanol, allowing to air dry, and following with distilled water rinse. Wrap in foil for use on the next well. Acetone will not be used to clean the steel measuring tape or probe.
c. Evacuate the Well (This section applies only to evacuating wells with bailers; refer to Section A.2.b. for pump evacuating procedures):
   1. If necessary, bring 2 dishpans and a measuring container to the work area and line one dishpan with aluminum foil.
   2. Bring the bailer, which has been precleaned in the laboratory and wrapped in foil (or an unopened disposable Teflon bailer), to the work area. Unwrap it without touching the bailer.
   3. Bring the roll of bailer cord to the work area. This roll has also been covered with foil to keep it clean (or in unopened plastic).
   4. At this point both bailer-handler and helper should don new gloves.
   5. The end of the bailer rope is tied to the top of the bailer. Use foil where needed to assure that the rope does not touch any item while in use.
   6. The bailer is lifted and lowered carefully into the well until it is submerged.
   7. The bailer is raised in a hand over hand manner and the rope is allowed to fall into the dishpan lined with foil or gathered in-hand. The first bailer-full is discarded.
   8. A helper may unscrew the appropriate sample caps and place them aside without touching the interiors or dislodging any Teflon discs inside the caps.
   9. The samples are poured into the bottles without bubbles, and are filled to the top without headspace. The helper can hold the bottle and be responsible for recapping without touching the interior of the cap, and screwing down tightly. It is not good practice to leave samples in the sun. They should be removed to the ice chest as soon as possible.
   10. The organic samples are the most delicate and should be collected first. A sample for volatile analysis must be filled so that the vial has a meniscus. A Teflon-lined cap will be used to close the vial so that no bubbles can be seen when the sample vial is inverted. The volatile samples are always collected in pairs. The other organic samples usually require two or three 1-liter bottles without preservatives, and these should be collected next, also without headspace. If a sample is to be collected for dissolved metals it will be collected next. If there is a sediment problem, this sample should be collected immediately following the volatile samples in order to minimize sample turbidity. The dissolved metal samples will be either filled filtered or filtered in the laboratory and preserved with HNO3. Finally, preserved samples should be collected, taking great care that the acids and salts in the bottles do not contact the helper's gloves and thus pass to other caps and bottles. Do not allow the bailer to touch sample bottles, or allow rope ends or gloved fingers to contact the sample well water while pouring.
   11. The remaining sample bottles should now be carried to the ice chest to be labeled, placed in the ice chest, and chilled with ice.
   12. The labels can be pre-filled out leaving less

(continued from previous sheet)

B. SURFACE WATER SAMPLING PROCEDURE

The greatest source of inadvertent sample contamination is through incorrect handling by field personnel. The volume of measurement are very small, and therefore, extreme care is needed to provide sample integrity. This will usually lengthen the time for sampling but the reliability of the test results will be increased proportionally. Generally, automated or semi-automated samplers or other manual devices accessible from the banks of a stream or surface-water body should be used whenever possible. If naturally occurring conditions inhibit this method of sample collection, the sample may be obtained by wading up-current (and down stream) of the sampling station. The sample should be collected in an area representative of minimal turbulence and aeration. Because sample containers may be dipped by hand into the stream, extreme care must be employed in avoiding contamination into the mouth of the container. The following procedures are recommended for extraction and subsequent collection of surface-water samples.

1. Dipping Using A Sample Container:

a. Hold the bottle near the base with one hand, and with the other, remove the cap.
b. Rinse the sample container with the water to be sampled prior to filling the container. One exception to this is the coliform sample bottle. This bottle may have a pre-measured amount of sodium thiosulfate to neutralize any chlorine present in the water, therefore, this container should not be rinsed prior to sampling.
c. Push the sample container into the water (mouth down) and tilt-up towards the current to fill. A depth of about six inches is satisfactory. Great care should be taken to avoid breaching the surface while filling the container.
d. During times of little current movement move the container slowly through the water laterally.
e. During times of extreme drought when stream depths are too shallow to allow submersion of the sample container, a pool may be scooped-out of the channel bottom and allowed to clear prior to sampling. However, sampling will not be conducted when stream flow conditions are below the 7-day, 10-year minimum flow (7Q10) condition.
f. Lift the container from the water and, leaving one-half inch of air space, place the uncontaminated cap back on the container.
g. Sample labels or tags will be attached to the sample container and should at a minimum include: Sample Number, Name of Collector, Date and Time of Collection, and Place/Point of Collection.
h. Place the samples in an ice chest on ice for courier or hand delivery to the laboratory. WARNING - The potential for cross contamination from volatiles in groundwater samples may be significant, therefore, surface-water samples should not be placed in the same container with volatile samples.
i. A complete Chain-of-Custody Form must be submitted along with the samples to the appropriate certified laboratory performing the analysis.

C. SPLIT SAMPLES

In order to keep sample handling to a minimum the parallel splitting procedure should be used.

1. Parallel Split

a. The 2 sample bottles for a given test are lined up and caps removed.
b. One bailer-full is poured into one bottle, and the next bailer-full is poured into the other bottle, alternating until the 2 sample bottles are full. They are then capped as usual.
c. The 2 sample bottles for another test are then lined up, and filled as in b.
d. This procedure is continued until all test bottles for a given well are filled for both parties.

D. UNDERDRAIN SAMPLING PROCEDURE

Underdrain sample collection should follow the surface water sampling procedures described above and will be analyzed for Appendix I total metals and VOCs.

4.0 POTENTIOMETRIC MAP

Each time a complete groundwater sampling event is completed, the owner or operator must determine the rate and direction of groundwater flow. A potentiometric map will be developed. A copy of this map will be forwarded to Georgia EPD with the statistical analysis report.

5.0 STATISTICAL ANALYSIS

For each semi-annual event, the results will be statistically analyzed in order to be protective of human health and the environment. Statistical methods used in this analysis will be chosen from those listed in Rules of Solid Waste Management, Chapter 391-3-4-.14 (18). Statistical analysis will be performed in accordance with the procedures in the Statistical Analysis of Groundwater Monitoring Data at RCRA Facilities, Unified Guidance (2009). For each semi-annual event, underdrain monitoring results will be statistically analyzed via trend analysis. If the analysis shows there is evidence of contamination in the underdrain samples, a Contamination Assessment Plan (CAP) will be established that is specific to the underdrain. The most likely source of contamination stems from the fact that the underdrains will be installed prior to the removal of all historical waste. This shall be taken into consideration in the development of the CAP. Semi-annual results and statistical analysis reports will be submitted to Georgia EPD for each event.

TABLE 1
Preservation Procedures and Holding Times

| Parameter | EPA Method for Groundwater | EPA Method for Waste Water | Recommended Container | Preservative Indicators of Ground-water Contamination | Holding Time | Volume Required For One Analysis |
|---|---|---|---|---|---|---|
| pH | 150.1/9045C | 130.1 | P,G | n/a | Field/15 Minutes | 25 ml |
| Specific Conductance | 120.1/9050A | 120.1 | P,G | n/a | Field/28 days | 100 ml |
| TOC | 415.1/9060 | 415.2/5310C | G, amber, Teflon-lined cap | HCL/H2SO4 | 28 days | 1000 ml |
| TOX | 9020B | 5320B | G, amber, Teflon-lined cap | H2SO4 | 7 days | 1000 ml |
| Chloride | 9250/9251/9253 | 4500-Cl-B | P,G | n/a | 28 days | 200 ml |
| Antimony | 7040/7041/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Arsenic | 7060A/7061A/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Barium | 7080A/7081/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Beryllium | 7090/7091/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Cadmium | 7130/7131A/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Chromium | 7190/7191/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Cobalt | 7200/7201/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Copper | 7210/7211/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Lead | 7420/7421/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Nickel | 7520/7521/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Selenium | 7740/7741A/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Silver | 7760A/7761/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Thallium | 7840/7841/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Vanadium | 7910/7911/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Zinc | 7950/7951/6020 | 200 Series | P | HNO3 | 6 months | 500 ml |
| Dissolved Metals | Same as above | Same as above | P | Only Preserve Filtrate | 24 hours if not field filtered | 500 ml |
| Fluoride | 9214 | 340.2 | P | n/a | 28 days | 300 ml |
| Nitrate/ Nitrite | 353.2 | 353.2 | P,G | H2SO4 | 28 days | 200 ml |
| Volatile Organics | 8260B | 624 | G, Teflon-lined cap | HCL | 14 days | 4-40 ml |
| Pesticides | 8081A/8082/8141A | 608 | G, Teflon-lined cap | n/a | 7 days | 2-1,000 ml |
| Herbicides | 8151A | Permit Dependent | G, Teflon-lined cap | n/a | 7 days | 2-1,000 ml |
| PCB | 8082 | 608 | G, Teflon-lined cap | n/a | 7 days | 2-1,000 ml |
| SVOC | 8270C | 625 | G, Teflon-lined cap | n/a | 7 days | 2-1,000 ml |
| Cyanide | 335.2/90105/ 9012A/9014 | 335.2 | P,G | NaOH | 14 days* | 500 ml |
| Oil & Grease | 1664 | 1664 | G | H2SO4 | 28 days | 2-1,000 ml |
| Phenols | 8270C/9065 | 625/420.2 | G | H2SO4 | 7 days/ 28 days | 2-1,000 ml |

*Unless sulfide is present, - then 24 hours (see lab method)
P = polyethylene
G = glass

# APRIL 27, 1994
# GUIDANCE DOCUMENT
# TURBIDITY IN GROUND WATER SAMPLES

Legal Authority: Rules of Solid Waste Management 391-3-4-.14(12)

References: a. Paragraph 6.7, Chapter 6, RCRA Groundwater Monitoring: Draft Technical Guidance, November 1992

b. Paragraph 11.4.3(c), Chapter 11, Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, SW-846 3rd Edition

GENERAL: Recent sampling and analytical reports received by the Georgia EPD contain reports that document field observation of turbid ground water samples. Measurement of the turbidity in these samples have confirmed high level of turbidity in the range of 500-999 NTU. Ground water samples containing turbidity concentrations at these levels exceed the established standard for turbidity and are not representative of the in-situ groundwater quality in the uppermost aquifer. Further, samples containing greater than five (5) Nethelometric Turbidity Units (NTU) are not acceptable for analysis when the analytical method is sensitive to turbidity (such as the analysis for metals).

BACKGROUND: The Third Edition of the Glossary of Geology published by the American Geological Institute defines:

turbid - Stirred up or disturbed, such as by sediments; not clear or translucent being opaque with suspended matter, such as of a sediment-laden stream flowing into a lake; cloudy or muddy in physical appearance, such as of a liquid-gas containing minute inclusions.

turbidity - (a) The state, condition, or quality of opaqueness or reduced clarity of a fluid, due to the presence of suspended matter. (b) A measure of the ability of suspended material to disturb or diminish the penetration of light through a fluid.

Driscoll and Johnson's Groundwater and Wells, 2nd Edition reports that:

Turbidity is measured by how much light is transmitted or scattered when a beam of light is passed through a water sample. An early type of analysis, called the Jackson Turbidity Unit (JTU), is based on measurements made with a transmitted light beam using a standard candle. This method is not sensitive enough, however, for measuring the turbidity of well water, filtered water, and undertified effluent samples. A light-scattering method is used for these low-turbidity waters. The light is measured in NTUs, which indicate the light scattered at 90-degree of 270-degree angles to the incident beam.

Turbidity refers to solids and organic matter that do not settle out of water. Groundwater is rarely turbid, unlike surface water which often contains suspended solids and colloidal or soluble organic matter.

REGULATORY REQUIREMENTS AND STANDARDS: The Rules for Solid Waste Management, Chapter 391-3-4-.14(12), effective June 27, 1993 require representative groundwater samples be collected and analyzed to determine if a release to the uppermost aquifer has occurred that exceeds established standards. One physical characteristic that defines a representative groundwater sample is turbidity. The standard for turbidity is defined in paragraph 11.4.3 of Chapter Eleven of Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, SW-846, 3rd Edition, as:

Samples containing less than 5 NTU turbidity are acceptable for analysis when the analytic method is sensitive to turbidity (such as the analysis of metals). Samples containing greater than 5 NTU are only acceptable when well development is certified by a qualified hydrogeologist as the best obtainable.

Conditions: Turbidity evaluation must accompany all potentially affected values.

Samples collected and analyzed for inorganic chemicals (Total Metals) that do not meet this turbidity standard are not representative of the in-situ water quality of the uppermost aquifer, and are not valid for the evaluation of the in-situ water quality. Further, the presence of turbid ground water samples indicate that a proper field sampling protocol was not followed in the collection of the samples for analysis, or that the wells were not properly developed and completed, or both.

RECOMMENDED CORRECTIVE MEASURES: The Permittee should review the following:

a. Well purging procedures and the time-interval between purging and sample collection. Additional time may be required after purging to permit any disturbed particulate matter to settle out prior to collecting samples.

b. Check the appearance of the groundwater sample and if the sample appears to be turbid, conduct turbidity tests prior to collecting samples for analysis to insure that the sample meets the turbidity standard of five (5) NTUs.

c. If the well(s) continues to produce turbid samples, the well may have to be redeveloped. The procedures for well development are contained in Paragraph 6.7, Chapter 6, RCRA Groundwater Monitoring: Draft Technical Guidance, November 1992.

SUMMARY: Upon completion of the foregoing, if a well is not producing low-turbidity ground-water samples, the Permittee must demonstrate to the satisfaction of the Georgia EPD that proper well completion and development measures were employed and that the turbidity is an artifact of the geologic materials in which the well is screened. This demonstration must be certified by a professional geologist, hydrogeologist or geotechnical engineer. Failure to make this demonstration could result in a determination by the Georgia EPD that the well must be re-drilled. Further, requests to collect and analyze field-filtered samples for metal analysis due to naturally occurring high turbidity levels must be accompanied by the certification statement of the registered professional.

ADDITIONAL INFORMATION: Additional information may be obtained by contacting a staff geologist of the Land Protection Compliance Program, Georgia EPD at (404) 362-2696.

# WELL DEVELOPMENT

All monitoring wells should be developed to create an effective filter pack around the well screen, to rectify damage to the formation caused by drilling, to remove the particles from the formation near the borehole, and to assist in restoring the natural water quality of the aquifer in the vicinity of the well. Development stresses the formation around the screen, as well as the filter pack, so that mobile fines, silts, and clays are pulled into the well and removed. The process of developing a well creates a graded filter pack around the well screen. Development is also used to remove any foreign materials (drilling water, muds, etc.) that may have been introduced into the well borehole during drilling and well installation, and to aid in the equilibration that will occur between the filter pack, well casing, and the formation water.

The development of a well is extremely important to ensuring the collection of representative groundwater samples. If the well has been properly completed, then adequate development should remove fines that may enter the well either from the filter pack or the formation. This improves the yield, but more importantly it creates a monitoring well capable of producing samples of acceptably low turbidity. Turbid samples from an improperly constructed and developed well may interfere with subsequent analyses.

When development is initiated, a wide range of grain sizes of the natural material is drawn into the well, and the well typically produces very turbid water. However, as pumping continues and the natural materials are drawn into the filter pack, an effective filter will form through a sorting process. Inducing movement of groundwater into the well (i.e., in one direction) generally results in bridging of the particles. A means of inducing flow reversal is necessary to break down bridges and produce a stable filter.

The common methods for developing wells are described by Aller et al. (1989) and Driscoll (1986) and include:

Pumping and overpumping;
Backwashing;
Surging with a surge block;
Bailing;
Jetting;
Airlift pumping; and
Air surging.

Aller et al. (1989) provide a detailed overview of well development and should be consulted when evaluating well development methods. Overall, the most effective and efficient method available for inducing flow reversal during well development is the careful use of a properly constructed surge block. To be effective, the surge block may need to be lifted and lowered throughout the well screened interval for several hours, with periodic pumping or bailing of the fines. Bailers and pumps also have been used successfully to develop wells; however, depending on the depth of the water, the hydraulic conductivity of the aquifer, and the diameter of the well, pumping may effectively achieve well development.

The following is a general procedure for developing a well by surging and pumping of fines:

1. Record the static water level and total well depth.

2. Set the pump and record the pumping rate. Pump until turbidity reaches the desired level as measured using a turbidity meter.

3. Discontinue pumping and begin surging using a properly designed surge block and proper surging technique.

4. Measure and record well depth to determine the amount of fines, and repeat Step 2. If the well has been properly designed, the amount of pumping required to achieve the desired turbidity level will be substantially less than the amount of pumping required during the first pumping cycle.

5. Repeat surging and pumping until the well yields water of acceptable turbidity at the beginning of a pumping cycle. A good way to ensure that development is complete is to shut the pump off during the last anticipated pumping cycle, leaving the pump in place, and re-start it at a later time. The turbidity of the discharge water should remain low.

Effective and efficient well development is possible only with adequate flow rate during water withdrawal. Additionally, any fines that have been drawn into the well should be removed to the greatest degree possible. Therefore, the Agency recommends that one of the following pumping methods, listed in the order of preference, be used in conjunction with a properly designed surge block:

1. Centrifugal pump capable of removing fines if the water level is within suction-lift distance.

2. Electric submersible pump capable of pumping fines.

3. Properly designed and operated air-lift system (requires prior approval of the Regional Administrator).

Well development methods and equipment that alter the chemical composition of the ground water should not be used. Development methods that involve adding water (including water pumped from the well) or other fluids to the well or borehole, or that use air to accomplish well development, are rarely permissible. Consequently, methods that are unsuitable in most cases for monitoring well development include backwashing, jetting, airlift pumping, and air surging. Approval should be obtained from the Regional Administrator prior to introducing air, water, or other fluids into the well for the purpose of well development. Any water introduced into the well during well development should be chemically analyzed to determine its potential impact on water quality. The well development methods that will generally be approved by EPA are bailing, surging with a surge block, pumping, overpumping, or combinations of these methods. Airlift pumping may be approved if the owner/operator can demonstrate to the satisfaction of the Regional Administrator that appropriate measures will be taken to prevent air contact with the formation, and to prevent the entry of compressor oils into the well. Monitoring wells should not be developed before well sealant materials have set or cured.

Ground water should be collected and measured for turbidity periodically during well development and at the completion of well development. The final turbidity measurement should be recorded on the well construction log. If a well yields turbid samples (turbidity greater than or equal to 5 NTUs) after development, the procedures shown in Figure 14 should be followed. A well that cannot be developed to the point of producing low turbidity water (e.g., <5 NTUs) may be considered by the Agency to have been improperly completed (e.g., mismatched formation materials/filter pack/screen slot size) depending on the geologic materials in which the well is screened. If a well is not producing low turbidity ground water samples, the owner/operator should demonstrate to the satisfaction of the appropriate regulatory agency that proper well completion and development measures have been employed, and that the turbidity is an artifact of the geologic materials in which the well is screened, and not the result of improper well construction or development. Failure to make such a demonstration could result in a determination by the Agency that the well must be re-drilled.

The Agency emphasizes that proper well construction and development procedures, as well as proper sampling procedures (e.g., selection of appropriate well purging and sampling rates), are necessary to yield ground water samples that are representative of ambient water quality. The Agency recognizes that ground water in some wells (both high and low yield) in fractured rock or karst aquifers may become muddy after periods of rainfall, even though during fair weather the water is free of turbidity. Careful attention to proper well installation and development should be exercised with wells completed in very silty geologic units. Information obtained from any aquifer tests conducted on the well should be used to establish the initial yield of the well, and these data can be used for periodic redevelopment and maintenance assessments.

If well drilling, installation, or completion have altered ground water quality chemically in the vicinity of the well, well development should aid in restoring ground water quality within the well to natural ground water quality. The ability of a well development method to remove clays from the sides of the borehole should be considered, because clays retained in the borehole may alter the chemical composition of ground water in the well. The Agency recommends periodically monitoring ground water during well development for water quality parameters such as specific conductance and pH. The reproducibility of water quality results provides some indication that ground water chemistry in the well has been restored to natural quality. In general, the Agency also recommends that the volume of water introduced into the well during well drilling, installation, and completion be withdrawn from the well during well development. The volume of water withdrawn from a well during development should be recorded.

# PERMIT CONDITIONS FOR SURFACE WATER MONITORING

Surface water monitoring at the sight will fully comply with the applicable Georgia regulations as stated below:

Legal Authority: Rules of Solid Waste Management 391-3-4-.07(3)(j)

A. Surface Water Requirements:

1. The Permittee shall not allow this facility to:

a. Cause a discharge of pollutants into waters of the State or the United States, including wetlands as defined by the U. S. Army Corp of Engineers Section 404 Permit process, that violates any requirements of the Clean Water Act, including, but not limited to, the National Pollutant Discharge Elimination System (NPDES) requirements pursuant to section 402.

b. Cause the discharge of a nonpoint source of pollution to waters of the State or the United States, including wetlands, that violates any requirement of an area-wide or state-wide water quality management plan that has been approved under Section 208 or 319 of the Clean Water Act, as amended.

2. The Permittee shall operate and maintain this facility in compliance with the Georgia Water Quality Control Act, as amended. The Permittee shall apply for and obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges from the Division if not already covered. The Permittee shall conduct monitoring and sampling at surface-water control structures as outlined in said permit.

3. The Permittee shall implement an approved surface-water monitoring plan which will determine the impact of this facility on all adjacent surface-water bodies. The Surface-Water Monitoring Plan shall be incorporated in the approved Groundwater Monitoring Plan.

4. The Permittee shall conduct surface-water hydrology studies to describe site drainage systems, flow characteristics, water quality of the streams and water bodies upgradient, adjacent to, and downgradient of the facility. A survey of all springs and seeps, on and adjacent to the site, will be conducted and these points mapped on the plan. This information must document baseline conditions on and adjacent to this facility and form the basis for assessing current and future environmental impacts of this facility on surface-water quality.

5. A minimum of one surface-water monitoring point shall be established upgradient, adjacent to this site, at any point where drainage leaves this site, at spring and seep locations, and downgradient of this facility. All surface-water monitoring point markers shall be installed and maintained on land adjacent to the sampling location, and indicated on the Groundwater Monitoring Plan.

B. Surface-Water Monitoring Program (SWMP)

1. The Permittee shall implement a Surface-Water Monitoring Program (SWMP) for this facility to comply with the following:

a. Rule 391-3-4-.07 which requires all surface-water monitoring points be sampled in accordance with applicable rules and regulations, and

b. The Georgia Rules and Regulations for Water Quality Control, Chapter 391-3-6, Revised June, 2001, establishing the water-quality standards for waters of the State. Specifically, Rule 391-3-6-.03 lists the criteria for water quality standards and instream concentrations of chemical constituents that are to be met to maintain the water quality of State waters and protect human health and the environment.

2. If this facility is located adjacent to or near surface waters that may be impacted by a release from this facility, the Permittee shall monitor the constituents contained in TABLE below.

| INDICATOR PARAMETERS: | METHODS, SW846 | DETECTION LIMIT (DL) |
|---|---|---|
| Dissolved Oxygen (DO) | field test/360.2/NPDES 4500 | 0.1 mg/L |
| Temperature (T) | field test | |
| pH | field test/150.1/9045C | |
| Specific Conductance | field test/120.1/9050A | |
| Chlorides | 325.3/9252A | 1.0 mg/L |
| Total Organic Carbon (TOC) | 415.1/9060 | |
| Chemical Oxygen Demand (COD) | 410.4/ NPDES 5220C | |
| Inorganic Constituents | | |
| Total Arsenic | 7060A/7061A/6020 | 0.002 mg/L |
| Total Barium | 7080A/7081/6020 | 0.1 mg/L |
| Total Cadmium | 7130/7131A/6020 | 0.005 mg/L |
| Total Chromium | 7190/7191/6020 | 0.05 mg/L |
| Total Cyanide | 335.2/9010B/9012A/9014 | 40.0 mg/L |
| Total Lead | 7420/7421/6020 | 0.1 mg/L |
| Total Nickel | 7520/7521/6020 | 0.04 mg/L |
| Total Mercury | 7470A/7471A | 0.0002 mg/L |
| Total Selenium | 7740/7741A/6020 | 0.002 mg/L |
| Total Silver | 7760A/7761/6020 | 0.01 mg/L |
| Total Zinc | 7950/7951/6020 | 0.005 mg/L |

3. The established standards for the above constituents are contained in Rule 391-3-6-.03., with the exception of the following three parameters:

Chemical Oxygen Demand (COD)
Specific Conductivity
Total Organic Carbon (TOC)

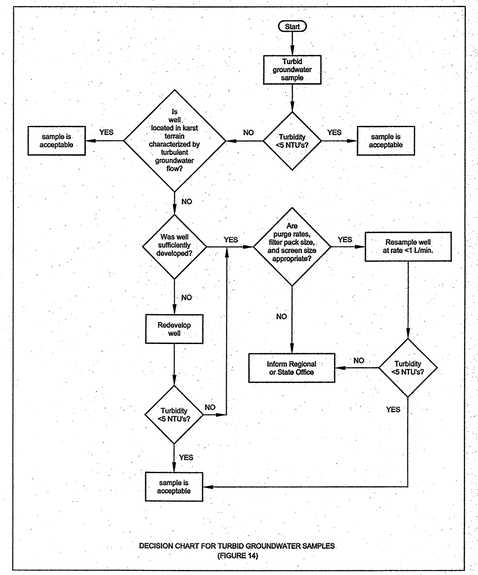
The background concentration will be the established standard for these parameters.

4. Additional constituents may be required based on the contaminants likely to be present in the waste stream and criteria established in Rule 391-3-6-.03. The Permittee shall identify any additional constituents to be monitored for and provide the rationale for their selection. This list of additional constituents will be prepared and forwarded to the Georgia EPD for technical review and approval. If approved, the Permittee will be notified. Within 14 days of notification of approval, the Permittee will incorporate this list into the above Table and make the Table, as incorporated, a permanent part of the Facility Operating Record.

5. The minimum sampling frequency for all constituents listed shall be semiannual. Sampling events will not be conducted when stream flow conditions are below the 7-day, 10-year minimum flow (7Q10) condition. Negative reports will be submitted to the Georgia EPD Solid Waste Management Program in Atlanta documenting when a scheduled sampling event is impacted by this condition and an alternate schedule established to complete the required semiannual sampling event.

6. The Permittee shall plot the surface-water monitoring parameters on a graph or chart versus time, evaluate the graph or chart, and determine if any significant increases have occurred over the background water quality. Surface water will be considered as being impacted by a release of leachate from the facility if the downstream results are consistently higher than the background surface-water quality upstream.

7. Within forty-five (45) days of documenting that a release of leachate has occurred from the facility, the Permittee shall initiate sampling and analysis at all surface-water monitoring points specified in the Plan for the chemical constituents listed in Rule 391-3-6-.03. The Permittee shall compare the results obtained to the instream concentrations of chemical constituents listed in this Rule and certify compliance or noncompliance. In the event an exceedance of an instream concentration of a chemical constituent is detected, the Permittee shall develop a corrective action plan and compliance schedule to eliminate further surface-water contamination and bring the facility back into compliance. Copies of the corrective action plan and proposed compliance schedule will be provided to the Georgia EPD Solid Waste Management Program in Atlanta within ninety (90) days of the documented exceedance.




DECISION CHART FOR TURBID GROUNDWATER SAMPLES
(FIGURE 14)

*I hereby certify that I am a qualified groundwater scientist, in accordance with the Rules of Solid Waste Management, and 40 CFR Part 258.50(f). A qualified groundwater scientist is a scientist or engineer who has received a baccalaureate or post-graduate degree in the natural sciences or engineering and has sufficient training and experience in groundwater hydrology and related fields as may be demonstrated by State registration, professional Certifications, or completion of accredited university programs that enable individuals to make sound professional judgments regarding groundwater monitoring, contaminant fate and transport, and corrective-action. The design of the groundwater monitoring system was developed in compliance with the Rules of Solid Waste Management, Chapter 391-3-4-.14, as specified in 391-3-4-.14(11)2.(b).*

*Signature:* Michael Prey
*Date:* 4/15/13

MARK S. PREDDY
GEORGIA REGISTERED PROFESSIONAL GEOLOGIST
No. 1364

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D(L+D)
REVIEWED BY: Michael Prey DATE: 5/13/13
APPROVED BY: MAN DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES 5/13/13

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER R. MATTHEW CHEEK 4-10-13

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

WATER MONITORING PLAN

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

HHNT
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| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-28-GW2-R | EDIT 4-15-13 |
| SCALE | AS SHOWN | SHEET 28 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

# METHANE GAS MONITORING PROGRAM

OBJECTIVE:

The objective of the Methane Gas Monitoring Program is to detect the lateral movement of potentially explosive gases in the subsoil and along man-made migration pathways toward on-site and off-site structures. The information gathered from monitoring the gas points will aid in the efforts to determine and evaluate the potential explosive hazard which is associated with the accumulation of methane gas in concentrations between the methane gas explosion limits (5 - 15 percent methane by volume).

I. MONITORING NETWORK DESIGN:

The monitoring points selected for the facility will consist of a series of structures, soil gas monitoring probes and/or bar hole punches located as shown on Sheet 26 of 35 - Environmental Monitoring Plan.

II. MONITORING PROBE DESIGN AND CONSTRUCTION:

The design of the monitoring program is based on the subsurface investigation of the site utilized in development of the groundwater monitoring plan. The drilling method will be continuous hollow-stem augers to the designated depths, or an alternate approved drilling method. Installation and closure of all methane monitoring wells will be conducted by a driller that has a bond on file with the Water Wells Advisory Council at the time of installation/closure.

The monitoring probes will be constructed of commercially available, 2-inch nominal diameter, flush-threaded, Schedule 40 PVC casing (riser) and 0.020-inch slotted screen. Screen lengths will be placed from 5 feet below land surface to approximately 5 feet above the groundwater table or at the confirmed top of bedrock (auger refusal). The PVC screen and riser are chemically and physically stable. If groundwater is within 7 feet of ground surface a barhole punch will be used instead of a probe.

Material used to construct the filter pack will consist of commercially available, chemically inert, well-rounded, dimensionally stable, pea gravel. The gravel pack will extend to the top of the probe screen, followed by approximately six inches of coarse sand. A minimum of one foot of chemically inert bentonite will be used to seal the annular space above the filter pack; potable water will be used to hydrate the bentonite. A bentonite-cement grout (3 to 5 percent bentonite by weight) will be used above the bentonite seal. If the depth to the top of the screen is less than 3 feet, continuous-pour concrete will be substituted for the grout mixture. A mounded concrete pad 3 feet by 3 feet (minimum) will be placed at the surface. A protective steel stand-up cover with keyed lock and weephole will be used around the casing stick-up. Pea gravel will be placed in the annular space between the steel casing and PVC riser.

The gravel, sand, and bentonite will be placed around the screen/casing by dropping the materials directly down the borehole. A tamping device will be used to reduce the potential for bridging of these materials. The cement-bentonite mixture will be prepared using potable water and placed in the borehole using a tremie pipe.

A detail of a typical Methane Probe Construction Diagram is presented on this sheet.

The design and construction of the monitoring probes will be documented on probe completion logs which will show "as-built" construction.

The methane monitoring system will be installed under the supervision of a qualified professional geologist or professional engineer registered to practice in Georgia. This person will certify that the installation complies with the specifications in this plan and, within 30 days from completion of the probes, will submit documentation of probe construction to the owner or operator and the Environmental Protection Division (EPD).

Should it become necessary to abandon a methane monitoring probe, the following abandonment procedures will be used:
1. If possible, removal of the probe casing, sealant material, and filter pack by over-drilling using the hollow stem auger method; and
2. Sealing of the borehole with an impermeable filler such as a cement-bentonite grout.

The cement-bentonite grout mixture will be placed by tremie pipe placed at the bottom of the borehole.

Gas monitoring probes will initially be survey located and marked with a permanent marker.

III. GAS MONITORING PROCEDURES:

For the purpose of detecting migration of potentially explosive gas from the landfill, the monitoring points will be monitored according to the following schedule.

a) Upon commencement of active operations and quarterly prior-to-closure.
b) Quarterly for at least 30 years during the post-closure care period or until demonstration is made to EPD that methane no longer presents a threat to the environment.
c) Each monitoring event is to include observations for stressed vegetation due to methane gas movement.
d) Monitoring in, beneath, and around site structures will be a part of each screening event.
e) Probes are to be installed to the depths indicated unless conditions encountered during installation warrant changes.

Each gas monitoring event will include screening at on-site buildings. Readings of percent methane and percent LEL will be obtained inside, beneath, and around structures. Any future installations such as a scale pit will also be screened. Readings obtained will be recorded on the approved EPD form (SWM-19) along with pertinent data such as ambient air temperatures and weather conditions. In addition, there will be permanent methane meters located inside all on-site structures, which will be checked during the quarterly methane monitoring event to ensure the equipment is functioning properly. Documentation of this check will be recorded on the approved EPD form (SWM-19).

During semi-annual groundwater events, the headspace in the groundwater wells will be tested (using the same procedures as methane monitoring probes) for methane and reported in the statistical analysis.

The procedures indicated below will be followed to monitor methane gas from monitoring probes:

Immediately after approaching the probe and opening the casing, an air sample from the probe casing will be withdrawn and analyzed with a combustible gas indicator. Wells should not be allowed to vent for any period of time prior to methane monitoring. In order to prevent ambient air intrusion into the well or potential loss of accumulated gases, either the top of the wells should be sealed off during methane sampling or a quick connect attached to the well cap should be used. The combustible gas indicator shall provide direct readings of methane concentrations (0 - 100% methane by volume) in order to record methane concentrations greater than 100% LEL. The combustible gas indicator shall be capable of providing accurate methane readings in an $O_2$ deficient environment and shall provide readings for % $O_2$. For methane monitoring probes and bar hole punch locations, percent methane by volume and percent oxygen will be recorded on approved EPD form (SWM-19). The peak reading for methane should be recorded. Should an initial reading yield an exceedance (5% Methane by volume or greater), the probe will be covered for 30 to 60 minutes and retested. Both initial test and retest should be reported.

The combustible gas indicator shall be calibrated immediately prior to the monitoring event and periodically calibrated by the manufacturer. These calibrations shall be in accordance with the manufacturer's recommendations and schedule.

If a bar punch is used for gas monitoring, the procedures below will be followed:

A new bar punch hole will be punched during each sampling event at the approved location.

a) Screening at each monitoring station will consist of initially forming a small hole (1" diameter approximately 3 feet into the soil). This will be achieved by utilizing a bar punch. At most locations, this hole should remain open for sufficient time to allow for collection and measurement of gases within the soil. If the bar punch hole tends to collapse, the facility will consider installing soil gas sampling points in these locations. The bar hole will be sealed at ground surface for 30 to 60 minutes, until tested. The bar hole punch will not be vented prior to sampling.

b) Between 30 and 60 minutes after "punching" the hole, an air sample from the hole will be withdrawn and analyzed with a combustible gas indicator. The combustible gas indicator shall provide direct readings of methane concentrations (0 -100% methane and 0 - 100% LEL). Percent of methane and percent of LEL will be recorded on approved EPD form (SWM-19) along with pertinent data such as ambient air temperatures and weather for a permanent record. Should initial reading yield an exceedance, the bar hole will be sealed at ground surface again for 30 to 60 minutes, and retested. Only the initial reading is required to be reported to the division; however, additional readings may be included in the comments section of form SWM-19.

IV. QUALITY ASSURANCE AND CONTROL PROCEDURES:

The following quality assurance and control procedures will be implemented.

Sampling will not be performed if conditions conducive to decreasing gas concentrations are present (e.g., subsurface gas pressure less than atmospheric pressure). In this case, sampling will be delayed until such conditions pass.

Sampling must be conducted when gas pressures are at a maximum. Subsurface gas pressures have a diurnal cycle and generally are at a maximum during the afternoon. Therefore, sampling should be conducted after 12 noon, but not begin after 5:00 p.m. Buildings and structures will not be vented prior to sampling. All permanent methane meters will be checked during the quarterly methane monitoring event to ensure the equipment is functioning properly. Documentation of this check will be recorded on the approved EPD form (SWM-19).

Gas production will vary with changes in seasons and climatic conditions. Each sampling event must be conducted under the same conditions, as near as possible, as the preceding event. Therefore, the operator will review the log of the time and conditions which existed during the preceding sampling event and attempt to emulate those conditions as exact as possible during subsequent events.

V. EVALUATION AND REPORTING OF MONITORING RESULTS:

Interpretation of Quarterly Sampling for Methane Gas will be as follows:

1. Methane gas concentrations shall not exceed 25 percent of the lower explosive limit (LEL) (1.25% methane) in facility structures.

2. Methane gas concentrations shall not exceed the lower explosive limit for methane at facility boundaries (5% methane).

Methane monitoring results will be recorded on the form (SWM-19) approved and provided by EPD.

Results of all methane gas monitoring shall be submitted to the Atlanta office of the EPD within 15 days of a test.

If methane gas levels exceeding the limits specified in this section are detected, the owner or operator will:

1. Immediately take all necessary steps to ensure protection of human health and notify the Director. Local authorities will also be notified, as needed, in the event methane levels exceed the established standards.

2. Within seven (7) days of detection, place in the operating record the methane gas levels detected and a description of the steps taken to protect human health; and

3. Within sixty (60) days of detection, implement a remediation plan for the methane gas releases, place a copy of the plan in the operating record, and notify the Director that the plan has been implemented. The plan will describe the nature and extent of the problem and the proposed remedy. The plan may include the following procedures:

a. Monitor all structures within 300 feet of the of property boundary for presence of methane. If methane is found, take immediate measures to notify, evacuate (if necessary), and protect adjacent properties.

b. Determine which direction the methane is migrating.

c. Install additional probes as approved by EPD in the direction of methane migration (both side to side) and away from the landfill. Continue to install additional probes as approved by EPD until extent of migration is determined.

d. Recommend system or solution to prevent further methane migration and implement within 60 days regardless of EPD approval.

e. Take all necessary steps to protect human health and the environment, including posting of no smoking signs, limiting access to the area, and ensuring that methane levels are not explosive in nearby structures.

4. The monitoring frequency for the selected probes listed in the approved methane remediation plan will be increased from quarterly monitoring to monthly monitoring. Monthly methane monitoring will be maintained for six (6) months after all monitoring points have returned to compliance.

5. The need for methane gas control systems will be assessed upon validated finding of methane gas migration and appropriate recommendations will be implemented.

Note that a "Methane Remediation Plan" (Plan), prepared by Hodges, Harbin, Newberry & Tribble, Inc. in December 2012, was submitted to EPD on December 20, 2012. Methane concentration trends will be evaluated in accordance with the Plan.

VI. METHANE GAS SAFETY GUIDELINES:

The following guidelines should be followed when at a landfill in the presence of potentially dangerous gases:

1. No person should enter a vault or a trench on a landfill without first checking for the presence of methane gas. The person should also wear a safety harness with a second person standing by to pull him or her to safety.

2. Anyone installing vent wells in a landfill should wear a safety rope to prevent falling in the borehole. Open holes should be covered when they are left unattended.

3. Smoking should be prohibited on the landfill where drilling, excavating, or installation of equipment is taking place or where gas is venting from the landfill.

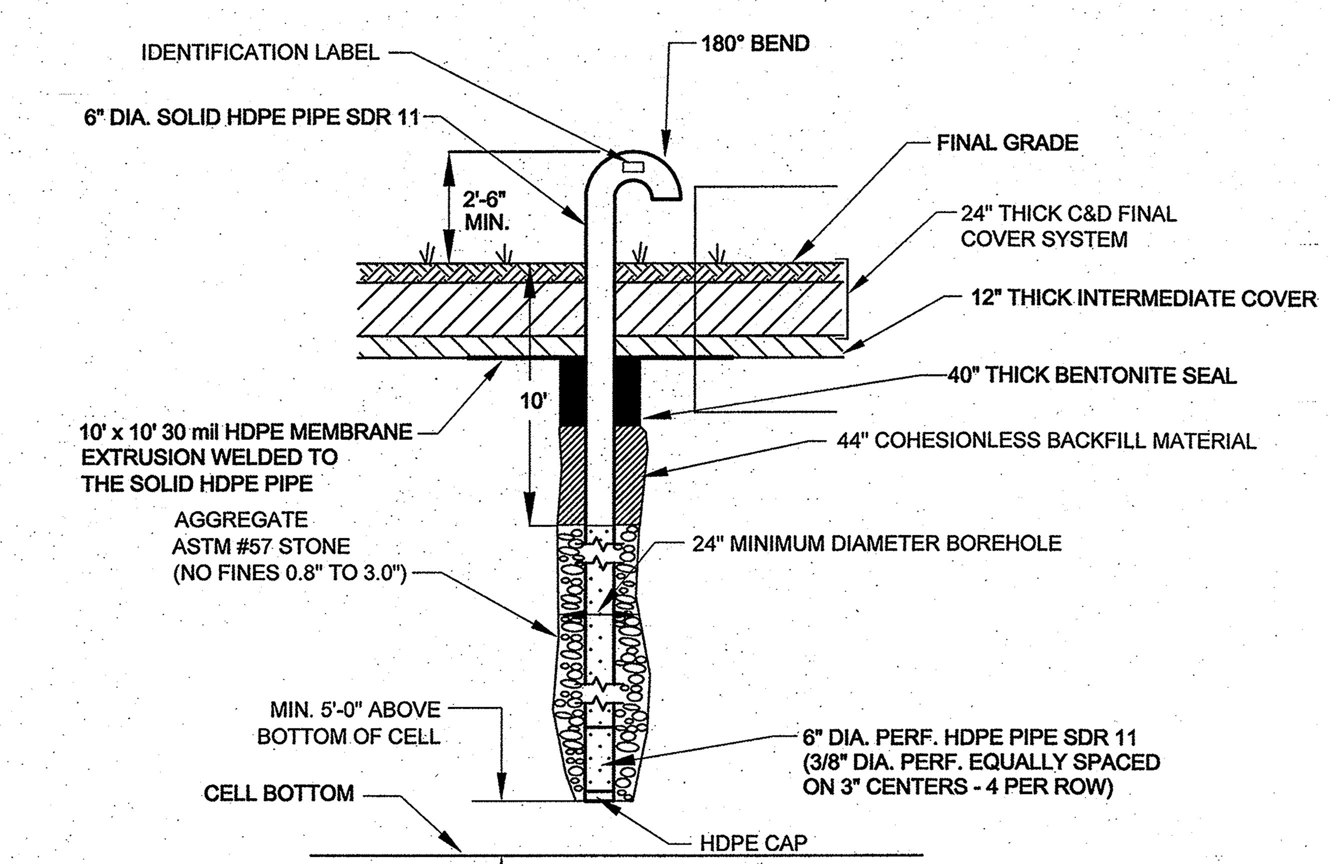
4. Collected gas from a mechanically evacuated system should always be cleared to minimize air pollution and any potential explosion or fire hazard.

5. Methane gas in a concentration of 5 to 15 percent is an explosive mixture. Gas accumulations should be monitored in enclosed structures, using permanent methane meters, to insure that explosive conditions are avoided and, if detected, appropriate action is taken to avoid a source of ignition and to vent the structure. All personnel working on a landfill must be provided training regarding the danger posed by landfill gases. Personnel operating safety equipment around the landfill must be thoroughly trained in its use and have a clear understanding of the meaning of observations made with the monitoring equipment. Monitoring equipment must also be periodically calibrated to ensure continued accuracy in the results.

VII. MONITORING OF STRUCTURES

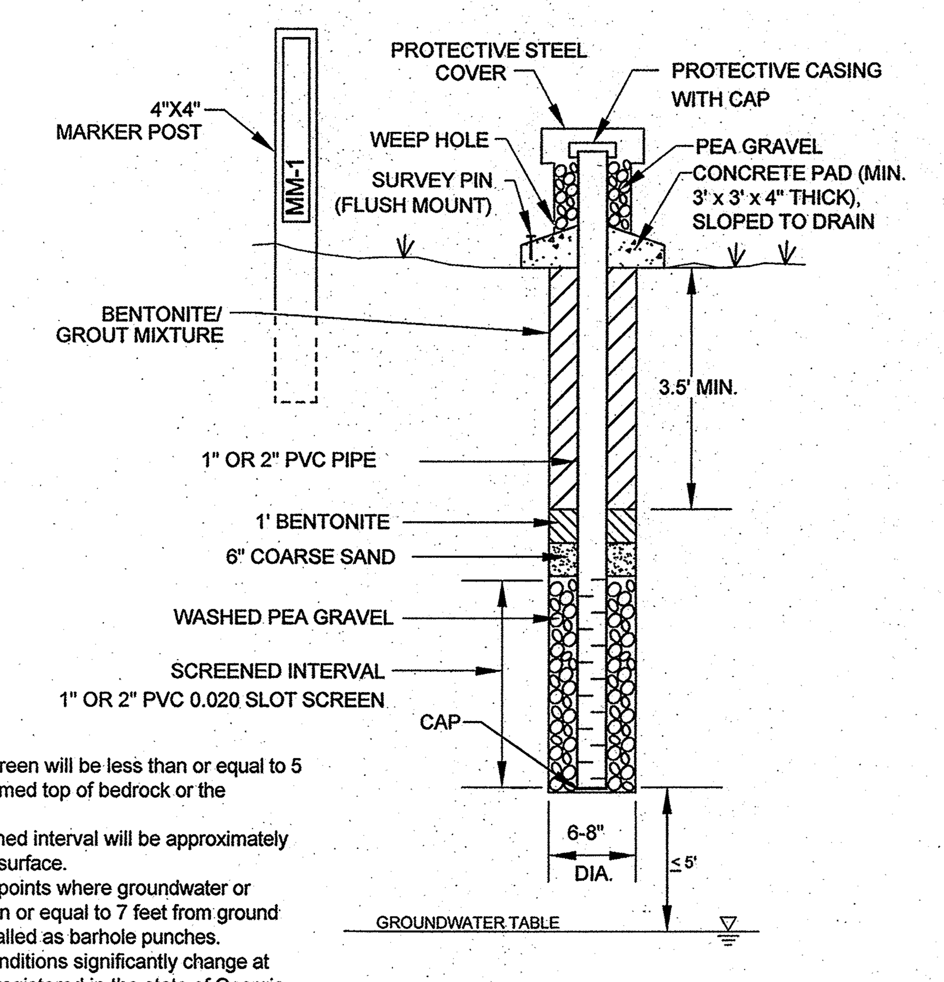
There will be permanent methane meters located inside all on-site structures, which will be checked during the quarterly methane monitoring event to ensure the equipment is functioning properly. Documentation of this check will be recorded on the approved EPD form (SWM-19).

At the date the landfill begins receiving waste, all structures within 300 feet of the property boundary will be identified and a record of these will be kept at the landfill office and updated as needed.




NOTE: VENTS SHALL BE INSTALLED EVENLY SPACED, ONE PER ACRE, AT CLOSURE OF THE SITE.

## PASSIVE GAS VENT DETAIL




Notes:
1. The bottom of the screen will be less than or equal to 5 feet above the confirmed top of bedrock or the groundwater table.
2. The top of the screened interval will be approximately 5 feet below ground surface.
3. Methane monitoring points where groundwater or bedrock is closer than or equal to 7 feet from ground elevation will be installed as barhole punches.
4. If the hydrological conditions significantly change at the facility a PE/PG registered in the state of Georgia will reassess the methane monitoring system at the facility to ensure that there is adequate monitoring.

## METHANE MONITORING PROBE (TYP.)

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D(C&D)
REVIEWED BY: [signature] DATE: 5/13/13
APPROVED BY: MAH DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES [signature] 4/16/13

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER K. MATTHEW CHEEK [signature] 4-16-13

*I hereby certify that I am a qualified groundwater scientist, in accordance with the Rules of Solid Waste Management, and 40 CFR Part 258.50(f). A qualified groundwater scientist is a scientist or engineer who has received a baccalaureate or post-graduate degree in the natural sciences or engineering and has sufficient training and experience in groundwater hydrology and related fields as may be demonstrated by State registration, professional Certifications, or completion of accredited university programs that enable individuals to make sound professional judgments regarding groundwater monitoring, contaminant fate and transport, and corrective-action.*

*Signature:* [signature]
*Date:* 4/15/13

MARK S. PREDDY GEORGIA REGISTERED PROFESSIONAL GEOLOGIST No. 1364

REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

| METHANE GAS MONITORING PLAN | | | |
|---|---|---|---|
| DESIGN AND OPERATION PLAN FOR GWAR, LLC. HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY HALL COUNTY, GEORGIA | | | |
| (478) 743-7175<br>(478) 743-1703(FAX) | HHNT<br>HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.<br>Consulting Engineers | 3920 ARKWRIGHT RD.<br>SUITE 101<br>MACON, GEORGIA 31210 | |
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-29-MM-R | EDIT 4-15-13 |
| SCALE | AS SHOWN | SHEET 29 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

# I. GENERAL

A. Construction Quality Assurance (CQA) for the construction of the cell and/or cap shall be provided by an independent consulting engineering firm specializing in the inspection and testing of soils and geosynthetics. Resumes and qualifications including experience with projects of similar type, size, and complexity shall be provided to the Landfill Owner for their review and approval.

B. The services of the CQA firm shall be provided and paid for by the Owner. The services of the CQA firm shall be required during construction and installation of all landfill components described in this document.

C. The project team providing the CQA services shall consist of the following:

1. DESIGN ENGINEER: Responsible for providing interpretations and clarifications of the Contract Documents, reviewing and approving shop drawings, authorizing minor variations in the work from the requirements of the Contract Documents, and rejecting defective work (duties and responsibilities are described in General Conditions as "ENGINEER"). The DESIGN ENGINEER shall be registered professional engineer licensed in Georgia.

2. CQA ENGINEER: Responsible for defining quality assurance, requirements compatible with the project plans, specifications, and CQA Plan objectives, verifying basic data as reasonable and complete, outlining procedures to process data, development of statistical procedures for the analysis of test data and preparing quality assurance memoranda and quality control reports. The CQA ENGINEER shall report to the DESIGN ENGINEER. The CQA ENGINEER shall be a registered professional engineer licensed in Georgia. Reference to the CQA ENGINEER, for the purpose of this document, shall include the CQA ENGINEER or his representative.

3. ENGINEERING TECHNICIANS: Responsible for field observations, testing and inspection. Technicians will be assigned to the project as deemed necessary by the CQA ENGINEER and will be responsible to the CQA ENGINEER. The CQA ENGINEER, TECHNICIAN or the CQA ENGINEER's representative shall be on-site during proofrolling of completed subgrade, final cap installation and during structural fill placement as needed to observe representative activities of construction and to perform the required tests as described in this CQA Plan. A daily log of all field technician's activities, testing, and inspection shall be maintained by the Technician, and the Owner shall be furnished four (4) copies.

# II. GRADING AND STRUCTURAL FILL

A. GENERAL

1. DESCRIPTION OF WORK
   a. Excavation, structural fill, and preparation of subgrade for landfill and detention basins.
   b. All excavation shall conform with the lines and grades as shown on the plans or established by the DESIGN ENGINEER.

2. QUALITY ASSURANCE
   a. Perform excavation work in compliance with applicable requirements of governing authorities having jurisdiction.
   b. Owner will engage soil testing and inspection service, for quality assurance testing during earthwork operations.
   c. Test reports for the following items shall be given to the CQA ENGINEER and will be available for the Owner directly responsible for earthwork being tested:
      1. Field Density Test Reports
      2. One (1) optimum moisture-density curve for each type of soil encountered.
      3. Other field inspection reports as deemed appropriate.

3. APPLICABLE STANDARDS
The most recent publications listed below form a part of this specification to the extent referenced. The publications are referred to in the text by the basic designation only.

American Society for Testing and Materials (ASTM) Publications (Latest Version):

| | |
|---|---|
| D 698 | Moisture Density Relations of Soils and Soil Aggregate Mixtures Using 5.5 lb. Hammer/12" drop |
| D 6938 | Density of Soil in Place by the Nuclear Gage |
| D 2937 | Density of Soil in Place by the Drive-Cylinder Method |
| D 1556 | Density of Soil in Place by Sand-Cone Method |

B. MATERIAL

1. SUITABLE MATERIAL
   a. Shall be free from construction material, debris, frozen material, organic matter less than or equal to 3% by dry weight, or unstable material.
   b. Shall be suitable for the formation of embankments, subgrades, backfill, shoulders and other places requiring structural fill as may be indicated on the contract drawings or directed by the CQA ENGINEER.
   c. No rock greater than 6" in maximum dimension shall be placed in any portion of the landfill embankment. Small rock less than 3", if used, shall be incorporated into the embankment in such a fashion to completely avoid bridging or voids. Larger boulders or rock pieces may be used in the lower portions of the deeper fills if the boulders are placed individually and soil compacted around and over each boulder. Sufficient quantities of soil should be mixed with the partially weathered rock so that voids do not result between the pieces of partially weathered rock and the fill meets the compaction requirements. No rock larger than 6" shall be used in the top 2' of structural fill or in areas planned for utility placement.
   d. Acceptable USCS soil classifications for structural fill materials are GW, GP, GM, GC, SW, SM, SC, SP, MH, ML, CH, and CL.
   e. Clean crushed concrete may be mixed with soil for use as embankment fill.

2. UNSTABLE MATERIAL
The CQA ENGINEER will designate whether or not a material is unstable for the formation of embankments and subgrades. Unstable material may also be referred to as unsuitable. Moisture content of material alone shall not render material unstable or unsuitable. It is contractor's responsibility to raise or lower material moisture content to achieve specified compaction densities or remove and replace at Owner's expense.

3. UNSUITABLE MATERIAL
Material deemed unsuitable by the CQA ENGINEER for embankment formation operations or other operations shall be removed, replaced, and compacted using a suitable material.

4. SELECT SOILS FOR CONSTRUCTION AND DEMOLITION WASTE LANDFILL
During on site excavation, the designation of stockpile areas for placement of soils for the embankments shall be performed by the CQA ENGINEER and placed in designated areas by the Owner.

C. EXECUTION

1. PREPARATION OF GROUND SURFACE FOR FILL
Before embankment and roadway construction are begun, all vegetation, topsoil, and rubbish shall be removed from the area within the limits of the embankment and roadway.

Following stripping or excavation of waste or rubbish, those areas at grade or designated to receive fill or subsequent materials placement shall be PROOFROLLED in the presence of the CQA ENGINEER with a 25 to 35-ton, four wheeled, rubber-tired truck or similar approved equipment to identify those areas needing repair due to pumping or yielding. The proofroller should make at least four passes over each location, with the last two passes perpendicular to the first two. Any areas which wave, rut, or deflect excessively in the opinion of the CQA ENGINEER shall be UNDERCUT to firm bearing and backfilled in thin lifts with properly compacted soil fill. An initial bridge lift of fill may be placed over areas which had been undercut if approved by the CQA ENGINEER.

Topsoil shall be stockpiled and utilized in areas to be seeded after completion of grading. Excess topsoil shall be hauled to designated areas.

2. DETERMINATION OF IN-PLACE SOIL PROPERTIES
   a. Determination of Density
   Testing shall be performed by the CQA firm. The number of laboratory moisture-density tests and field density tests shall be in accordance with Paragraph Number of Density Tests to insure the specified density is obtained. Laboratory tests for moisture-density relations shall be performed in accordance with ASTM D698. Field tests for density and moisture content shall be performed in accordance with ASTM D1556, ASTM D6938 or ASTM D2937.

   b. Classification Tests
   Liquid Limit, Plastic Limit, and Plasticity Index will be determined in accordance with ASTM D4318. Sieve Analysis will be made as specified in ASTM D422, (sieves only).

   c. Number of Density Tests
   The following tests will be performed and are considered to be the number of tests. Additional tests may be required contingent upon weather and/or soil conditions.
      1. One (1) laboratory moisture-density relation test and companion classification test for each type of soil encountered.
      2. A minimum of one (1) density test shall be performed per 1,000 cubic yards of fill for subgrade and other embankment fills.

3. DRAINAGE
Satisfactory methods for dewatering during construction shall be installed as required. The use of temporary surface water drainage/interceptor ditches, collection basins/sumps, and pumping of collected water should be anticipated. Surface water from the ridge above any slopes should be collected and routed around the landfill slopes. The disposal of water after removal shall be in keeping with the intents of the soil erosion control plan.

4. GENERAL COMPACTION/FILL REQUIREMENTS
Excavation, fill and compaction requirements for this project vary as to the respective subgrade being constructed. Any subgrade not specifically detailed herein or any subgrade requirements that reference this section shall meet the requirements of this section.

The residual soils that will be excavated from the cell areas to achieve the design subgrade elevations are suitable for use as structural fill. Some moisture modification (wetting or drying) may be required. Conventional compaction equipment and methods should be appropriate.

Earthwork cut or fill slopes can be constructed as steep as 2H : 1V (horizontal:vertical). Cut and fill slope surfaces outside the cell area should be protected from erosion by grassing or other means. Where the cell embankment is to be constructed on natural slopes steeper than 4H: 1V, it is recommended that the fill soils be keyed into the slopes using horizontal benches to facilitate placement and compaction of structural fill and to prevent formation of a potential slip surface.

   a. COMPACTION
      1. When tested, embankment and fill material shall be compacted to not less than 95% Standard Proctor of the maximum dry density, or as specified in the schedule below. All subgrades will be proofrolled prior to acceptance of subgrade by the CQA ENGINEER. Proofrolling will be in accordance with procedures in this specification.

| GENERAL DESCRIPTION | COMPACTION |
|---|---|
| Sediment Pond Embankments | 95% |
| Embankments | 95% |
| Cell Floor (in fill only) | 90% |
| Other Areas | 90% |

      2. If, in the opinion of the CQA ENGINEER (based upon testing reports, or inspection), subgrade or fills which have been placed are below specified density, the Contractor shall then provide additional compaction or repairs.
      3. Subgrade materials shall be compacted at a moisture content within plus or minus three (3%) percent of optimum. The Contractor shall dry or add moisture to the subgrade material when required to provide a uniformly compacted subgrade.

   b. PROTECTION OF SUBGRADES
   Ditches and drains shall be provided and maintained when required to satisfactorily drain the subgrade. Where previously approved subgrade is damaged by natural causes, by hauling equipment, or by other traffic, it shall be restored to the subgrade to the required lines, grades, and typical sections and to the required density.

   c. EMBANKMENT FORMATION INCLUDING CELL SUBGRADE:
      1. Areas to receive embankment formations or fill shall be stripped to suitable base material.
      2. The material shall be deposited and spread in successive, uniform, approximately horizontal layers of not more than twelve (12") inches in depth, loose measurement, for the full width of the cross section, and shall be kept approximately level by the use of effective spreading equipment. Each layer of the embankment shall be satisfactorily compacted as hereinafter specified.
      3. Hauling shall be distributed over the full width of the embankment, and in no case will deep ruts be allowed to form during the construction of the embankment. The embankment shall be properly drained at all times.
      4. Where embankments are to be constructed across ground which will not support the weight of trucks or other hauling equipment, the first layer of the embankment may be constructed by dumping successive truck or other equipment loads in a uniform distributed layer of a thickness not greater than that necessary to support the trucks or hauling equipment while placing subsequent layers. The remainder of such embankments shall then be constructed in layers as above specified.

5. STOCKPILE AREAS
Surplus and unsuitable excavation shall be hauled, placed and sloped to drain for each material classification.

Material stockpile areas shall be designated by the CQA ENGINEER. All excavation material shall be placed or stockpiled by one of the means listed below. All material types and classifications shall be subject to the interpretation of the CQA ENGINEER and shall be stockpiled or used for fill as directed by the CQA ENGINEER.

- Used for structural fill
- Stockpiled as topsoil
- Stockpiled as cover

6. MOISTURE CONTROL
Where subgrade or layer of soil material must be moisture conditioned before compaction, uniformly apply water to surface of subgrade or layer of soil material to prevent free water appearing on surface during or subsequent to compaction operations.

# III. COMPACTED SOIL CAP

A. GENERAL

1. CQA monitoring and testing shall be performed during installation of the compacted soil cap to verify conformance with criteria identified in the approved plans, specifications, and this CQA Plan.

B. MATERIAL

1. The compacted soil cap material shall consist of on-site or imported cohesive soils or synthetically improved soils meeting the permeability criteria of not more than $1.0 \times 10^{-5}$ cm/sec.

C. STOCKPILING AND MATERIAL APPROVAL

1. All material to be used as the compacted soil cap shall be approved in advance by the CQA ENGINEER. Approval is based upon successful completion of CQA testing outlined herein. Such testing can be performed either during excavation and stockpiling or from existing stockpiles prior to use.

2. The procedure for testing during excavation and stockpiling is outlined below.
   a. Each load of soil will be examined either at the borrow source or the stockpile area. Any unsuitable material will be routed to separate stockpiles consistent with its end use.
   b. During stockpiling operations, one bulk sample of material placed will be collected. The following tests will be performed prior to placement of any compacted soil liner material.
      1. Method for Laboratory Determination of Water (Moisture) Content of Soil, Rock, and Soil - Aggregate Mixtures, ASTM. D2216.
      2. Method for Particle - Size Analysis of Soils, ASTM. D422.
      3. Test Method for Liquid Limit, and Plasticity Index of Soils, ASTM. D4318.
      4. Moisture Density Relationship (ASTM. D698).

   c. One sample for every 10,000 cubic yards of material stockpiled will be selected for remolded permeability testing (ASTM. D5084) measurement of Hydraulic Conductivity of Saturated Porous Materials using a Flexible Wall Perimeter.

3. Reports for the soil cap will be prepared by the CQA ENGINEER and shall include:
   a. Summary of laboratory test data.
   b. A summary of construction, sampling and testing method, and recommendations.

D. TEST FILL

1. A test fill may be constructed using the same construction methods, equipment and material to be used for the compacted soil cap. The test fill construction may be conducted prior to or coincide with the beginning of construction of the compacted soil cap.

2. Construction equipment and methods shall be reviewed by the CQA ENGINEER prior to test pad placement.

3. Construction methods, sampling and testing, including permeability testing, shall be specified by the CQA ENGINEER.

E. CONSTRUCTION

1. Compacted Soil Cap shall be placed to conform to the k $\leq 1.0 \times 10^{-5}$ cm/sec permeability criteria.

2. Only soil previously approved by the CQA ENGINEER shall be used in construction of the compacted soil cap. Unsuitable material will be removed prior to acceptance by the CQA ENGINEER.

3. All required field density and moisture content tests shall be completed before the overlying lift of soil is placed. The surface preparation (e.g. wetting, drying, scarification, etc.) shall be completed before the CQA ENGINEER will allow placement of subsequent lifts.

4. Moisture content will be monitored by the CQA ENGINEER or his representative prior to compaction. If the soil is drier than the specified minimum moisture content, water will be added and the lift will be disced to distribute the moisture evenly. The surface of each lift shall be scarified prior to placement of subsequent lifts.

5. The thickness of the loose lift shall be measured at random locations after spreading and leveling is completed. Loose lift thickness should not exceed 10" for a final 6" compacted lift thickness. Each lift shall be checked visually for excess rocks, debris, plant materials and other foreign material. Any significant amounts of such material which will not pass through a 2" screen shall be identified and removed prior to and during the compaction process, if such material will be within 6" of the top of the compacted soil surface.

6. The exposed surface of the compacted soil cap shall be rolled with a smooth drum roller or equivalent at the end of each work day or when required to protect the compacted soil from adverse weather conditions.

7. CQA sampling and testing shall meet the minimum requirements of EPD as contained in Table 2 below:

TABLE 2
CONSTRUCTION & DEMOLITION LANDFILL
CLOSURE CONSTRUCTION QUALITY ASSURANCE REQUIREMENTS

| ITEM | TESTING | FREQUENCY |
|---|---|---|
| Soil Cap - During Const. | Density - nuclear, drive-cylinders or sand cone (ASTM D6938, D2937 or D1556) | 1 test/10,000 sq ft/lift $\geq$ 95% Standard Proctor |
| | Moisture Content (ASTM D 2216) | 1 test/10,000 sq ft/lift |
| Soil Cap - Lab Testing | *Permeability (ASTM D5084) | 1 test/40,000 sq ft/lift $\leq 1.0 \times 10^{-5}$ cm/sec |
| | *Dry Density (ASTM D5084) | 1 test/40,000 sq ft/lift |
| | *Moisture Content undisturbed (ASTM D2216) | 1 test/40,000 sq ft/lift |
| | Atterberg Limits (ASTM D4318) | 1 test/40,000 sq ft/lift |

*Tests to be performed on undisturbed samples.

8. The finished compacted soil cap shall be reasonably free of all rocks, soil clods greater than 2" on the surface. Protrusions shall be removed and all significant cracks and voids shall be filled and the surface made uniform. Rock or other material protruding more than 1" shall not be allowed, and should be removed. This shall be accomplished by final dressing of the soil cap with smooth drum rollers and hand raking.

9. The CQA ENGINEER shall inspect the compacted soil cap and certify that it is in accordance with the specifications prior to the Owner beginning placement of topsoil on any portion of the soil cap surface. Placement of topsoil on any portion of the soil cap surface by the Owner will constitute the CQA ENGINEER's acceptance of the site.

# IV. CERTIFICATION

A. The CQA ENGINEER will provide a report and certification that the grading and structural fill, compacted soil cap, access roads, ditches, sediment ponds and other associated ancillary facilities for the particular landfill area are constructed according to the approved plans, specifications, and this CQA Plan. Said certification shall have the CQA ENGINEER's seal as a professional engineer registered in the State of Georgia.

B. A copy of all test reports and field notes outlined in this CQA Plan will be submitted to the Georgia EPD for their review and approval.

C. The project will not be deemed complete and acceptable until the Georgia EPD has approved the construction certification and all supplemental reports and data. The Owner and the CQA ENGINEER shall also completely familiarize themselves with the Rules and Regulations of the Environmental Protection Division concerning soil cap systems.

GEORGIA
Environmental Protection Division
Solid Waste Management Program
MAJOR MODIFICATION APPROVAL
SOLID WASTE PERMIT NO. 069-017D(C&D)
REVIEWED BY: CEH DATE: 5/13/13
APPROVED BY: MAH DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES 3/20/13

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 3-21-13

REVISED: MARCH 20, 2013

CONSTRUCTION QUALITY ASSURANCE PLAN

DESIGN AND OPERATION PLAN
FOR
GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

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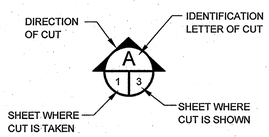
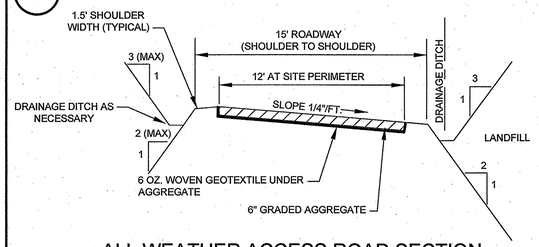
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-30-CQA-R | EDIT 3-20-13 |
| SCALE | NOT TO SCALE | SHEET 30 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## 1



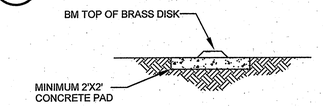

EXAMPLE - SECTION SYMBOL

## 2




ALL WEATHER ACCESS ROAD SECTION

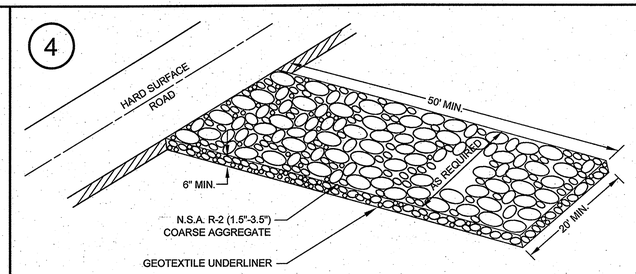
## 3




NOTE: BENCH MARK DETAIL SHALL BE UTILIZED FOR BOTH HORIZONTAL AND VERTICAL SURVEY CONTROL OF THE LANDFILL AND PERMANENT BENCH MARKS.

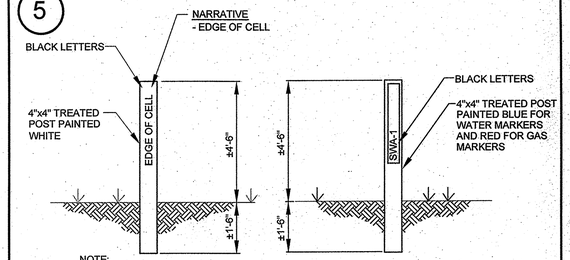
PERMANENT BENCH MARK

## 4




CONSTRUCTION EXIT

## 5



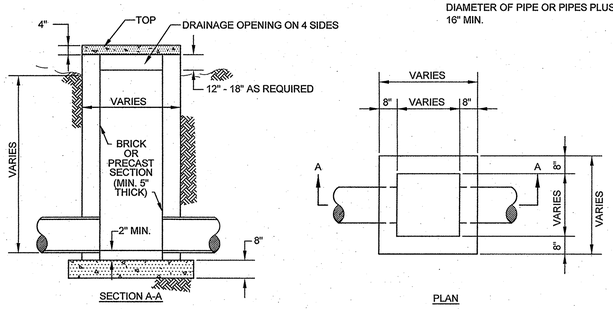

NOTE:
1. EDGE OF CELL SHALL BE MARKED EVERY 300' AND AT ALL CORNERS.

GWA = GROUNDWATER, UPGRADIENT
GWC = GROUNDWATER, DOWNGRADIENT
SWA = SURFACE WATER, UPGRADIENT
SWC = SURFACE WATER,DOWNGRADIENT
MM = METHANE GAS MONITORING POINT
MV = METHANE GAS VENT

SURVEY CONTROL AND MONITORING MARKERS

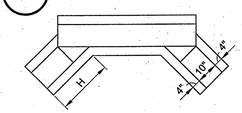
## 6

NOTES:
1. 72" DIA. MIN. CONCRETE MANHOLE MAY BE USED IN LIEU OF SQUARE MASONRY STRUCTURE.
2. FOR PIPES LARGER THAN 42" OR MULTIPLE PIPE LOCATIONS, BOX WIDTH SHALL BE INCREASED TO DIAMETER OF PIPE OR PIPES PLUS 16" MIN.

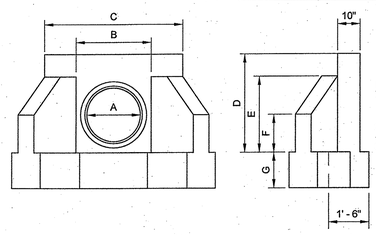



DROP INLET

## 7



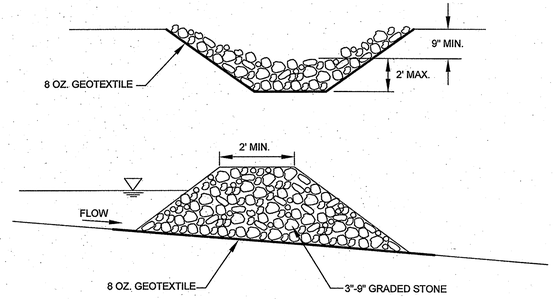

| "A" | "B" | "C" | "D" | "E" | "F" | "G" | "H" |
|---|---|---|---|---|---|---|---|
| 12" | 1'-8" | 4'-0" | 2'-6" | 1'-8" | 1'-2" | 1'-3" | 1'-7" |
| 15" | 2'-0" | 4'-4" | 2'-10" | 2'-0" | 1'-3" | 1'-3" | 1'-7" |
| 18" | 2'-4" | 4'-8" | 3'-2" | 2'-4" | 1'-4" | 1'-3" | 1'-7" |
| 24" | 2'-10" | 5'-2" | 3'-8" | 2'-10" | 1'-5" | 1'-4" | 2'-1" |
| 30" | 3'-6" | 5'-10" | 4'-4" | 3'-6" | 1'-9" | 1'-6" | 2'-5" |
| 36" | 4'-0" | 6'-4" | 4'-10" | 4'-0" | 2'-0" | 1'-8" | 2'-11" |
| 42" | 4'-6" | 6'-10" | 5'-4" | 4'-6" | 2'-3" | 2'-0" | 3'-6" |
| 48" | 5'-2" | 7'-6" | 6'-0" | 5'-2" | 2'-6" | 2'-0" | 4'-0" |
| 54" | 5'-9" | 8'-1" | 6'-7" | 5'-9" | 2'-9" | 2'-0" | 4'-6" |
| 60" | 6'-4" | 8'-8" | 7'-2" | 6'-4" | 3'-0" | 2'-2" | 5'-0" |




NOTES:
1. PRECAST CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE GA. D.O.T. AND ASTM C-478.
2. REINFORCING STEEL SHALL BE A MINIMUM OF #4 @ 6" O.C.E.W.
3. FOR TWIN PIPES, DOUBLE DIMENSIONS "B" AND "C."

CONCRETE HEADWALL

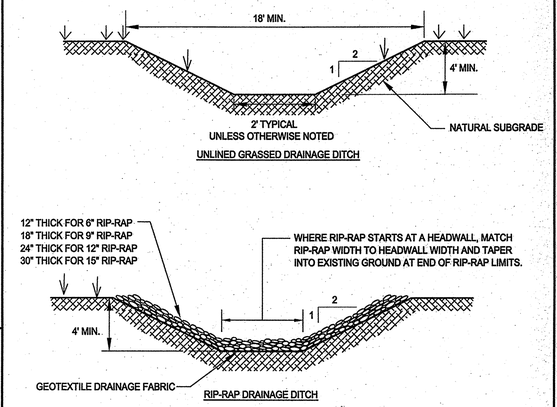
## 8

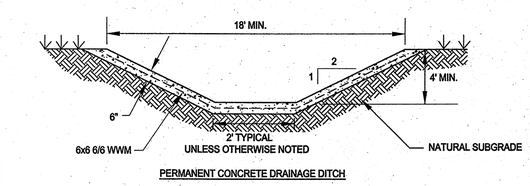



NOTES:
1. ROCK CHECK DAMS SHALL BE PLACED ALONG PERIMETER DRAINAGE DITCHES AT THE OPERATOR'S DISCRETION.
2. SEDIMENT SHALL BE REMOVED ONCE DAM BECOMES 1/2 FULL.

ROCK CHECK DAM
(AS NEEDED)

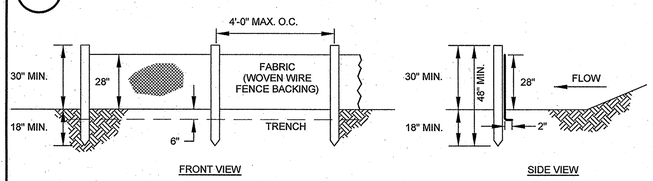
## 9




DRAINAGE DITCH SECTIONS

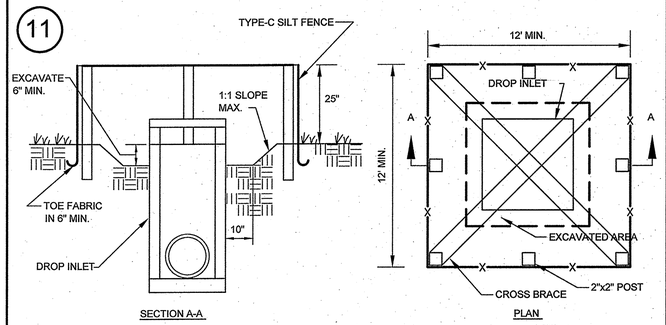
## 10




NOTES:
1. USE 36" D.O.T. APPROVED FABRIC.
2. USE STEEL POSTS ONLY.
3. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS SPECIFIED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA."

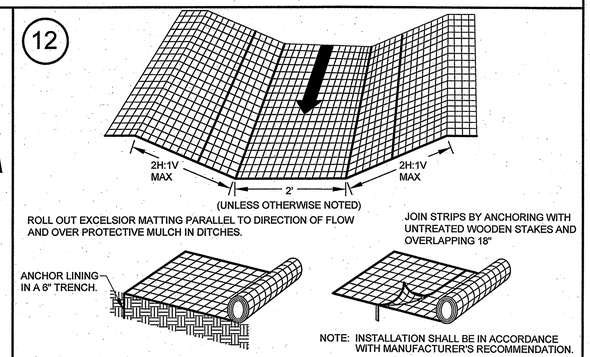
SILT FENCE - TYPE C

## 11




DROP INLET PROTECTION

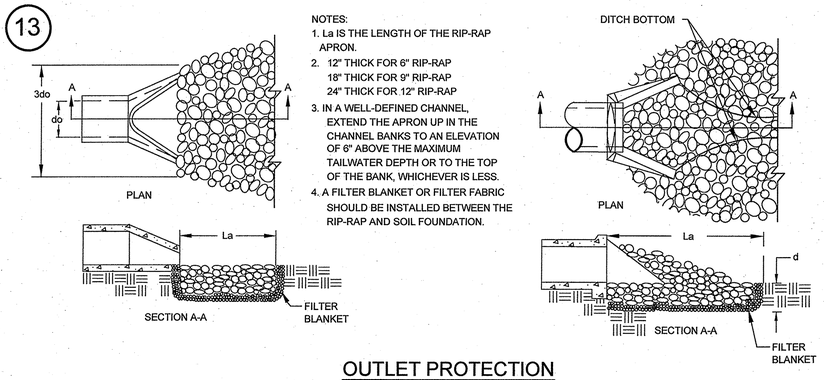
## 12




EXCELSIOR MATTING
TEMPORARY DITCH LINING

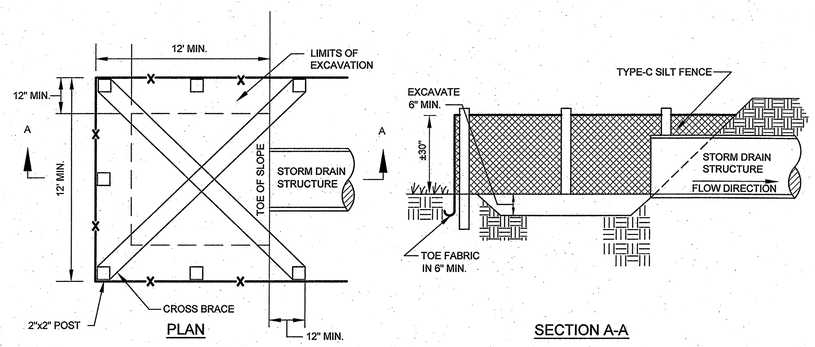
## 13

NOTES:
1. La IS THE LENGTH OF THE RIP-RAP APRON.
2. 12" THICK FOR 6" RIP-RAP
   18" THICK FOR 9" RIP-RAP
   24" THICK FOR 12" RIP-RAP
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP IN THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.




OUTLET PROTECTION

## 14




PIPE INLET PROTECTION

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D(CAD)
REVIEWED BY: CBH DATE: 5/13/13
APPROVED BY: MMK DATE: 5/13/13

GEORGIA REGISTERED No. 15083 PROFESSIONAL ENGINEER 3/20/13 WILLIAM F. HODGES

GEORGIA REGISTERED No. 30795 PROFESSIONAL ENGINEER 3-20-13 K. MATTHEW CHECK

REVISED: MARCH 20, 2013

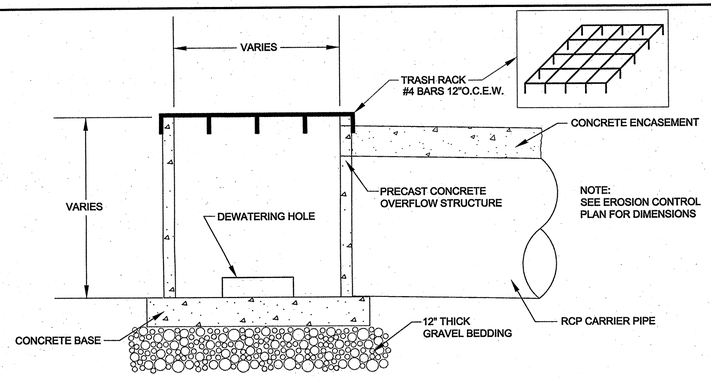
MISCELLANEOUS DETAILS

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

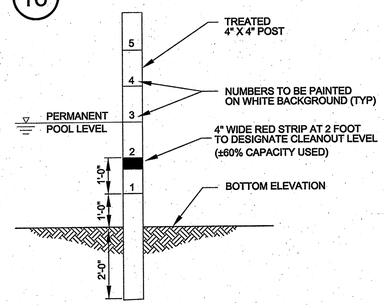

| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-31-D1-R | EDIT 3-20-13 |
| SCALE | NOT TO SCALE | SHEET 31 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

15



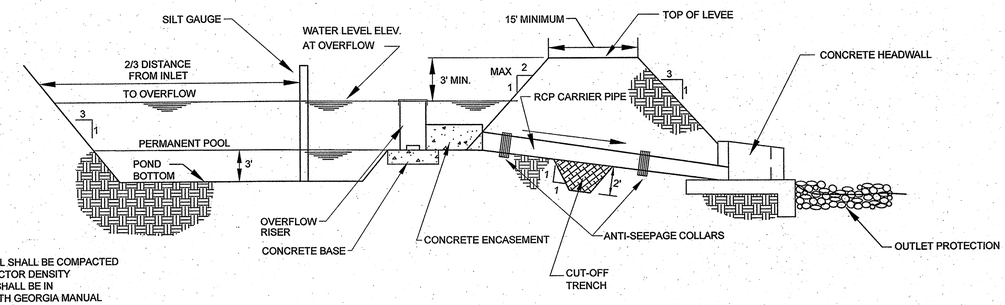

## REINFORCED CONCRETE OVERFLOW STRUCTURE

16




## SILT GAGE

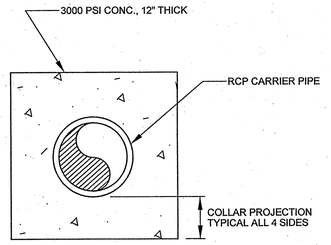
17




NOTE:
1. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STD. PROCTOR DENSITY
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GEORGIA MANUAL FOR EROSION AND SEDIMENT CONTROL.
3. SEE EROSION CONTROL PLAN FOR DIMENSIONS

## SEDIMENT POND TYPICAL SECTION

18

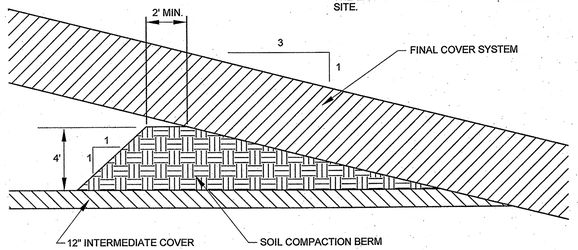



NOTE:
SEE EROSION CONTROL
PLAN FOR DIMENSIONS

## ANTI-SEEPAGE COLLAR

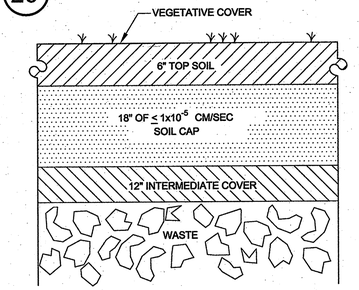
19

NOTE: OPTIONAL SOIL COMPACTION BERMS CAN BE LOCATED AT END OF EACH CELL AT THE OUTER EDGE OF EACH LIFT, WHOSE ELEVATION IS ABOVE THE EXISTING GRADES AT THE PERIMETER OF THE SITE.



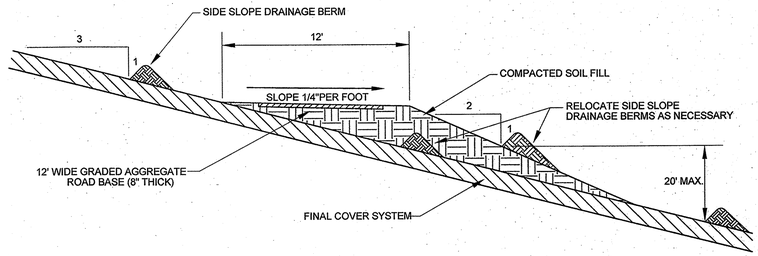

## OPTIONAL SOIL COMPACTION BERM

20




## FINAL COVER SYSTEM

21

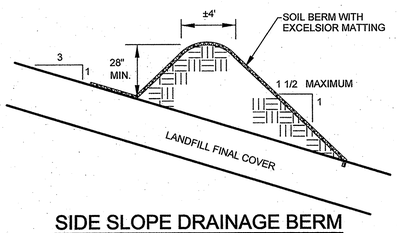



## ACCESS ROAD TO TOP OF LANDFILL

22

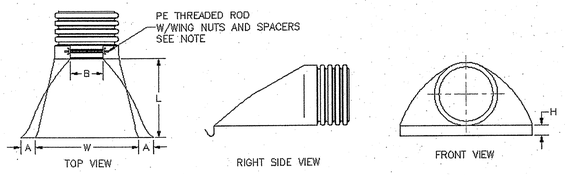
NOTE: (1) DITCH INSIDE BERM SHALL WIDEN NEAR DOWNDRAINS TO PROVIDE ROOM FOR INLET PIPES.

(2) SIDE SLOPE BERMS TO BE CONSTRUCTED WITH END LOADERS AND SIMILAR EQUIPMENT IN CONJUNCTION WITH INDIVIDUAL CELL CONSTRUCTION.




## SIDE SLOPE DRAINAGE BERM

23

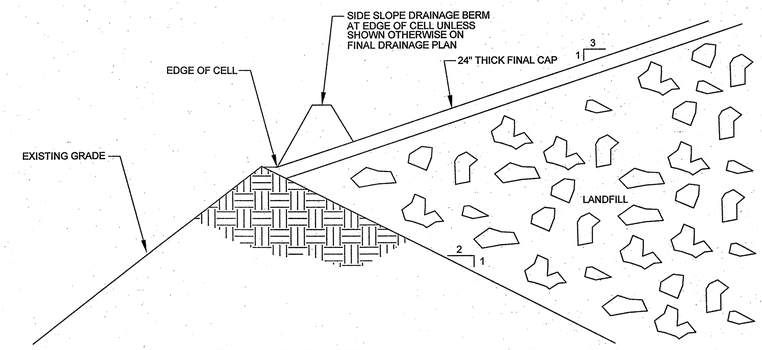



| PIPE SIZE | "A" | B (MAX) | H | L | W |
|---|---|---|---|---|---|
| 12" | 6.5" | 10.0" | 6.5" | 25.0" | 29.0" |
| 15" | 6.5" | 10.0" | 6.5" | 25.0" | 29.0" |
| 18" | 7.5" | 15.0" | 6.5" | 32.0" | 35.0" |
| 24" | 7.5" | 18.0" | 6.5" | 36.0" | 45.0" |
| 30" | 7.5" | 12.0" | 8.6" | 58.0" | 63.0" |
| 36" | 7.5" | 25.0" | 8.6" | 58.0" | 63.0" |

NOTE: ALL DIMENSIONS ARE NOMINAL.

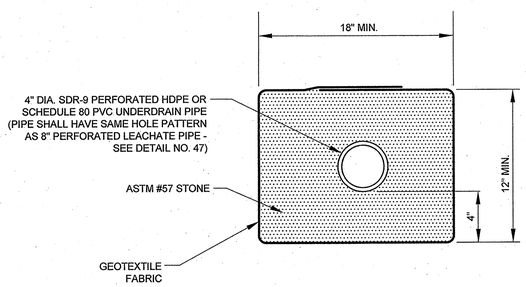
## FLARED END SECTION

24




## FINAL CAP AND LANDFILL EDGE TIE-IN

25




## 4" DIA. HDPE UNDERDRAIN PIPING

26

## NO DETAIL

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D(L+D)

REVIEWED BY: CEH DATE: 5/13/13

APPROVED BY: MSH DATE: 5/13/13

GEORGIA REGISTERED No. 15089 PROFESSIONAL ENGINEER WILLIAM F. HODGES 3-21-13

GEORGIA REGISTERED No. 30189 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 3-21-13

REVISED: MARCH 20, 2013

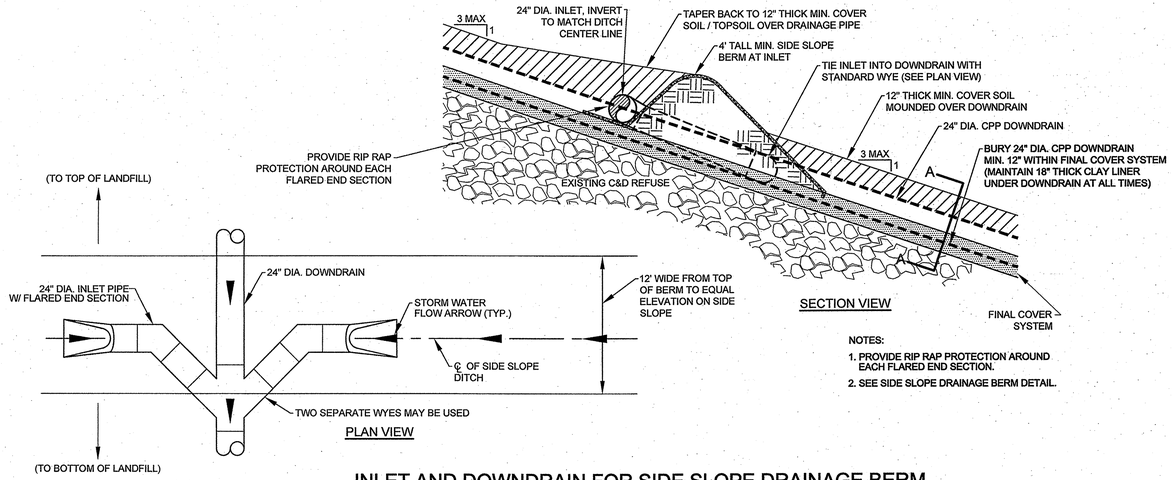
MISCELLANEOUS DETAILS

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-32-D2-R | EDIT 3-20-13 |
| SCALE | NOT TO SCALE | SHEET 32 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

27

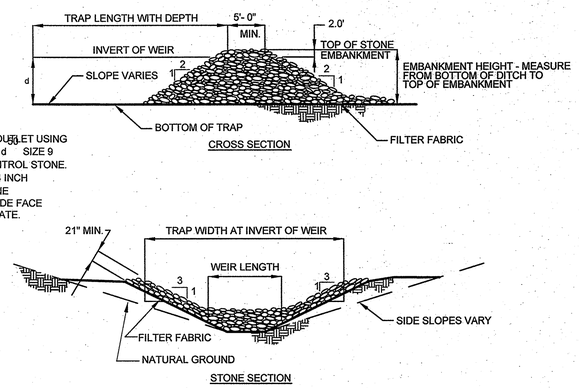



NOTES:

1. PROVIDE RIP RAP PROTECTION AROUND EACH FLARED END SECTION.
2. SEE SIDE SLOPE DRAINAGE BERM DETAIL.

## INLET AND DOWNDRAIN FOR SIDE SLOPE DRAINAGE BERM

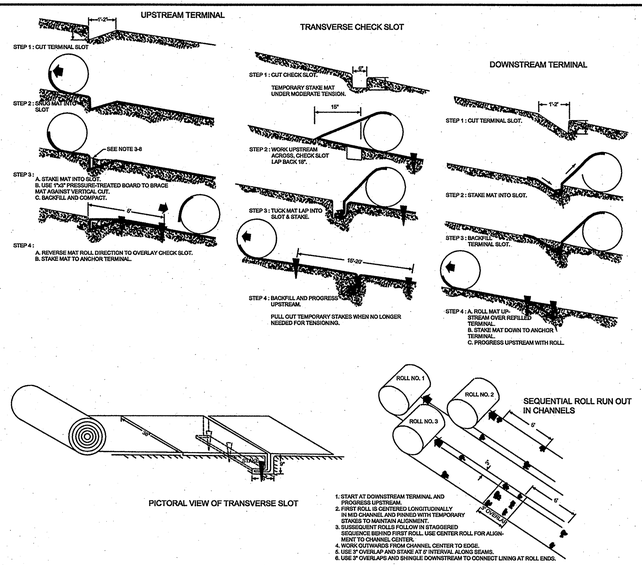
28




NOTE:
STONE SIZE-CONSTRUCT THE OUTLET USING WELL-GRADED STONES WITH A d SIZE 9 INCHES CLASS III EROSION CONTROL STONE. A 1-FT. THICK LAYER OF 1/2 - 3/4 INCH AGGREGATE ASTM NO. 57 STONE SHOULD BE PLACE ON THE INSIDE FACE TO REDUCE DRAINAGE FLOW RATE.

## TEMPORARY SEDIMENT TRAP

29




1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND FIRST ROLL. USE CENTER ROLL FOR ALIGNMENT AS SHOWN ABOVE.
4. WORK OUTWARDS FROM CHANNEL CENTER TO EDGE.
5. USE 3" OVERLAP AND STAKE AT 2' INTERVAL ALONG SEAMS.
6. USE 3" OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT LINING AT ROLL ENDS.

## EXCELSIOR (WOOD FIBER) MATTING (SLOPES) Mb

30

NO DETAIL

31

NO DETAIL

32

NO DETAIL

33

NO DETAIL

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MAJOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D(GAD)

REVIEWED BY: CEH DATE: 5/10/13

APPROVED BY: MAN DATE: 5/13/13

GEORGIA REGISTERED No. 15689 PROFESSIONAL ENGINEER WILLIAM F. HODGES 3/20/13

GEORGIA REGISTERED No. 30718 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 3-21-13

REVISED: MARCH 20, 2013

MISCELLANEOUS DETAILS

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA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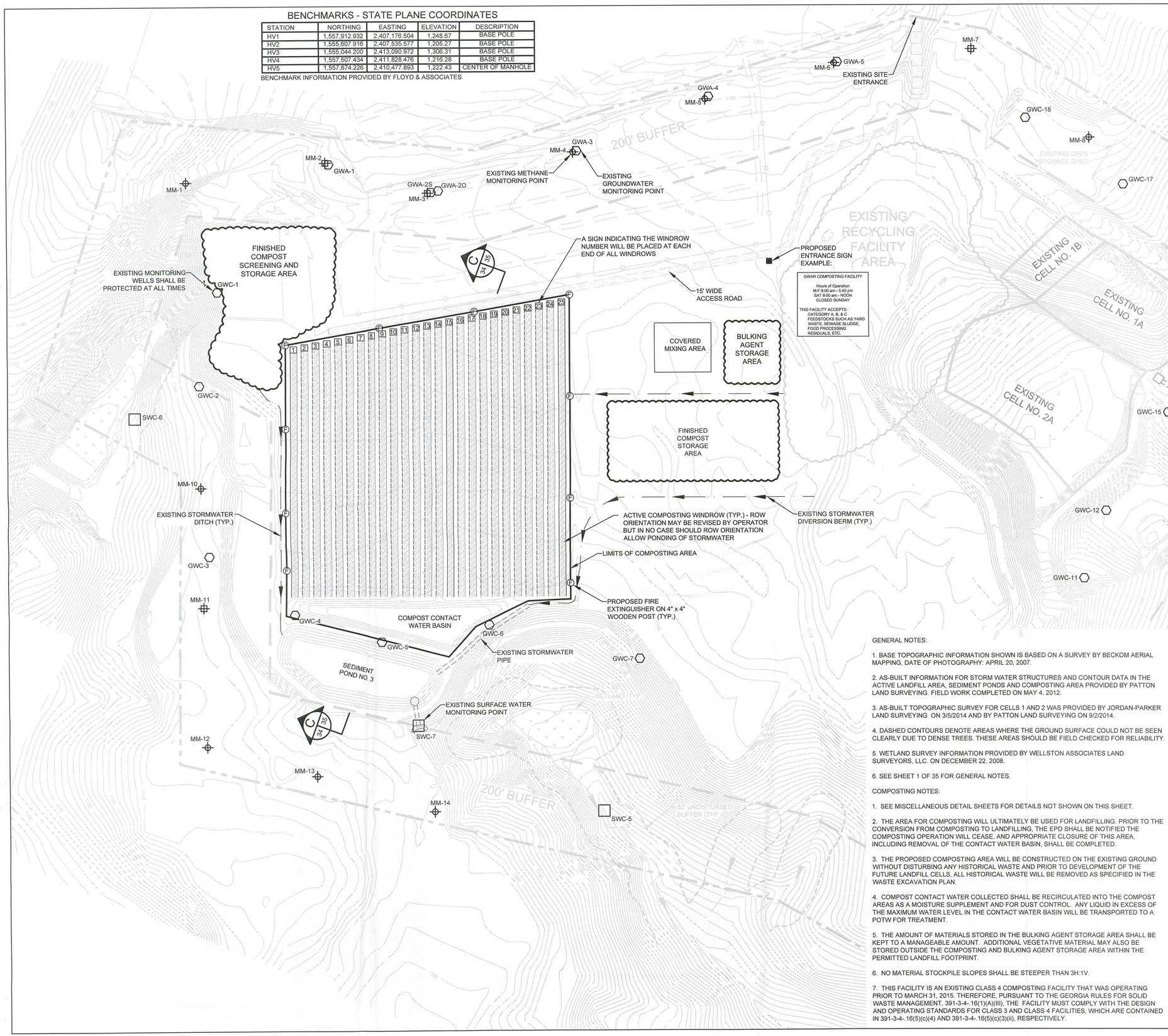
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-015-01 | DWG. GWAR-EXP-33-D3-R | EDIT 3-20-13 |
| SCALE | NOT TO SCALE | SHEET 33 OF 35 | |
| DATE | SEPTEMBER, 2012 | | |

## BENCHMARKS - STATE PLANE COORDINATES

| STATION | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| HV1 | 1,557,912.932 | 2,407,176.504 | 1,248.67 | BASE POLE |
| HV2 | 1,555,607.916 | 2,407,535.577 | 1,205.27 | BASE POLE |
| HV3 | 1,555,044.200 | 2,413,090.972 | 1,306.31 | BASE POLE |
| HV4 | 1,557,507.434 | 2,411,828.476 | 1,216.28 | BASE POLE |
| HV5 | 1,557,674.226 | 2,410,477.893 | 1,222.43 | CENTER OF MANHOLE |

BENCHMARK INFORMATION PROVIDED BY FLOYD & ASSOCIATES.




GENERAL NOTES:

1. BASE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY BY BECKOM AERIAL MAPPING, DATE OF PHOTOGRAPHY: APRIL 20, 2007.

2. AS-BUILT INFORMATION FOR STORM WATER STRUCTURES AND CONTOUR DATA IN THE ACTIVE LANDFILL AREA, SEDIMENT PONDS AND COMPOSTING AREA PROVIDED BY PATTON LAND SURVEYING. FIELD WORK COMPLETED ON MAY 4, 2012.

3. AS-BUILT TOPOGRAPHIC SURVEY FOR CELLS 1 AND 2 WAS PROVIDED BY JORDAN-PARKER LAND SURVEYING ON 3/5/2014 AND BY PATTON LAND SURVEYING ON 9/2/2014.

4. DASHED CONTOURS DENOTE AREAS WHERE THE GROUND SURFACE COULD NOT BE SEEN CLEARLY DUE TO DENSE TREES. THESE AREAS SHOULD BE FIELD CHECKED FOR RELIABILITY.

5. WETLAND SURVEY INFORMATION PROVIDED BY WELLSTON ASSOCIATES LAND SURVEYORS, LLC. ON DECEMBER 22, 2008.

6. SEE SHEET 1 OF 35 FOR GENERAL NOTES.

COMPOSTING NOTES:

1. SEE MISCELLANEOUS DETAIL SHEETS FOR DETAILS NOT SHOWN ON THIS SHEET.

2. THE AREA FOR COMPOSTING WILL ULTIMATELY BE USED FOR LANDFILLING. PRIOR TO THE CONVERSION FROM COMPOSTING TO LANDFILLING, THE EPD SHALL BE NOTIFIED THE COMPOSTING OPERATION WILL CEASE, AND APPROPRIATE CLOSURE OF THIS AREA, INCLUDING REMOVAL OF THE CONTACT WATER BASIN, SHALL BE COMPLETED.

3. THE PROPOSED COMPOSTING AREA WILL BE CONSTRUCTED ON THE EXISTING GROUND WITHOUT DISTURBING ANY HISTORICAL WASTE AND PRIOR TO DEVELOPMENT OF THE FUTURE LANDFILL CELLS, ALL HISTORICAL WASTE WILL BE REMOVED AS SPECIFIED IN THE WASTE EXCAVATION PLAN.

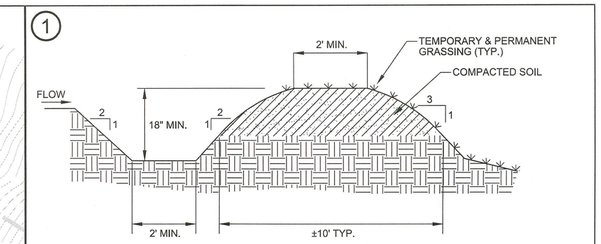
4. COMPOST CONTACT WATER COLLECTED SHALL BE RECIRCULATED INTO THE COMPOST AREAS AS A MOISTURE SUPPLEMENT AND FOR DUST CONTROL. ANY LIQUID IN EXCESS OF THE MAXIMUM WATER LEVEL IN THE CONTACT WATER BASIN WILL BE TRANSPORTED TO A POTW FOR TREATMENT.

5. THE AMOUNT OF MATERIALS STORED IN THE BULKING AGENT STORAGE AREA SHALL BE KEPT TO A MANAGEABLE AMOUNT. ADDITIONAL VEGETATIVE MATERIAL MAY ALSO BE STORED OUTSIDE THE COMPOSTING AND BULKING AGENT STORAGE AREA WITHIN THE PERMITTED LANDFILL FOOTPRINT.

6. NO MATERIAL STOCKPILE SLOPES SHALL BE STEEPER THAN 3H:1V.

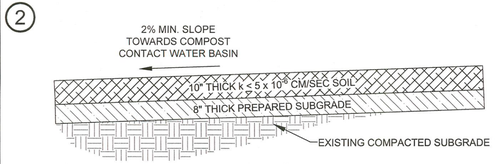
7. THIS FACILITY IS AN EXISTING CLASS 4 COMPOSTING FACILITY THAT WAS OPERATING PRIOR TO MARCH 31, 2015. THEREFORE, PURSUANT TO THE GEORGIA RULES FOR SOLID WASTE MANAGEMENT, 391-3-4-.16(1)(A)(III), THE FACILITY MUST COMPLY WITH THE DESIGN AND OPERATING STANDARDS FOR CLASS 3 AND CLASS 4 FACILITIES, WHICH ARE CONTAINED IN 391-3-4-.16(5)(c)(4) AND 391-3-4-.16(5)(c)(3)(ii), RESPECTIVELY.

1



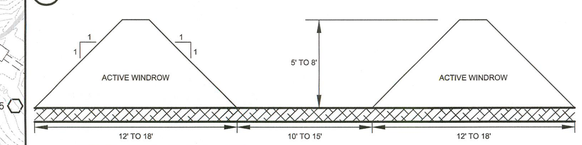

### TEMPORARY DIVERSION BERM

2




### MINIMUM COMPOST PAD SECTION

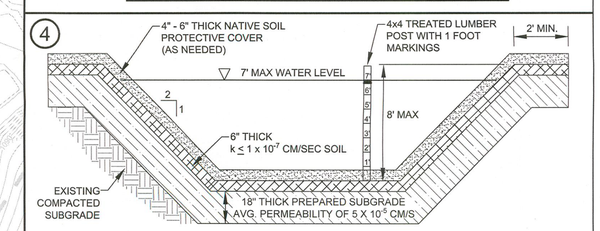
3




NOTE: APPROPRIATE EQUIPMENT WILL BE UTILIZED TO MANAGE THE WINDROWS.

### TYPICAL ACTIVE COMPOST WINDROWS

4




### COMPOST CONTACT WATER BASIN

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MINOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D(CED)

APPROVED BY: CBH DATE: 12/7/2016

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER 11-15-16 K. MATTHEW CHEEK

GEORGIA REGISTERED No. 36805 PROFESSIONAL ENGINEER 11-15-16 KEVIN G. BERRY

100 50 0 100 200
GRAPHIC SCALE IN FEET

REVISED: NOVEMBER 10, 2016
REVISED: SEPTEMBER 16, 2016
REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

COMPOSTING FACILITY LAYOUT

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.
HALL COUNTY - GAINESVILLE WASTE AND RECYCLING CONSTRUCTION/DEMOLITION LANDFILL AND COMPOST FACILITY
HALL COUNTY, GEORGIA


HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210


| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-010-01 | DWG. GWAR-EXP-34-CF FL-R | EDIT 11-10-2016 |
| SCALE | 1" = 100' | SHEET 34 OF 35 | |
| DATE | AUGUST, 2016 | | |

# OPERATIONS PLAN

THIS FACILITY IS AN EXISTING CLASS 4 COMPOSTING FACILITY THAT WAS OPERATING PRIOR TO MARCH 31, 2015. THEREFORE, PURSUANT TO THE GEORGIA RULES FOR SOLID WASTE MANAGEMENT, 391-3-4-.16(1)(A)(III), THE FACILITY MUST COMPLY WITH THE DESIGN AND OPERATING STANDARDS FOR CLASS 3 AND CLASS 4 FACILITIES, WHICH ARE CONTAINED IN 391-3-4-.16(5)(c)(4) AND 391-3-4-.16(5)(c)(3)(ii), RESPECTIVELY.

## 1. DESCRIPTION OF INCOMING FEEDSTOCKS

THIS FACILITY IS AN EXISTING CLASS 4 COMPOSTING FACILITY AND AS SUCH, IT MAY ACCEPT CATEGORY A, B AND C FEEDSTOCKS. FEEDSTOCKS (COMPOSTABLE MATERIAL) ACCEPTED AT THE FACILITY INCLUDE, BUT ARE NOT LIMITED TO, YARD WASTE, DOG FOOD WASTE, BIOSOLIDS FROM WASTEWATER TREATMENT PLANTS, FOOD WASTE, FOOD PROCESSING RESIDUALS AND CHICKEN LITTER. ADDITIONALLY, AS PART OF REMOVING AND PROPERLY DISPOSING OF THE HISTORIC SANITARY WASTE, REMOVED WASTE MATERIALS MAY BE ACCEPTED INTO THE COMPOSTING OPERATION. IT SHOULD BE NOTED THAT AS THE FACILITY MAY ACCEPT BIOSOLIDS FROM WASTEWATER TREATMENT PLANTS, THE FACILITY WILL COMPLY WITH APPLICABLE REGULATIONS REGARDING SLUDGE MANAGEMENT IN 40 CFR 501; 40 CFR 503; AND 40 CFR 503, SUBPART B.

## 2. SITE SUPERVISION

OVERALL OPERATION AND MANAGEMENT OF THE FACILITY WILL BE PERFORMED BY A COMPOST OPERATOR WHO HAS BEEN TRAINED IN THE OPERATION OF A CLASS 4 COMPOSTING FACILITY. RECORDS OF THE COMPOST OPERATOR'S TRAINING IN THE BASICS OF COMPOSTING FACILITY OPERATIONS WILL BE KEPT ON-SITE AND WILL BE MADE AVAILABLE TO EPD UPON REQUEST.

## 3. COMPOSTING PROCEDURES

AS SHOWN ON THE COMPOSTING FACILITY LAYOUT, SHEET 34 OF 35, THE COMPOSTING FACILITY IS MADE UP OF A COVERED MIXING AREA, A BULKING AGENT STORAGE AREA, ACTIVE COMPOST WINDROWS, A FINISHED COMPOST STORAGE AREA AND A FINISHED COMPOST SCREENING AREA.

INCOMING FEEDSTOCK WILL BE PLACED IN THE COVERED MIXING AREA, WHICH IS LOCATED EAST OF THE ACTIVE COMPOSTING WINDROWS. THE FEEDSTOCK WILL BE SCREENED USING MECHANICAL OR STATIC SCREENS AND MAGNETIC SEPARATORS. THE FEEDSTOCK WILL ALSO BE MIXED WITH BULKING AGENTS. BULKING AGENTS UTILIZED AT THE FACILITY INCLUDE, BUT ARE NOT LIMITED TO, WOOD CHIPS AND SHREDDED TIRES. THE SHREDDED TIRE BULKING AGENT WILL CONSIST OF CHOPPED TIRES WITH NO DIMENSIONS GREATER THAN SIX INCHES AND NO SMALLER THAN WHAT CAN BE REMOVED DURING FINISHED COMPOST SCREENING. ADDING BULKING AGENTS TO THE FEEDSTOCK WILL ENSURE THAT WHEN THE FEEDSTOCK IS PROCESSED INTO THE ACTIVE COMPOSTING AREA, THERE WILL BE NO FREE LIQUIDS.

BY THE END OF EACH OPERATING DAY, ALL INCOMING CATEGORY B AND C FEEDSTOCKS WILL BE PROCESSED INTO THE ACTIVE COMPOSTING AREA OR MIXED WITH BULKING MATERIAL AND COVERED IN A MANNER THAT MINIMIZES NUISANCE ODORS AND SCAVENGING BY VECTORS. THE MIXED FEEDSTOCK WILL BE PLACED WITH TRACTORS, DUMP TRUCKS OR OTHER SIMILAR EQUIPMENT INTO THE ACTIVE COMPOST AREA.

THE COMPOST PROCESSING TIMES AND TEMPERATURES WILL BE SUFFICIENT TO KILL WEEDS, REDUCE PATHOGENS AND VECTOR ATTRACTION AND PRODUCE COMPOST THAT MEETS THE STABILITY NECESSARY FOR THE INTENDED USE. PATHOGEN AND VECTOR ATTRACTION REDUCTION MAY BE ACHIEVED BY MAINTAINING THE COMPOST MATERIAL IN THE WINDROWS AT A MINIMUM AVERAGE TEMPERATURE OF 55°C OR HIGHER FOR 15 DAYS OR LONGER. IT SHOULD BE NOTED THAT DURING THE 15 DAYS THAT THE TEMPERATURE IS MAINTAINED AT A MINIMUM OF 55°C OR HIGHER DO NOT HAVE TO BE CONTINUOUS. DURING THE PERIOD WHEN THE COMPOST IS MAINTAINED AT 55°C OR HIGHER, THERE SHOULD BE A MINIMUM OF FIVE TURNINGS OF THE WINDROW. ALTERNATIVE METHODS MAY BE UTILIZED AT THE OPERATOR'S DISCRETION TO PRODUCE COMPOST THAT MEETS THE STABILITY NECESSARY FOR THE INTENDED USE.

FINISHED COMPOST WILL BE TAKEN TO THE FINISHED COMPOST SCREENING AREA AND WILL BE SCREENED WITH STATIC OR MECHANICAL SCREENS IN ORDER TO REMOVE THE BULKING MATERIAL. THE BULKING MATERIAL WILL BE PLACED BACK INTO THE BULKING AGENT STORAGE AREA LOCATED EAST OF THE ACTIVE COMPOSTING AREA. FINISHED COMPOST WILL NOT BE STORED ON-SITE FOR MORE THAN 12 MONTHS, UNLESS APPROVED BY EPD ON A CASE-BY-CASE BASIS.

ALL NON-COMPOSTABLE MATERIAL AND SOLID WASTE GENERATED AT THE FACILITY WILL BE STORED IN A WASTE CONTAINER AND DISPOSED OF AT A PERMITTED SOLID FEEDSTOCK DISPOSAL FACILITY.

## 4. COMPOSTING PAD

THE ACTIVE COMPOSTING WINDROWS ARE UNDERLAIN BY A COMPOSTING PAD. THE COMPOSTING PAD HAS A MINIMUM SLOPE OF 2% AND THE TOP LAYER OF THE COMPOSTING PAD CONSISTS OF A PROTECTIVE SOIL LAYER. THE COMPOSTING PAD IS MAINTAINED SO THAT IT RESISTS DEFORMATION THAT WOULD CAUSE PONDING OR INCREASED INFILTRATION OF CONTACT WATER. CRACKS AND OTHER DEFECTS IDENTIFIED ON THE SURFACE OF THE COMPOSTING PAD WILL BE PROMPTLY REPAIRED UNDER THE SUPERVISION OF THE COMPOST OPERATOR. ANY REPAIRS OR RECONSTRUCTION OF THE LAYER LIMITING INFILTRATION WILL BE COMPLETED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER. ONCE THE REPAIRS OR RECONSTRUCTION IS COMPLETE, THE PROFESSIONAL ENGINEER WILL PREPARE A REPORT AND CERTIFICATION OF THE REPAIRS AND THE REPORT WILL BE KEPT IN THE FACILITY'S OPERATING RECORD. COMPOST MATERIALS WILL NOT BE PLACED IN AREAS WITH DAMAGE TO THE INFILTRATION AND BERMS OR OTHER DIVERSION DEVICES WILL BE INSTALLED TO PREVENT CONTACT WATER RUN-ON INTO THESE AREAS.

## 5. CAPACITY

IT IS EXPECTED THAT THE FACILITY WILL HANDLE A MAXIMUM OF 500 TONS PER DAY OF INCOMING FEEDSTOCK WITH AN AVERAGE WEEKLY THROUGHPUT OF 600 TONS; HOWEVER, IT SHOULD BE NOTED THAT THESE TONNAGES MAY VARY. THERE IS ADEQUATE ROOM AT THE FACILITY FOR INCOMING FEEDSTOCK PLACEMENT AREAS, PROCESSING AND COMPOSTING AREAS AND FINISHED PRODUCT STORAGE AREAS.

## 6. WASTEWATER

ALL VEHICLE AND EQUIPMENT RINSING THAT IS PERFORMED AT THE FACILITY WILL BE PERFORMED ON THE COMPOST PAD. ALL WATER GENERATED FROM THE EQUIPMENT RINSING AND CONTACT WATER FROM THE COMPOSTING PROCESS WILL DRAIN TO THE CONTACT WATER BASIN. AS SHOWN ON THE COMPOSTING FACILITY LAYOUT, SHEET 34 OF 35, THE CONTACT WATER BASIN IS LOCATED SOUTH OF ACTIVE COMPOSTING WINDROWS. THE WASTEWATER IN THE CONTACT BASIN WILL EITHER BE REUSED ON THE COMPOST PAD FOR MOISTURE/DUST CONTROL OR IT WILL BE TRANSPORTED TO A WASTEWATER TREATMENT FACILITY FOR APPROPRIATE TREATMENT. RECORDS OF WASTEWATER USAGE AND DISPOSAL WILL BE MAINTAINED AT THE FACILITY IN THE OPERATING RECORD.

## 7. STORM WATER MANAGEMENT

STORM WATER ORIGINATING WITHIN THE ACTIVE COMPOSTING WINDROWS DRAINS TO THE CONTACT WATER BASIN. AS DISCUSSED IN SECTION 6, WATER IN THE CONTACT BASIN IS NOT ALLOWED TO BE DISCHARGED OFFSITE BUT IS EITHER USED ON THE COMPOST PAD FOR MOISTURE/DUST CONTROL OR IS TRANSPORTED TO A WASTEWATER TREATMENT FACILITY FOR TREATMENT. ADDITIONALLY, BERMS AND PIPING ARE LOCATED AROUND THE COMPOSTING AREA TO ROUTE RUN-ON STORM WATER AWAY FROM THE ACTIVE COMPOSTING AREA AND DIRECTLY INTO SEDIMENT POND NO. 3, BYPASSING THE CONTACT WATER BASIN.

STORM WATER ORIGINATING WITHIN THE BULKING AGENT STORAGE AREA AND THE FINISHED COMPOST AREA WILL FLOW TO SEDIMENT POND NO. 3. IT SHOULD BE NOTED THAT AS THE MIXING AREA IS COVERED, STORM WATER WILL NOT BE ALLOWED TO CONTACT THE MIXING AREA.

## 8. VECTOR CONTROL

THE FACILITY WILL PREVENT AND/OR CONTROL ON-SITE POPULATIONS OF DISEASE VECTORS USING TECHNIQUES APPROPRIATE FOR THE PROTECTION OF HUMAN HEALTH AND THE ENVIRONMENT. IN ORDER TO PREVENT ON-SITE POPULATIONS OF DISEASE VECTORS, ALL INCOMING FEEDSTOCKS THAT MAY ATTRACT VECTORS WILL BE COVERED UPON ARRIVAL AT THE FACILITY. THE FACILITY WILL MAINTAIN BUSINESS RELATIONSHIPS WITH PEST CONTROL COMPANIES SO THAT ADDITIONAL CONTROLS CAN BE IMMEDIATELY IMPLEMENTED IF NECESSARY.

## 9. FIRE PREVENTION AND CONTROL

THE FACILITY WILL BE MAINTAINED AND OPERATED IN A MANNER THAT WILL PREVENT OR MINIMIZE THE POTENTIAL FOR FIRES. FIREFIGHTING EQUIPMENT IS STAGED AROUND THE PERIMETER OF THE COMPOSTING FACILITY AS SHOWN ON THE COMPOSTING FACILITY LAYOUT, SHEET 34 OF 35. IF ADDITIONAL FIREFIGHTING CAPACITY IS NEEDED, THE ADJACENT C&D LANDFILL CAN MOBILIZE MANPOWER AND EQUIPMENT TO FIGHT FIRES.

## 10. ENTRANCE SIGN

THERE WILL BE A SIGN POSTED AT THE ENTRANCE OF THE COMPOSTING FACILITY THAT LISTS THE NAME OF THE FACILITY, THE PERMIT NUMBER, DAYS AND HOURS OF OPERATIONS, FEEDSTOCKS ACCEPTED AND EMERGENCY CONTACT INFORMATION. THE APPROXIMATE LOCATION OF THIS SIGN IS SHOWN ON THE COMPOSTING FACILITY LAYOUT, SHEET 34 OF 35.

## 11. REPORTING AND RECORD KEEPING

THE FACILITY WILL TRACK AND KEEP A RECORD OF INCOMING FEEDSTOCK AND FINISHED COMPOST. THESE RECORDS WILL BE KEPT AT THE FACILITY IN THE OPERATING RECORD AND WILL BE MAINTAINED FOR A MINIMUM OF THREE YEARS. BY SEPTEMBER 1 EACH YEAR, A REPORT WILL BE SUBMITTED TO EPD THAT INCLUDES THE WEIGHT (TONS) OR VOLUME (CUBIC YARDS) OF THE FEEDSTOCK ACCEPTED, TOTAL COMPOST PRODUCED AND COMPOST SOLD OR USED DURING THE PREVIOUS FISCAL YEAR (JULY 1 - JUNE 30).

## 12. CLOSURE

THE ACTIVE COMPOSTING WINDROWS ARE LOCATED IN THE FOOTPRINT OF FUTURE C&D CELLS. PRIOR TO THE CONSTRUCTION OF THE FUTURE CELLS, COMPOSTING IN THIS AREA WILL CEASE. ALL FEEDSTOCK IN THE MIXING AREA WILL BE PLACED INTO THE ACTIVE COMPOSTING WINDROWS AND PROCESSED INTO FINISHED COMPOST ACCORDING THE PROCEDURES IN SECTION 3, COMPOSTING PROCEDURES. ALL FINISHED COMPOST WILL BE USED OR SOLD AND THE BULKING AGENT STORAGE PILES WILL BE REMOVED.

HOWEVER, IF THESE C&D CELLS ARE NOT CONSTRUCTED, THE COMPOSTING FACILITY WILL BE CLOSED IN ACCORDANCE WITH THE GEORGIA RULES FOR SOLID WASTE MANAGEMENT, 391-3-4-.11. NOTIFICATION OF FINAL CLOSURE WILL BE PROVIDED TO EPD WITHIN 30 DAYS OF RECEIVING THE FINAL LOAD OF FEEDSTOCK AND CLOSURE ACTIVITIES WILL BE COMPLETED WITHIN 180 DAYS OF CLOSURE COMMENCEMENT. CLOSURE ACTIVITIES WILL INVOLVE PLACING ALL FEEDSTOCK IN THE MIXING/PRE-SCREENING AREA INTO THE ACTIVE COMPOSTING WINDROWS AND PROCESSING THE MATERIAL INTO FINISHED COMPOST IN ACCORDANCE WITH THE PROCEDURES IN SECTION 3, COMPOSTING PROCEDURES. ALL FINISHED COMPOST WILL BE USED OR SOLD AND THE BULKING AGENT STORAGE PILES WILL BE REMOVED.

FOLLOWING CLOSURE, EPD WILL BE NOTIFIED THAT A CERTIFICATION, WHICH HAS BEEN SIGNED BY A REGISTERED PROFESSIONAL ENGINEER, VERIFYING CLOSURE HAS BEEN COMPLETED IN ACCORDANCE WITH THE CLOSURE PLAN AND HAS BEEN PLACED IN THE FACILITY'S OPERATING RECORD. ALSO FOLLOWING CLOSURE, A NOTATION WILL BE RECORDED ON THE DEED AND A COPY OF THE DEED WILL BE PROVIDED TO EPD AND PLACED IN THE FACILITY'S OPERATING RECORD. THE DEED NOTATION WILL INCLUDE NOTICE THAT THE PROPERTY HAS BEEN UTILIZED AS A COMPOSTING FACILITY AND THAT THE PROPERTY'S USE IS RESTRICTED UNDER 40 CFR 258.61(C)(3).

## 13. GROUNDWATER MONITORING

GEOLOGIC AND HYDROGEOLOGIC CONDITIONS AT THE SITE WERE EVALUATED IN A REPORT PREPARED BY BUNNELL-LAMMONS ENGINEERING, INC. TITLED "SITE HYDROGEOLOGIC ASSESSMENT REPORT, PROPOSED GEORGIA WASTE AND RECYCLING (GWAR) C&D LANDFILL" DATED AUGUST 1, 2007 AND REVISED FEBRUARY 18, 2008. THE GROUNDWATER MONITORING WELL NETWORK AROUND THE COMPOSTING FACILITY AND AT THE C&D LANDFILL WAS DESIGNED BASED ON THE INFORMATION CONTAINED WITHIN THE REPORT. THE GROUNDWATER MONITORING NETWORK IS CURRENTLY MONITORED ON A SEMI-ANNUAL BASIS FOR APPENDIX I VOC'S AND METALS. BASED ON THE TYPES OF FEEDSTOCKS ACCEPTED AT THE COMPOSTING FACILITY, IT IS EXPECTED THAT THE APPENDIX I VOC'S AND METALS ARE APPROPRIATE GROUNDWATER MONITORING PARAMETERS. IF NEW FEEDSTOCKS ARE ADDED, THE PARAMETERS THAT THE GROUNDWATER WELLS ARE MONITORED FOR WILL BE EVALUATED. INFORMATION REGARDING GROUNDWATER MONITORING AT THE FACILITY IS CONTAINED ON THE WATER MONITORING PLAN, SHEETS 27 AND 28 OF 35.

## 14. ODOR MINIMIZATION PLAN

THE FACILITY WILL BE OPERATED IN A MANNER THAT WILL MINIMIZE NUISANCE ODORS. THIS WILL INCLUDE COVERING INCOMING FEEDSTOCKS THAT MAY PRODUCE ODORS UPON ARRIVAL AT THE FACILITY. IN ORDER TO PREVENT ON-SITE POPULATIONS OF DISEASE VECTORS, ALL INCOMING FEEDSTOCKS THAT ARE EXPECTED TO ATTRACT VECTORS WILL BE COVERED UPON ARRIVAL. HOWEVER, IF AN ODOR COMPLAINT IS RECEIVED AT THE FACILITY, THE FOLLOWING PROCEDURES WILL BE FOLLOWED:

- THE COMPOST OPERATOR WILL BE NOTIFIED IMMEDIATELY.
- IF THE COMPLAINT IS RECEIVED BETWEEN 6:00 AM AND 6:00 PM, MONDAY THROUGH FRIDAY, THE COMPLAINT WILL BE RESPONDED TO WITHIN 60 MINUTES. IF THE COMPLAINT IS RECEIVED OUTSIDE OF THIS TIMEFRAME, THE COMPLAINT WILL BE RESPONDED TO THE NEXT BUSINESS DAY BY 10:00 AM.
- THE ODOR RESPONDER, WHO WILL BE EITHER THE COMPOST OPERATOR OR HIS DESIGNEE, WILL DOCUMENT THE DATE AND TIME THAT THE COMPLAINT WAS RECEIVED ALONG WITH THE NATURE OF THE COMPLAINT AND THE WEATHER CONDITIONS AT THE TIME THE COMPLAINT WAS RECEIVED.
- THE ODOR RESPONDER SHOULD ATTEMPT TO IDENTIFY THE LIKELY SOURCE OF THE ODOR.
- IF IT IS DETERMINED THAT THE LIKELY SOURCE OF THE ODOR IS THE COMPOSTING FACILITY, STEPS WILL BE TAKEN TO MINIMIZE THE ODORS. STEPS THAT MAY BE TAKEN TO MINIMIZE THE ODORS INCLUDE, BUT ARE NOT LIMITED TO, PLACING A 6" THICK BLANKET OF FINE SOIL AND/OR ASH MATERIAL OVER THE COMPOSTING WINDROWS. THIS MATERIAL WILL ULTIMATELY BE MIXED IN WITH THE COMPOST MATERIAL DURING THE TURNING PROCESS.

INFORMATION RECORDED BY THE ODOR RESPONDER ALONG WITH STEPS TAKEN TO MINIMIZE THE ODORS, IF APPLICABLE, WILL BE PLACED IN THE FACILITY'S OPERATING RECORD.

THIS ODOR MINIMIZATION PLAN WILL BE REVIEWED ANNUALLY IN ORDER TO DETERMINE IF REVISIONS ARE NECESSARY.

## 15. TESTING

SAMPLES OF FINISHED COMPOST TAKEN FOR THE PURPOSE OF PRODUCT TESTING WILL BE REPRESENTATIVE OF THE COMPOSTING ACTIVITY. THE FINISHED COMPOST SHOULD BE ANALYZED AT THE FREQUENCY OUTLINED ON THE TABLE BELOW:

| COMPOST QUANTITY* (TONS/YEAR) | FREQUENCY |
|---|---|
| 1-6,200 | ONCE PER QUARTER |
| 6,201-17,500 | ONCE EVERY 2 MONTHS |
| GREATER THAN 17,500 | ONCE PER MONTH |

* COMPOST QUANTITY IS BASED ON THE AMOUNT OF COMPOST PREPARED FOR SALE OR GIVEN AWAY ON AN "AS IS" (WET WEIGHT) BASIS

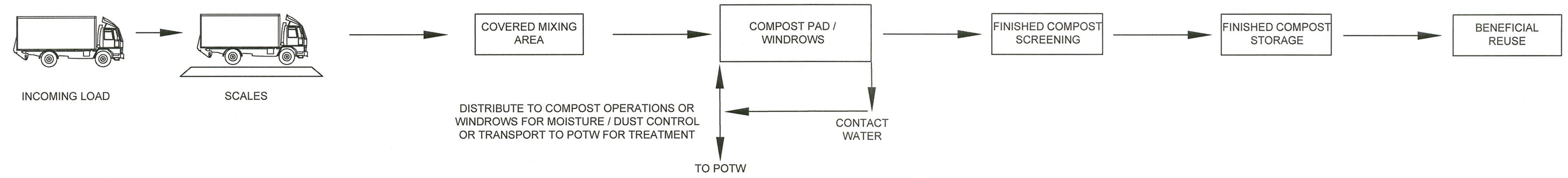
FINISHED COMPOST SHOULD BE TESTED FOR STABILITY IN ACCORDANCE WITH APPROVED METHODS. RESULTS OF THE STABILITY TESTING SHOULD BE PLACED IN THE FACILITY'S OPERATING RECORD. THE FINISHED COMPOST SHOULD ALSO BE TESTED FOR THE PRESENCE OF PATHOGENS IN ACCORDANCE WITH APPROVED METHODS AND PROCEDURES. THE DENSITY OF FECAL COLIFORM IN THE FINISHED COMPOST SHOULD BE EITHER LESS THAN 1,000 MOST PROBABLE NUMBER (MPN) PER GRAM OF TOTAL SOLIDS (DRY WEIGHT BASIS) OR THE DENSITY OF SALMONELLA SP. BACTERIA IN THE FINISHED COMPOST SHOULD BE LESS THAN THREE (3) MPN PER GRAM OF TOTAL SOLIDS (DRY WEIGHT BASIS) BEFORE THE COMPOST MAY BE SOLD OR GIVEN AWAY.

ADDITIONALLY, THE FINISHED COMPOST WILL BE TESTED FOR THE FOLLOWING METALS, WHICH SHOULD NOT EXCEED THE SPECIFIED CONCENTRATIONS:

| POLLUTANT | MONTLY AVERAGE CONCENTRATION (MILLIGRAMS PER KILOGRAM)* |
|---|---|
| ARSENIC | 41 |
| CADMIUM | 39 |
| COPPER | 1500 |
| LEAD | 300 |
| MERCURY | 17 |
| NICKEL | 420 |
| SELENIUM | 100 |
| ZINC | 2,800 |

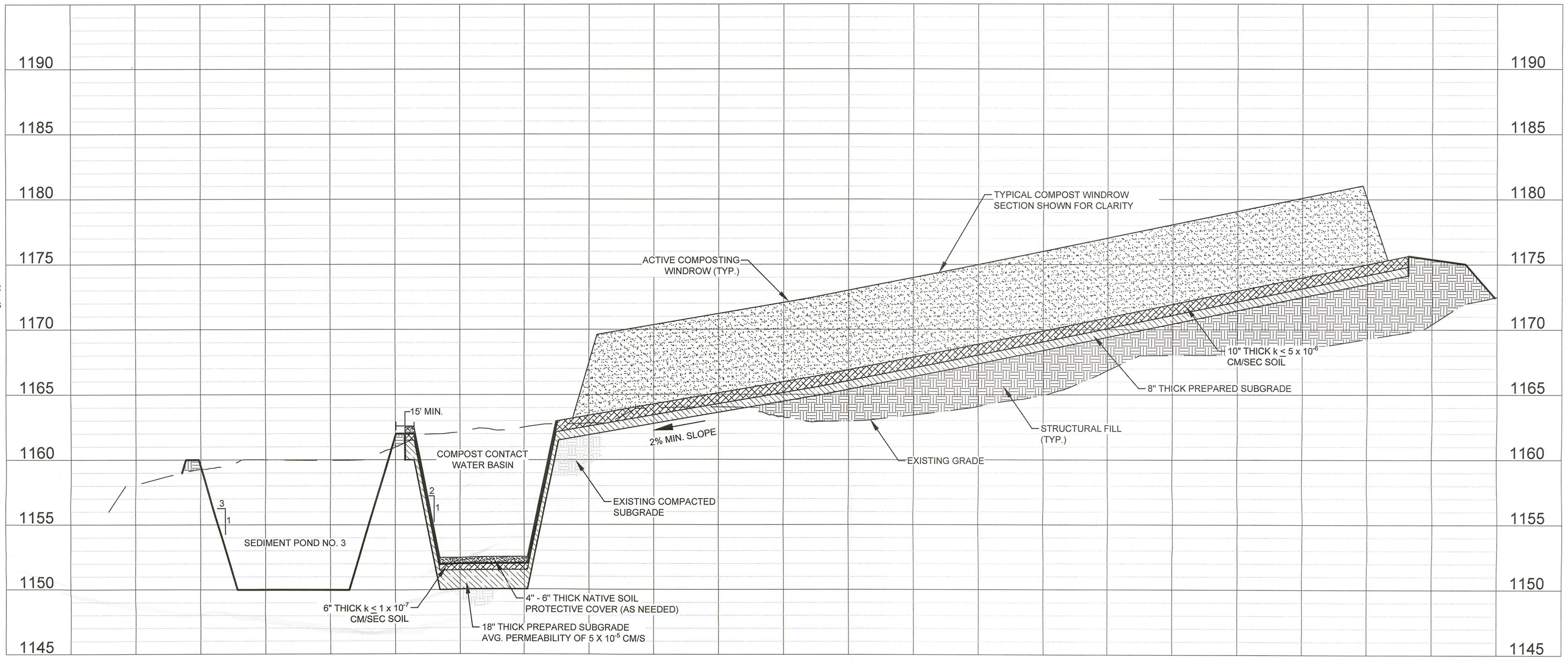
* ON A DRY WEIGHT BASIS

IF THE TEST RESULTS SHOW THAT THE FINISHED PRODUCT IS STABLE AND IN COMPLIANCE WITH BOTH METALS AND PATHOGENS STANDARDS FOR A TWO-YEAR PERIOD, THE FACILITY MAY REQUEST A REDUCTION IN THE FREQUENCY OF TESTING, PROVIDED THAT THERE ARE NO CHANGES IN THE FEEDSTOCKS COMPOSTED AT THE FACILITY.




## COMPOSTING FLOW DIAGRAM

N.T.S.




## CROSS SECTION C-C

1" = 50' HORIZ.; 1" = 5' VERT.

GEORGIA
Environmental Protection Division
Solid Waste Management Program

MINOR MODIFICATION APPROVAL

SOLID WASTE PERMIT NO. 069-017D(C&D)

APPROVED BY: [signature] DATE: 12/7/16

GEORGIA REGISTERED No. 30798 PROFESSIONAL ENGINEER K. MATTHEW CHEEK 11-15-16

GEORGIA REGISTERED No. 36596 PROFESSIONAL ENGINEER KEVIN G. BERRY 11-15-16

REVISED: NOVEMBER 10, 2016
REVISED: SEPTEMBER 16, 2016
REVISED: APRIL 15, 2013
REVISED: MARCH 20, 2013

COMPOSTING FACILITY OPERATIONS PLAN

# DESIGN AND OPERATION PLAN
FOR
# GWAR, LLC.

HALL COUNTY - GAINESVILLE WASTE AND RECYCLING
CONSTRUCTION/DEMOLITION LANDFILL
AND COMPOST FACILITY
HALL COUNTY, GEORGIA

HHNT
HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.
Consulting Engineers
(478) 743-7175
(478) 743-1703(FAX)
3920 ARKWRIGHT RD.
SUITE 101
MACON, GEORGIA 31210

| | | | |
|---|---|---|---|
| PROJ. NO. | 3150-010-01 | DWG. GWAR-EXP-35-CF Ops-R | EDIT11-10-2016 |
| SCALE | AS SHOWN | SHEET 35 OF 35 | |
| DATE | AUGUST, 2016 | | |

# CITY OF GAINESVILLE

## Work Session Agenda Request

| | |
|---|---|
| **Item Created:** | April 16, 2025 |
| **Date Submitted:** | April 24, 2025 |
| **Final Approval Date:** | April 29, 2025 |
| **Presenter:** | Abb Hayes, City Attorney |
| **Item of Business:** | **Public Hearing Item: May 6, 2025, Council Meeting**<br>Request from the **City of Gainesville** to rezone a 134.0± acres tract located on the east side of Monroe Drive, north of Allen Creek Road (a/k/a **1701 Fulenwider Road, SW**) from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I) with a special use. **Ward Number: Three**. Tax Parcel Number(s): 15-032-000-038, 070, 071 and 081. **Request: Landfill (Construction & Demolition) and composting facility**. |
| **Meeting Date:** | May 1, 2025 |

**Purpose of Request:**
To provide an overview of the following zoning request as presented at the April 8, 2025, Planning and Appeals Board meeting.

**Facts & Issues / History & Background:**
The City of Gainesville is proposing to rezone the property to Heavy Industrial (H-I) with a special use so that a portion of the property may be used as a landfill (construction and demolition) and composting facility. The City is contemplating the execution of an Intergovernmental Agreement ("IGA") with the Gainesville Redevelopment Authority ("Authority") such that the Subject Property can be utilized to aid the City in the provision of a long-term waste management strategy for its citizens, as well as in the construction of a fire station to better serve the citizens of Gainesville. The City refers to the IGA with the Authority that is attached to this narrative as Exhibit "A."

Adjacent uses include GWAR Gainesville Landfill, LLC (Waste Eliminator), Copart -Atlanta North auto salvage, Chicago Tub & Iron, Gainesville Mechanical, Inc,
Sam Cochran Electric, Pace Roof & Restorations and the Allen Creek Soccer Complex.

**Department Recommendation:**
Staff and PAB recommended approval with six conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2025- :
I move to approve the ordinance to rezone the subject property from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I) with six conditions.

Approval of Zoning Resolution ZR-2025- :
I move to approve the resolution to allow a landfill (Construction & Demolition) and composting facility within Heavy Industrial (H-I) zoning district with six conditions as presented.

Denial of the Request:

I move to deny the request.

**Department Director:**
Rusty Ligon

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:** **Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Rezoning Ordinance
4. Proposed Zoning Resolution
5. Location maps
6. Survey
7. IGA

be had by publication, as provided by law. You are hereby commanded to be and appear at said court within 30 days of the date of the order for service by publication to answer said petition and file pleadings before the court.
Witness, Jason J. Deal, Chief Judge, Superior Court of Hall County.
This 4th day of April, 2025.

/s/ Mark Pettitt__
Clerk of Superior Court
Hall County, Georgia
**146373 04/16,23,30 05/07**

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**PUBLIC NOTICE**
**GEORGIA DEPARTMENT OF NATURAL RESOURCES**
**ENVIRONMENTAL PROTECTION DIVISION**
Notice of Application for Industrial Pretreatment Permit to Discharge Treated Wastewater to the Flowery Branch Water Pollution Control Plant's Sewerage System.
The Georgia Environmental Protection Division has received a new pretreatment permit application for the reissuance of an existing pretreatment permit. Having reviewed such application, the Environmental Protection Division proposes to issue for a maximum term of five years the following permit subject to specific pollutant limitations and special conditions:
Jinsung Georgia, LLC, 5385 Rafe Banks Drive, Flowery Branch, Georgia 30542, Pretreatment Permit No. GAP050291, for its metal finishing facility located at 5385 Rafe Banks Drive, Flowery Branch, Georgia 30542 in Hall County. A maximum of 0.003 MGD of metal finishing process wastewater is discharged to the Flowery Branch Water Pollution Control Plant's sewerage system in the Chattahoochee River Basin.
Persons wishing to comment upon or object to the proposed determinations are invited to submit same in writing to the EPD address listed below, or via email at EPDcomments@dnr.ga.gov, no later than thirty (30) days after this notification. If you choose to email your comments, please be sure to include the words "Pretreatment Permit Issuance – Jinsung Georgia, LLC (Hall County)" in the subject line to ensure that your comments will be forwarded to the correct staff. All comments received prior to or on that date will be considered in the formulation of final determinations regarding the application. A public hearing may be held where the EPD Director finds a significant degree of public interest in a proposed permit or group of permits. Additional information regarding public hearing procedures is available by writing EPD.
Individual draft permits, applications, supporting documents, and fact sheets are available on EPD's website accessible through the publicly available Georgia EPD Online System (GEOS) at: https://geos.epd.georgia.gov/GA/GEOS/Public/GovEnt/Shared/Pages/Main/Login.aspx by searching for Submittal No: 876600.
A fact sheet or copy of the draft permit is also available by writing the Environmental Protection Division. A copying charge of 10 cents per page will be assessed. The permit application, draft permit, comments received, and other information are available for review at 2 MLK, Jr. Dr., Suite 1470A, Atlanta, GA 30334, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.
For additional information contact: Whitney Fenwick, Wastewater Regulatory Program, phone (470) 607-3078 or e-mail whitney.fenwick@dnr.ga.gov.
**146408 04/16**

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**PUBLIC NOTICE**
In accordance with O.C.G.A. § 36-37-6(c), public notice is hereby given within six weeks preceding the closing of the proposed exchange of real properties between the City of Gainesville, Georgia and Debbie L. Davis and Andrew Vincent Davis. Based on an appraisal of the real properties to be exchanged, the value of the real property to be acquired by the City of Gainesville from Debbie L. Davis and Andrew Vincent Davis is of greater value than the real property to be granted to Debbie L. Davis and Andrew Vincent Davis by the City of Gainesville.
The real property to be acquired by the City of Gainesville from Debbie L. Davis and Andrew Vincent Davis is described as the following tracts numbered as: All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, and being all of lots 4 and 5 as shown by a plat made by George D. Newton, Registered Surveyor, dated February 28, 1958, as recorded at Plat Book 19, Page 124, Hall County, Georgia deed records.
The real property to be acquired by Debbie L. Davis and Andrew Vincent Davis from the City of Gainesville is described as: All that tract or parcel of land lying and being in the Candler District (GMD 1385), City of Gainesville, Hall County, Georgia, containing 10.323 acres, more or less, being Parcel A, as shown on a plat of survey titled "Division of a Parent Tract for Gainesville 85 Business Park being Lot 14" by Richard E. Millard, GRLS No. 3044, dated September 6, 2024, and being more particularly described as follows:
TO FIND THE TRUE PONT OF BEGINNING, commence at the intersection of the southwestern right of way of Fulenwider Road (60 foot right of way) with the centerline of State Route 60 aka Candler Road (unknown right of way), thence running 3,112 feet along said southwestern right of way to an iron pin set; thence running South 06 degrees 43 minutes 33 seconds West a distance of 7.21 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence continuing along the southwestern right of way line of Fulenwider Road along the arc of a curve to the left (said curve being subtended by a chord having a bearing of South 56 degrees 28 minutes 11 seconds East and a chord length of 208.93 feet, and said curve having a radius of 1,527.10 feet) an arc distance of 209.09 feet to a point; thence continuing along the southwestern right of way line of Fulenwider Road South 60 degrees 23 minutes 32 seconds East a distance of 395.31 feet to a point; thence continuing along the southwest right of way line of Fulenwider Road along the arc of a curve to the right (said curve being subtended by a chord having a bearing of South 58 degrees 42 minutes 52 seconds East and a chord length of 117.81 feet, and said curve having a radius of 2,012.00 feet) an arc distance of 117.82 feet to an iron pin set; thence leaving the southwest right of way line of Fulenwider Road and running South 30 degrees 26 minutes 36 seconds West a distance of 693.80 feet to an iron pin set; thence running North 59 degrees 33 minutes 24 seconds West a distance of 636.93 feet to a concrete monument found; thence running North 30 degrees 08 minutes 26 seconds East a distance of 359.14 feet to a concrete monument found;
thence running North 30 degrees 12 minutes 06 seconds East a distance of 154.84 feet to a concrete monument found; thence running North 06 degrees 43 minutes 33 seconds East a distance of 204.28 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.
**145771 3/26, 4/2, 9, 16**

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To Whom It May Concern:
RE: Equitable Interpleader Action for James Michael Adam, deceased
In the Superior Court of Hall County, Georgia
Case Number: 2025CV000209
**NOTICE OF PUBLICATION**
To: Clients and Creditors of James Michael Adam, Attorney at Law, deceased.
You are hereby notified that an equitable interpleader action has been filed in the Superior Court of Hall County, Georgia. The action is titled "Verified Petition for Equitable Interpleader and Declaratory Judgment," and it is assigned Case Number 2025CV000209.
On February 18, 2022, the Supreme Court of Georgia, Case Number S22B0690, appointed William D. NeSmith, III, as receiver of James Michael Adam's files, records, and IOLTA and escrow accounts.
The Petitioner, William D. NeSmith, III, as receiver for James Michael Adam, has filed a petition in this Court seeking equitable interpleader relief regarding certain IOLTA trust funds that appear to belong to former clients of James Michael Adam. The purpose of this action is to determine the rights of various claimants to the funds at issue in this action.
You are hereby required to file with the Clerk of the Superior Court of Hall County, Georgia and serve upon the Petitioner a response or answer to the Petitioner's petition within 30 days of the date of the first publication of this notice. If you fail to do so, the court may enter a judgment, excluding you from any available relief sought in the equitable interpleader action.
The Clerk of the Superior Court of Hall County, Georgia shall cause the publication of this Notice of Publication to be made in the paper in which sheriff's advertisements are printed, four times within the ensuing 60 days, publications to be at least seven days apart in a newspaper of general circulation in Hall County, Georgia, as required by law. The first publication shall occur within seven days of the date of this notice.
You are further notified that service upon the Petitioner may be perfected, and a copy of the equitable interpleader action may be obtained from the Petitioner at the address below.
William D. NeSmith, III
Receiver for James Michael Adam, deceased
104 Marietta Street, N.W.
Suite 100
Atlanta, Georgia 30303
billn@gabar.org
**146262 4/9, 16, 23, 30**

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You are hereby notified that this mobile home, VIN #11412894 A&B, located at 5419 Mountain Lake Terrace, Gainesville, GA 30506 has been deemed abandoned and derelict. You are entitled to a hearing in magistrate court to contest this determination. If you fail to request a hearing within 90 days from April 9th, 2025, or if it is confirmed by a court that this abandoned mobile home is derelict, the owner of the land upon which this mobile home sits shall be entitled to dispose of the mobile home.
**146078 4/9, 16, 23, 30, 5/7, 14, 21, 28, 6/4, 11, 18, 25, 7/2**

## Name Changes

IN SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Bradley Nicholas Alvarez, Petitioner.
Civil Action Case No. 2025CV000511
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 27, 2025, to change Petitioner's name from: Bradley Nicholas Alvarez to Blair Nikki Alvarez. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date 3/26/25
/s/ Bradley Alvarez
Name: Bradley Alvarez
Address: 3381 Abbey Way, Gainesville, GA 30507
Phone: 254-258-6515
Email: Blair.Alvarez07@gmail.com
**146162 4/9, 16, 23, 30**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Elizabeth Anne Randolph, Petitioner.
Civil Action Case No. 2025CV000491
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 24, 2025, to change Petitioner's name from: Elizabeth Anne Randolph to Elizabeth Anne Reeves. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
March 24, 2025.
/s/ Elizabeth Anne Randolph
Address: 1380 Montrose Drive NW Gainesville, GA 30501
Phone: 859-806-5245
Email: childofgrace10142001@gmail.com
**145931 4/2, 9, 16, 23**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Minor Children
Bentley Barrett
Kevin Turpin Jr, Petitioner,
vs.
Tiffany Poole, Respondent,
Civil Action File No. 2025CV000416
**NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILDREN**
I, Kevin Glenn Turpin Jr., filed a petition in the Superior Court of Hall County on, 2025, to change the name(s) of the following minor children.
From Bentley Barrett to Bentley Turpin
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: 3-5-25
Kevin Turpin Jr
Petitioner Pro se
Name: Kevin Turpin Jr
Address: 5614 Ryan Way Flowery Branch, GA 30542
**145648 3/26, 4/2, 9, 16**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Christine Miyuki Oswald, Petitioner.
Civil Action Case No. 2025CV000441
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on March 17, 2025, to change Petitioner's name from:
Christine Miyuki Oswald to Miyuki Ria Rose
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Date: 3/17/25
/s/
Name: Christine Miyuki Oswald
Address: 5860 Gailey Dr Clermont, GA 30527
Phone: 714-461-8926
Email: miyukiartwork@gmail.com
**145823 3/26, 4/2, 9, 16**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Sharielis Thais Diaz Rivera, Petitioner.
Civil Action Case No. 2025CV000558CGB
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday April 4, 2025, to change Petitioner's name from Sharielis Thais Diaz Rivera to Sharielis Thais Gerena Diaz.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 04/04/2025
Sharielis Thais Diaz Rivera, Pro se
Name: Sharielis Thais Diaz Rivera
Address: 1307 Cardena Court Gainesville, GA
Phone: 678-365-1078 Email: sharielis06@gmail.com
**146358 4/16,23,30, 5/7**

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**IN THE SUPERIOR COURT OF HALL COUNTY**
**STATE OF GEORGIA**
In re the Name Change of: Annabella Mariana King, Petitioner
Civil Action Case No. 2025CV000575
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Petitioner filed a petition in Hall County Superior Court on April 6th, 2025, to change Petitioner's name from: Annabella Mariana King to: Ricardo Gustavo King.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: April 6, 2025
/s/ Annabella M. King
Petitioner, Pro se
**146424 04/16,23,30 05/07**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Bigby Morrigan., Petitioner.
Civil Action Case No. 2025CV000556LHB
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday April 3, 2025, to change Petitioner's name from Bigby Morrigan to Brandon Prospero Itzcuintli.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 04/03/2025
Bigby Morrigan, Pro se
Name: Bigby Morrigan
Address: 2722 Valley Green Dr
Phone: 470-678-5503
Email: alfonsobrand2002@gmail.com
**146289 4/9, 16, 23, 30**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Kimberlea Anne Atkinson, Petitioner.
Civil Action Case No. 2025CV000449
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday March 20, 2025, to change Petitioner's name from Kimberlea Anne Atkinson to Kimberlea Anne Day.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: March 20, 2025
Kimberlea Anne Atkinson
Petitioner, Pro se
Name: Kimberlea Anne Atkinson
Address: 3979 Pointe N Gainesville, GA 30506
Phone: 770-318-1111
Email: kim345@gmail.com
**145851 4/2, 9, 16, 23**

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IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Michael Superman Downs, Petitioner.
Civil Action Case No. 2025CV000406
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**
Petitioner filed a petition in Hall County Superior Court on Wednesday March 14, 2025, to change Petitioner's name from Michael Superman Downs to Michael Superman De Bruce.
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 03/14/2025
Michael Superman Downs
Petitioner, Pro se
Name: Michael Superman Downs
Address: 4876 Patterson Lane Gainesville, GA 30506
Phone: 470-982-8123
Email: geminigodz22@gmail.com
**145678 3/26, 4/2, 9, 16**

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**SUPERIOR COURT OF HALL COUNTY**
**STATE OF GEORGIA**
In re the Name Change of Child(ren):
AN DY HUYNH
THI DAO
Petitioner,
v.
TAN HUYNH
Respondent.
Civil Action File No: 2025CV000537
**NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)**
I, THi DAO, filed a petition in the Superior Court of Hall County on, 2025, to change the name(s) of the following minor children From
AN DY HUYNH to ANDY HUYNH
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: 04/01/25
THI DAO
Petitioner Pro se
Name: THI DAO
Address: 4213 Weeping Willow Dr, Gainesville, GA 30504
**146333 4/16,23,30,5/7**

## Public Hearings

**IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA**
**IN RE: ESTATE OF ROBERT D. WHITESCARVER. DECEASED**
**ESTATE NO. E - 24 - 353**
**NOTICE**
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: WHOM IT MAY CONCERN:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 am, May 5., 2025
**BE NOTIFIED FURTHER**: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: Riley Norris
Clerk of the Probate Court
116 Spring Street, SE
Gainesville, GA 30501
Address
770 - 533 - 7828
Telephone Number
**146016 4/16**

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**NOTICE** is hereby given that the Hall County Board of Commissioners shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on Thursday, **May 22, 2025**, to consider the following:
1. 5184 Cool Springs Road | Variance | Section 3.2 to reduce the minimum yards | on an 8.23± acre tract located on the north side of Cool Springs Road approximately 420 feet from its intersection with Willie Robinson Road | Zoned AR-1; Tax Parcel 10027 000005 (pt.) | Proposed Use: Accessory structure | * Commission District 2 | Clinton Kyle Cato, applicant
2. 6156 Lake Lanier Heights Road | Variance | Section 4.2 to reduce the minimum yards | on a 0.33± acre tract located on the west side of Lake Lanier Heights Road approximately 100 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001031 | Proposed Use: Attached garage | * Commission District 2 | Edward Reed Farnen, applicant
3. 3505 Kubota Way | Variance to Section 8.6 | Sign standards | on a 21.61± acre portion of the tract located on the southwest side of Kubota Way at its intersection with Gateway Centre Parkway | Zoned I-1 and I-2 (GCOD); Tax Parcel 15019 000168 | Proposed Use: Commercial signage | * Commission District 3 | Anchor Sign, Inc., applicant
4. 0 McKinzey Lane | Special Use | Subdivision, minor | on a 5.73± acre tract located on the northwest side of
McKinzey Lane approximately 303 feet from its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089
001019A | Proposed Use: 6-lot subdivision | ** Commission District 2 | Garry L. English, applicant
5. 4396 & 4382 Friendship Road & 4436 Ridge Road | Special Use | to amend conditions of zoning | on a combined 3.07± acre tract located on the south side of Friendship Road at its intersection with Ridge Road | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | Proposed Use: Convenience store with retail and self-storage | ** Commission District 1 | Sinndar Enterprises, Inc., applicant
6. (A) 2905 McEver Road | Special Use | to amend conditions of zoning in GCOD | on a 1.00± acre tract located
on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax
Parcel 07300 000003A | Proposed Use: Expansion of vehicle sales and vehicle repair, major | ** Commission District 2 | Fady Hanna, applicant
(B) 2905 McEver Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | Proposed Use: Gravel parking | ** Commission District 2 | Fady Hanna, applicant
7. (A) 2696 Cleveland Highway | Special Use | to amend conditions of zoning | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138
000058 | Proposed use: Vehicle repair, major | ** Commission District 3 | Ramon Carrillo Jr., applicant
(B) 2696 Cleveland Highway | Special Use | for vehicle repair, major in GCOD | on a 0.60± acre tract located
on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138
000058 | Proposed use: Vehicle repair, major | ** Commission District 3 | Ramon Carrillo Jr., applicant
8. 3754 Price Road & 3715 Wahoo Falls Trace | Special Use | to amend conditions of zoning | on a 14.28± acre assemblage located on the north side of Price Road at its intersection with Thompson Bridge Road | Zoned PCD; Tax Parcels 10100 000156C & 000156B | Proposed Use: Master sign plan | ** Commission District 2 | Benderson Development c/o Todd Mathes, applicant
NOTE: In accordance with Georgia law, anyone who
(a) wishes to express opposition to the proposed rezoning and
(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating $250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).
* Unless appealed to the Board of Commissioners within 30 days, the Planning Commission's decision will be the final action taken. If appealed, the appeal will be heard by the Board of Commissioners on Thursday, May 22, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision.
**146512 04/16**

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**NOTICE** is hereby given that the Hall County Planning Commission shall conduct a public hearing at the Hall
County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 5:15 p.m. on
**Monday, May 19, 2025** to consider the following:
1. 3911 P Davidson Road | Variance | to reduce the minimum yards | on a 55.23± acre tract located on the north side of P Davidson Road at its intersection with East Hall Road | Zoned AR-1; Tax Parcel 15017
000162 | Proposed Use: Library addition | * Commission District 3 | Hall County Library System, applicant
2. 0 Reservoir Drive | Rezone | from Residential 1 (R-1) to Agricultural Residential 1 (AR-1) | on a 1.20± acre tract located on the northeast side of Reservoir Drive at its intersection with Old Cornelia Highway | Zoned
R-1; Tax Parcel 15018 000123 | Proposed Use: Permitted uses in AR-1 | ** Commission District 3
Denise R. Jackson, applicant
NOTE: In accordance with Georgia law, anyone who
(a) wishes to express opposition to the proposed rezoning and
(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating $250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).
*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.
The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, June 26, 2025**, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, June 26, 2025**. The Board will meet at 6:00 p.m. at the Hall County Government Center,
2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
**146513 04/16**

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**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP**
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, May 6, 2025 at 5:30 p.m**. in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests:
1) Request from **Gainesville Housing Authority** to rezone a 2.6± acres tract located on the southwest side of the intersection of Jesse Jewell Parkway and Downey Boulevard and the southeast side of the intersection of Jesse Jewell Parkway and Summit Street (a/k/a **1120 Jesse Jewell Parkway, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-035-002-004
Request: Multi-family housing
2) Request from **Gainesville Housing Authority** to rezone a 4.13± acres tract located on the northwest side of the intersection of Myrtle Street and Osborne Street and the northeast side of the intersection of Myrtle Street and Wall Street, south of Jesse Jewell Parkway (a/k/a **1197 and 1235 Myrtle Street, SE; 452, 474 and 492 Osborne Street, SE; 465, 471 and 481 Wall Street, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-035-001-005, 007, 008, 013, 013A, 017, 019 and 020
Request: Multi-family housing
3) Request from **GWAR Gainesville Landfill, LLC** to annex a 105.076± acres tract located on the south side of the intersection of Athens Highway, Old County Dump Road and Athens Street, including all of Old County Dump Road (a/k/a **0 Athens Highway; 0, 2033 and 2045 Old County Dump Road**) and to establish a zoning of Heavy Industrial (H-I), with a special use.
Ward Number: Three
Tax Parcel Number(s): 15-032-000-038, 070, 071 and 081
Request: Landfill (Construction & Demolition) and composting facility
4) Request from the **City of Gainesville** to rezone a 134.0± acres tract located on the east side of Monroe Drive, north of Allen Creek Road (a/k/a **1701 Fulenwider Road, SW**) from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I), with a special use.
Ward Number: Three
Tax Parcel Number(s): 15-023-000-167 (Part)
Request: Landfill (Construction & Demolition) and composting facility
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating $250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})
**146508 04/16**

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**Personal Transportation Vehicle Route Plan Neighborhood Petition**
A public hearing will be held on May 15th, 2025, at 6:00 PM at the City of Flowery Branch City Hall to consider a Petition presented to the City Council of the City of Flowery Branch on behalf of Summit Lake HOA to accept a petition to add the neighborhood streets of Summit Lake to the Flowery Branch Personal Transportation Vehicle Route Plan. Be advised that the City Council has the legislative discretion to grant, deny, or modify zoning requests. Interested parties may contact Planning and Community Development at 770.967.6378.
**146440 04/16**

## Public Sales/Auctions

**Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction** to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy Gainesville GA 30501
05/01/2025 12:00pm
1048 Otto Reyes Household Items , Washer and Dryer
1063 Devin Montgomery wheel chair hospital be
1227 Katrina Chapman Boxes bags furniture
1484 Anthony Sweezer Furniture, table, tv's, appliances, electronics
1556 Makenzie Tayte Clothes, Bags, bins TV
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes

**GAINESVILLE PLANNING and APPEALS BOARD**
**RECOMMENDATION**

**Applicant and Property Owner**..... City of Gainesville

**Location**..... 1701 Fulenwider Road, SW

**Request**..... Rezone from R-I-A and P-U-D to H-I, with a special use

**Total Acres** ..... 134.0± acres

**Ward**..... Three

**Proposed Use**..... Landfill (Construction & Demolition) and composting facility

**Planning Division Staff Recommendation** ..... **Approval, with conditions**

**Planning & Appeals Board Recommendation**..... **Approval, with conditions**

**Date**..... April 8, 2025

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- ***Applicant's Proposal and Background Information***

The City of Gainesville is proposing to rezone the subject property from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I) with a special use so that a portion of the property may be used as a landfill (construction and demolition) and composting facility. The City is contemplating execution of an Intergovernmental Agreement ("IGA") with the Gainesville Redevelopment Authority ("Authority") such that the Subject Property can be utilized to aid the City in the provision of a long-term waste management strategy for its citizens, as well as in the construction of a fire station to better serve the citizens of Gainesville. A copy of the IGA was provided as part of the documentation.

The subject property is part of a larger tract of land owned by the City of Gainesville. The property is undeveloped, heavily wooded with sloping terrain and multiple streams.

- ***Adjacent Land Use and Zoning***

| Location | Use | Zoning |
|---|---|---|
| North | GWAR Gainesville Landfill, LLC (Waste Eliminator); BDC Gainesville, LLC; (Future Bioenergy site) | Planned Industrial Development (P-I-D) -County<br>Light Industrial-1 (I-1) - County<br>Heavy Industrial (H-I) - City |
| South | Allen Creek Soccer Complex | Residential-I-A (R-I-A) – City |
| East | Gainesville 85 Business Park; Vacant Land; | Planned Unit Development (P-U-D) - City |
| West | RTS Landfill (Closed); Chicago Tub & Iron, Gainesville Mechanical, Inc, Sam Cochran Electric, Pace Roof & Restorations | Planned Unit Development (P-U-D) - City<br>Light Industrial (L-I) -City<br>Light Industrial-1 (I-1) - County |

- ***Other Departmental Comments***

There were no departmental comments for this request.

- ***Zoning History***

*The following zoning actions have taken place in the immediate area during the last ten years:*

**2023-** A request from BDC Gainesville, LLC to annex a 50.711± acres tract located at 2544 Monroe Drive and 1570 Athens Highway with a zoning of Heavy Industrial (H-I) with a special use was approved with conditions for an enclosed anaerobic digestion facility (Bioenergy center).

**2020-** A request by City of Gainesville to annex 4.4± acres located at 0 and 2221 Smallwood Road; 2306 and 2312 Athens Highway with a zoning of Planned Unit Development (P-U-D) was approved with conditions for the 85 Business Park.

**2020-** A request by City of Gainesville to rezone 1,320± acres located at 1701 Fulenwider Road, SW from Residential-I-A (R-I-A) to Planned Unit Development (P-U-D) was approved with conditions for the 85 Business Park.

**2019-** A request by City of Gainesville to rezone 395.69± acres located at 1701 Fulenwider Road, SW from Residential-I-A (R-I-A) to Heavy Industrial (H-I) was approved with conditions for future industrial uses.

***Analysis***

**(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?**

The subject property is located within a nonresidential area primarily consisting of established heavy industrial, light industrial, commercial and public uses (Allen Creek Soccer Complex). A future construction & demolition (C&D) landfill and composting facility appears to be a suitable use given the adjacent industrial uses and landfill/composting operations and restricted access to Old County Dump Road.

**(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?**

It is intended for the property to provide additional property for C&D landfill and composting facility operations. The proposal should not adversely affect the adjacent or nearby properties as any odors must be properly mitigated to not impact the nearby businesses and residential uses. An odor management plan is required which will be monitored by the EPD. Minimum 75-foot-wide buffers are required on both sides of all streams and property soil erosion and water quality measures are required as well. Access to the operations should be restricted through the existing neighboring GWAR facility which keep associated vehicles from accessing Monroe Drive.

**(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?**

It is staff's opinion that the proposal is consistent with the Comprehensive Plan.

The Future Development Map for the City of Gainesville places the property within the *Industrial* land use category. This industrial land use category includes a wide range of office, business, light industrial, manufacturing, research and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Economic Development Gateways* character area. This character area represents the industrial, warehousing and other commercial enterprises that parallel the I-985 and Norfolk-Southern railroad corridor. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. Appropriate land uses and development types include commercial, general mixed-use, industrial, limited multi-family residential, parks and recreation, public and institutional uses.

**(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?**

The property is currently zoned Residential-I-A (R-I-A) and Planned Unit Development (P-U-D). The current zoning requires the property to be rezoned to Heavy Industrial (H-I) with special use approval to permit the C&D landfill and composting facility. Given the location of the adjacent GWAR facility, the property is the logical area to expand to remain screened and buffered from existing streams. The request will provide the City a greater degree of oversight with respect to Waste Eliminator's operations and an additional source of revenue, both in the form of ad valorem property taxes and the "hosting" fee now being paid to Hall County.

**(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?**

There is sufficient water and sewer capacity for the proposed use. A traffic Impact Study was not required as traffic generated from the proposed use is considered minimal given that there are only 14 employees and approximately 90 inbound truck loads a day operating within the adjacent GWAR facility. The Gainesville Fire and Police Departments currently respond to the adjacent and nearby property. Gainesville Fire Station #1 is located off Queen City Parkway and is 3.0± miles from the existing Old County Dump Road. There will be no impacts to the school system as future uses will be for nonresidential purposes.

**(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?**

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The subject property and much of the surrounding area have been planned for public and industrial uses for many years. As well, the surrounding area has experienced mostly industrial growth due to nearby Exit 22 /I-985 and the availability of water and sewer. Newley developed Gainesville 85 Business Park is located just south and east of the subject property which has access from Fulenwider Road, Allen Creek Road, Monroe Drive and Athens Highway.

**(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

Based on the Comprehensive Plan and the adjacent industrial properties, the proposal with the zoning conditions recommended by staff appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

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- ***Additional Special Use Criteria***

**(1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.**

The subject property has 3,290± linear feet of road frontage on Monroe Drive and 80± of road frontage on Allen Creek Road.

The property fronts Monroe Drive but no access is being proposed for future C&D landfill and composting operations which would be limited to Old County Dump Road. Athens Highway and Old County Dump Road is a signalized intersection and is adequate to serve additional operations.

**(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.**

Access for C&D landfill and composting operations will be restricted to Old County Dump Road. Future access to Monroe Drive or Allen Creek Road could provide access to future commercial/industrial use(s) that have not been determined at this time. Vehicular access is sufficient in and out of the property based on the anticipated traffic flow. There are no sidewalks along Monroe Drive, Allen Creek Road, Old County Dump Road or Athens Highway.

**(3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.**

The existing public facilities are adequate to serve the future uses.

**(4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.**

Future C&D landfill and composting facility operations will not be visible from Monroe Drive or Allen Creek Road. A ground and surface water monitoring plan, methane gas monitoring program and an odor management plan are required/monitored by the EPD. In addition, the EPD requires a minimum of 150 feet wide buffer between the landfill/composting operations and the property lines.

**(5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.**

It is anticipated any future operations will operate in the same manner as the neighboring GWAR facility which operates with 14 full time employees. Operational hours are Monday through Friday, from 7:00 a.m. to 4:00 p.m. with additional operational hours outside of the business hours open to the public for placing “cover” and composting. Operational impacts will be minimized due to the natural buffers. It is unknown at this time what the hours of operations will be for future commercial/industrial uses that front Monroe Drive, if any. The adjacent uses are all non-residential.

**(6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.**

There are no buildings or structures proposed at this time. Any future building such as a Materials Recovery Facility (MRF) will be regulated by the Unified Land Development Code regarding height, size, buffers and setbacks.

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of this rezoning request with a special use based on the Comprehensive Plan and the adjacent industrial properties.

**Conditions**

1. **The size and location of any future construction & demolition landfill and composting facility shall be in substantial conformance with the site plan submitted with this rezoning application.**

2. **The subject property shall be limited to the Landfill (Construction & Demolition) and composting facility and those uses permitted within the Light Industrial (L-I) zoning district, excluding a metal recycling facility, wrecked motor vehicle compound, truck stop or truck lot.**

3. **A detailed odor control plan and ground and surface water monitoring plan shall be required per the review and approval of the Environmental Protection Division (EPD) and the Gainesville Department of Water Resources.**

4. **A minimum 200-foot wide natural buffer shall be maintained around the perimeter of the property as depicted on the site plan in accordance with Environmental Protection Division approval.**

5. **Landfill activity height shall not exceed 100 feet above existing grade.**

6. **Access to any landfill or composting facility shall be limited to Old County Dump Road.**

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**Excerpts from the April 8, 2025 PAB Meeting Minutes**

**FAVOR: None**

**OPPOSE: None**

**There was a motion to recommend conditional approval to rezone the subject property for a landfill (Construction & Demolition) and composting facility from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I) with a special use with the following conditions:**

**Conditions**

1. **The size and location of any future construction & demolition landfill and composting facility shall be in substantial conformance with the site plan submitted with this rezoning application.**

2. **The subject property shall be limited to the Landfill (Construction & Demolition) and composting facility and those uses permitted within the Light Industrial (L-I) zoning district, excluding a metal recycling facility, wrecked motor vehicle compound, truck stop or truck lot.**

3. **A detailed odor control plan and ground and surface water monitoring plan shall be**

**required per the review and approval of the Environmental Protection Division (EPD) and the Gainesville Department of Water Resources.**

4. **A minimum 200-foot wide natural buffer shall be maintained around the perimeter of the property as depicted on the site plan in accordance with Environmental Protection Division approval.**
5. **Landfill activity height shall not exceed 100 feet above existing grade.**
6. **Access to any landfill or composting facility shall be limited to Old County Dump Road.**

Motion made by Board Member Martin
Motion seconded by Board Member Young
**Vote – 3 favor, 1 oppose (Simmons), 3 absent (Thompson, Fleming, DeFoor)**

**Passed:** _____

**AN ORDINANCE**

**No. 2025-**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 134.0± ACRES TRACT LOCATED ON THE EAST SIDE OF MONROE DRIVE, NORTH OF ALLEN CREEK ROAD (A/K/A 1701 FULENWIDER ROAD, SW) FROM RESIDENTIAL-I-A (R-I-A) AND PLANNED UNIT DEVELOPMENT (P-U-D) TO HEAVY INDUSTRIAL, WITH A SPECIAL USE, WITH CONDITIONS (H-I-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:**

**SECTION I**

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Heavy Industrial, with conditions (H-I-c)**.

**Conditions**

1. **The size and location of any future construction & demolition landfill and composting facility shall be in substantial conformance with the site plan submitted with this rezoning application.**
2. **The subject property shall be limited to the Landfill (Construction & Demolition) and composting facility and those uses permitted within the Light Industrial (L-I) zoning district, excluding a metal recycling facility, wrecked motor vehicle compound, truck stop or truck lot.**
3. **A detailed odor control plan and ground and surface water monitoring plan shall be required per the review and approval of the Environmental Protection Division (EPD) and the Gainesville Department of Water Resources.**
4. **A minimum 200-foot wide natural buffer shall be maintained around the perimeter of the property as depicted on the site plan in accordance with Environmental Protection Division approval.**
5. **Landfill activity height shall not exceed 100 feet above existing grade.**
6. **Access to any landfill or composting facility shall be limited to Old County Dump Road.**

**Legal Description**

Tract 1
All that tract or parcel of land lying and being in G.M.D. 268 and G.M.D. 411, Hall County, Georgia, and being more particularly described as follows:

**Beginning** at the intersection of the northern right-of-way of Allen Creek Road (r/w varies) with the eastern right-of-way of Monroe Drive (r/w varies); thence along the northern right-of-way of Allen Creek Road, south 48°01'01" east, a distance of 97.73 feet to the centerline of a creek; thence leaving said right-of-way and into the property now or formerly of City of Gainesville and along the centerline of the creek the following courses and distances: north 19°54'55" east, a distance of 45.57 feet to a point; thence north 09°35'27" east, a distance of 90.14 feet to a point; thence north 21°40'51" west, a distance of 62.13 feet to a point; thence north 03°55'29" east, a distance of 44.78 feet to a point; thence north 18°13'46" east, a distance of 28.20 feet to a point; thence north 65°49'31" east, a distance of 57.04 feet to a point; thence north 14°42'06" west, a distance of 19.85 feet to a point; thence north 82°46'20" west, a distance of 34.18 feet to a point; thence north 05°07'33" east, a distance of 36.73 feet to a point; thence north 88°00'31" east, a distance of 36.56 feet to a point; thence north 00°27'52" west, a distance of 42.68 feet to a point; thence north 50°36'09" east, a distance of 51.08 feet to a point; thence north 22°23'12" east, a distance of 31.10 feet to a point; thence north 53°57'56" west, a distance of 44.59 feet to a point; thence north 36°50'56" east, a distance of 45.65 feet to a point; thence north 07°03'31" east, a distance of 47.41 feet to a point; thence north 00°04'42" east, a distance of 63.20 feet to a point; thence north 33°12'08" east, a distance of 19.02 feet to a point; thence north 06°04'06" east, a distance of 47.18 feet to a point; thence north 40°31'02" west, a distance of 33.44 feet to a point; thence north 11°03'24" east, a distance of 42.86 feet to a point; thence north 67°02'10" east, a distance of 51.82 feet to a point; thence north 47°16'52" east, a distance of 58.12 feet to a point; thence north 28°29'12" east, a distance of 66.03 feet to a point; thence north 08°11'49" west, a distance of 44.12 feet to the intersection of a creek and the **True Point of Beginning;** thence along the first mentioned creek the following courses and distances: thence north 32°23'25" east, a distance of 40.10 feet to a point; thence north 27°49'34" west, a distance of 35.73 feet to a point; thence north 04°45'16" east, a distance of 43.03 feet to a point; thence north 49°36'42" east, a distance of 15.73 feet to a point; thence south 87°33'09" east, a distance of 18.63 feet to a point; thence north 22°28'47" east, a distance of 46.00 feet to a point; thence north 18°10'39" west, a distance of 20.99 feet to a point; thence north 07°49'49" west, a distance of 29.57 feet to a point; thence north 89°31'39" east, a distance of 35.97 feet to a point; thence north 39°52'21" east, a distance of 20.30 feet to a point; thence north 21°52'30" west, a distance of 32.06 feet to a point; thence north 58°48'58" west, a distance of 20.59 feet to a point; thence north 45°24'01" east, a distance of 52.12 feet to a point; thence north 09°12'18" west, a distance of 13.87 feet to a point; thence north 01°21'10" west, a distance of 29.53 feet to a point; thence north 45°45'36" east, a distance of 23.76 feet to a point; thence north 41°59'47" east, a distance of 32.61 feet to a point; thence north 15°39'53" east, a distance of 26.04 feet to a point; thence north 36°07'54" east, a distance of 43.31 feet to a point; thence north 68°55'25" east, a distance of 30.91 feet to a point; thence north 29°59'46" east, a distance of 80.21 feet to a point; thence north 32°07'55" west, a distance of 49.79 feet to a point; thence north 62°45'35" east, a distance of 63.17 feet to a point; thence north 67°31'52" west, a distance of 43.32 feet to a point; thence south 73°48'54" west, a distance of 27.54 feet to a point; thence north 11°31'02" west, a distance of 24.37 feet to a point; thence north 31°39'58" east, a distance of 32.13 feet to a point; thence north 18°52'40" west, a distance of 49.96 feet to a point; thence north 20°06'24" west, a distance of 35.60 feet to a point; thence north 18°49'51" east, a distance of 21.40 feet to a point; thence south 65°36'39" east, a distance of 48.85 feet to a point; thence north 53°20'21" east, a distance of 29.61 feet to a point; thence north 14°23'16" east, a distance of 61.47 feet to a point; thence north 24°07'04" east, a distance of 55.38 feet to a point; thence south 82°51'49" east, a distance of 41.99 feet to a point; thence north 83°01'39" east, a distance of 46.15 feet to a point; thence south 89°04'47" east, a distance of 49.63 feet to a point; thence north 46°22'35" east, a distance of 23.41 feet to a point; thence north 18°32'28" west, a distance of 64.84 feet to

a point; thence north 73°32'54" west, a distance of 36.74 feet to a point; thence north 36°32'16" west, a distance of 21.69 feet to a point; thence north 08°33'57" east, a distance of 16.96 feet to a point; thence north 78°53'16" east, a distance of 29.73 feet to a point; thence north 73°56'02" east, a distance of 14.98 feet to a point; thence north 53°12'40" east, a distance of 46.58 feet to a point; thence north 71°55'37" east, a distance of 13.41 feet to a point; thence north 24°16'12" east, a distance of 20.16 feet to a point; thence north 13°36'34" west, a distance of 30.84 feet to a point; thence north 62°13'04" west, a distance of 29.88 feet to a point; thence north 66°58'39" east, a distance of 45.85 feet to a point; thence south 60°52'43" east, a distance of 22.60 feet to a point; thence south 65°50'52" east, a distance of 10.72 feet to a point; thence north 32°47'05" east, a distance of 23.02 feet to a point; thence north 00°41'54" west, a distance of 17.04 feet to a point; thence north 29°31'39" west, a distance of 6.89 feet to a point; thence north 29°31'39" west, a distance of 100.96 feet to a point; thence north 10°35'01" west, a distance of 56.49 feet to a point; thence north 12°31'50" west, a distance of 19.78 feet to a point; thence north 62°36'17" west, a distance of 22.29 feet to a point; thence north 62°36'17" west, a distance of 48.83 feet to a point; thence north 12°05'55" west, a distance of 25.78 feet to a point; thence north 06°22'11" east, a distance of 38.09 feet to a point; thence north 76°28'45" east, a distance of 13.91 feet to a point; thence north 11°49'28" west, a distance of 15.83 feet to a point; thence north 67°09'32" west, a distance of 54.92 feet to a point; thence north 58°12'34" west, a distance of 6.80 feet to a point; thence north 04°19'00" west, a distance of 42.48 feet to a point; thence north 67°47'17" east, a distance of 25.43 feet to a point; thence north 25°28'31" west, a distance of 25.94 feet to a point; thence north 47°57'31" west, a distance of 53.44 feet to a point; thence south 74°35'10" west, a distance of 14.52 feet to a point; thence south 32°24'08" west, a distance of 13.73 feet to a point; thence north 70°43'36" west, a distance of 27.97 feet to a point; thence south 67°53'35" west, a distance of 19.03 feet to a point; thence north 26°56'11" west, a distance of 25.53 feet to a point; thence north 56°42'58" east, a distance of 36.13 feet to a point; thence north 00°03'00" east, a distance of 28.90 feet to a point; thence north 40°35'16" east, a distance of 52.18 feet to a point; thence north 24°47'13" west, a distance of 47.12 feet to a point; thence north 08°50'17" east, a distance of 46.38 feet to a point; thence south 88°29'40" west, a distance of 53.16 feet to a point; thence north 24°29'49" west, a distance of 42.17 feet to a point; thence north 15°06'16" west, a distance of 35.70 feet to a point; thence north 29°19'13" east, a distance of 75.44 feet to a point; thence north 52°02'22" east, a distance of 21.45 feet to a point; thence north 11°05'38" west, a distance of 26.68 feet to a point; thence north 52°06'46" west, a distance of 31.58 feet to a point; thence north 30°59'23" east, a distance of 33.51 feet to a point; thence south 85°18'50" east, a distance of 56.04 feet to a point; thence north 20°24'56" east, a distance of 19.16 feet to a point; thence leaving the centerline of the creek and along the properties now or formerly of BDC Gainesville, LLC and GWAR Gainesville Landfill, LLC the following courses and distances: south 61°18'14" east, a distance of 719.65 feet to an iron pin found (1/2” rebar); thence south 00°31'51" west, a distance of 640.06 feet to a concrete monument found (City of Gainesville); thence south 76°59'03" east, a distance of 1374.73 feet to an iron pin found (1/2” rebar); thence south 60°59'17" east, a distance of 663.11 feet to the centerline of a creek; thence along the centerline of a creek and the property now or formerly of City of Gainesville the following courses and distances: south 50°06'12" west, a distance of 44.61 feet to a point; thence south 21°56'10" west, a distance of 64.79 feet to a point; thence south 89°45'41" west, a distance of 36.31 feet to a point; thence south 07°22'32" west, a distance of 30.66 feet to a point; thence south 37°30'52" west, a distance of 45.51 feet to a point; thence north 60°57'13" west, a distance of 37.27 feet to a point; thence south 07°44'41" west, a distance of 42.82 feet to a point; thence south 42°17'53" east, a distance of 71.74 feet to a point; thence south 13°45'16" east, a distance of 59.73 feet to a point; thence south 89°52'58" west, a distance of 40.11 feet to a point; thence south 14°13'29" east, a distance of 55.77 feet to a point; thence south 00°26'25" west, a distance of 78.90 feet to a point; thence south 31°12'37" east, a distance of 129.71 feet to a point; thence south 55°33'50" east, a distance of 72.77 feet to a point; thence south 00°57'26" east, a distance of 71.55 feet to a point; thence north 83°50'46" west, a distance of 52.64 feet to a point; thence south 28°57'10" west, a distance of

36.03 feet to a point; thence south 33°03'11" east, a distance of 64.68 feet to a point; thence south 56°50'58" west, a distance of 52.49 feet to a point; thence south 84°09'38" west, a distance of 55.83 feet to a point; thence south 46°13'07" west, a distance of 85.12 feet to a point; thence south 22°51'58" east, a distance of 84.28 feet to a point; thence south 07°12'40" west, a distance of 31.18 feet to a point; thence south 51°03'30" west, a distance of 53.81 feet to a point; thence south 07°15'15" east, a distance of 59.64 feet to a point; thence south 54°08'07" west, a distance of 93.70 feet to a point; thence south 04°46'30" east, a distance of 33.86 feet to a point; thence south 27°08'51" east, a distance of 61.47 feet to a point; thence south 00°30'34" west, a distance of 66.48 feet to a point; thence south 27°15'20" east, a distance of 49.04 feet to a point; thence south 53°05'26" west, a distance of 48.80 feet to a point; thence south 16°54'07" west, a distance of 65.84 feet to a point; thence south 00°10'44" west, a distance of 45.63 feet to a point; thence leaving the centerline of a creek, north 89°57'58" west, a distance of 1281.61 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "Rochester LSF000484"); thence north 50°32'03" west, a distance of 1179.34 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "Rochester LSF000484"); thence north 06°32'30" east, a distance of 246.72 feet to the centerline of a creek; thence along the centerline of a creek the following courses and distances: north 85°46'05" west, a distance of 35.79 feet to a point; thence north 84°14'09" west, a distance of 54.05 feet to a point; thence south 80°06'06" west, a distance of 26.92 feet to a point; thence north 88°43'03" west, a distance of 57.16 feet to a point; thence north 80°17'23" west, a distance of 27.60 feet to a point; thence north 72°42'31" west, a distance of 25.90 feet to a point; thence north 60°46'53" west, a distance of 27.50 feet to a point; thence north 75°27'12" west, a distance of 39.41 feet to a point; thence north 61°45'23" west, a distance of 31.73 feet to a point; thence south 81°20'07" west, a distance of 36.57 feet to a point; thence north 85°46'46" west, a distance of 36.22 feet to a point; thence north 79°47'42" west, a distance of 39.90 feet to the **True** P**oint of Beginning.**

Said tract contains 108.341 acres.

Tract 2

All that tract or parcel of land lying and being in G.M.D. 411, Hall County, Georgia, and being more particularly described as follows:

**Beginning** at the intersection of the northern right-of-way of Allen Creek Road (r/w varies) with the eastern right-of-way of Monroe Drive (r/w varies); thence along the eastern right-of-way of said Monroe Drive the following courses and distances: 509.50 feet along the arc of a curve to the left having a radius of 1195.90 feet and a chord bearing and distance of north 10°52'53" east, 505.50 feet to a point; thence north 01°19'11" west, a distance of 459.60 feet to a point; thence 466.72 feet along the arc of a curve to the right having a radius of 2814.84 feet and a chord bearing and distance of north 03°25'49" east, 466.18 feet to a point; thence north 08°10'49" east, a distance of 346.85 feet to a point; thence south 81°49'12" east, a distance of 10.00 feet to a point; thence north 08°10'48" east, a distance of 134.55 feet to a point; thence 651.17 feet along the arc of a curve to the left having a radius of 1492.38 feet and a chord bearing and distance of north 04°19'11" west, 646.02 feet to a point; thence south 73°10'49" west, a distance of 10.00 feet to a point; thence north 16°49'11" west, a distance of 340.45 feet to a point; thence north 73°10'49" east, a distance of 15.00 feet to a point; thence north 16°49'11" west, a distance of 200.00 feet to a point; thence south 73°10'49" west, a distance of 15.00 feet to a point; thence north 16°49'11" west, a distance of 165.88 feet to an iron pin found (1/2" rebar); thence leaving the eastern right-of-way of Monroe Drive and along the property now or formerly of BDC Gainesville, LLC south 61°18'14" east, a distance of 811.19 feet to the centerline of a creek; thence along the centerline of the creek, south 20°24'56" west, a distance of 19.16 feet to a point; thence north 85°18'50" west, a distance of 56.04 feet to a point; thence south 30°59'23" west, a distance of 33.51 feet to a point; thence south 52°06'46" east, a distance of 31.58 feet to a point; thence south 11°05'38" east, a distance of 26.68 feet to a

point; thence south 52°02'22" west, a distance of 21.45 feet to a point; thence south 29°19'13" west, a distance of 75.44 feet to a point; thence south 15°06'16" east, a distance of 35.70 feet to a point; thence south 24°29'49" east, a distance of 42.17 feet to a point; thence north 88°29'40" east, a distance of 53.16 feet to a point; thence south 08°50'17" west, a distance of 46.38 feet to a point; thence south 24°47'13" east, a distance of 47.12 feet to a point; thence south 40°35'16" west, a distance of 52.18 feet to a point; thence south 00°03'00" west, a distance of 28.90 feet to a point; thence south 56°42'58" west, a distance of 36.13 feet to a point; thence south 26°56'11" east, a distance of 25.53 feet to a point; thence north 67°53'35" east, a distance of 19.03 feet to a point; thence south 70°43'36" east, a distance of 27.97 feet to a point; thence north 32°24'08" east, a distance of 13.73 feet to a point; thence north 74°35'10" east, a distance of 14.52 feet to a point; thence south 47°57'31" east, a distance of 53.44 feet to a point; thence south 25°28'31" east, a distance of 25.94 feet to a point; thence south 67°47'17" west, a distance of 25.43 feet to a point; thence south 04°19'00" east, a distance of 42.48 feet to a point; thence south 58°12'34" east, a distance of 6.80 feet to a point; thence south 67°09'32" east, a distance of 54.92 feet to a point; thence south 11°49'28" east, a distance of 15.83 feet to a point; thence south 76°28'45" west, a distance of 13.91 feet to a point; thence south 06°22'11" west, a distance of 38.09 feet to a point; thence south 12°05'55" east, a distance of 25.78 feet to a point; thence south 62°36'17" east, a distance of 48.83 feet to a point; thence south 62°36'17" east, a distance of 22.29 feet to a point; thence south 12°31'50" east, a distance of 19.78 feet to a point; thence south 10°35'01" east, a distance of 56.49 feet to a point; thence south 29°31'39" east, a distance of 100.96 feet to a point; thence south 29°31'39" east, a distance of 6.89 feet to a point; thence south 00°41'54" east, a distance of 17.04 feet to a point; thence south 32°47'05" west, a distance of 23.02 feet to a point; thence north 65°50'52" west, a distance of 10.72 feet to a point; thence north 60°52'43" west, a distance of 22.60 feet to a point; thence south 66°58'39" west, a distance of 45.85 feet to a point; thence south 62°13'04" east, a distance of 29.88 feet to a point; thence south 13°36'34" east, a distance of 30.84 feet to a point; thence south 24°16'12" west, a distance of 20.16 feet to a point; thence south 71°55'37" west, a distance of 13.41 feet to a point; thence south 53°12'40" west, a distance of 46.58 feet to a point; thence south 73°56'02" west, a distance of 14.98 feet to a point; thence south 78°53'16" west, a distance of 29.73 feet to a point; thence south 08°33'57" west, a distance of 16.96 feet to a point; thence south 36°32'16" east, a distance of 21.69 feet to a point; thence south 73°32'54" east, a distance of 36.74 feet to a point; thence south 18°32'28" east, a distance of 64.84 feet to a point; thence south 46°22'35" west, a distance of 23.41 feet to a point; thence north 89°04'47" west, a distance of 49.63 feet to a point; thence south 83°01'39" west, a distance of 46.15 feet to a point; thence north 82°51'49" west, a distance of 41.99 feet to a point; thence south 24°07'04" west, a distance of 55.38 feet to a point; thence south 14°23'16" west, a distance of 61.47 feet to a point; thence south 53°20'21" west, a distance of 29.61 feet to a point; thence north 65°36'39" west, a distance of 48.85 feet to a point; thence south 18°49'51" west, a distance of 21.40 feet to a point; thence south 20°06'24" east, a distance of 35.60 feet to a point; thence south 18°52'40" east, a distance of 49.96 feet to a point; thence south 31°39'58" west, a distance of 32.13 feet to a point; thence south 11°31'02" east, a distance of 24.37 feet to a point; thence north 73°48'54" east, a distance of 27.54 feet to a point; thence south 67°31'52" east, a distance of 43.32 feet to a point; thence south 62°45'35" west, a distance of 63.17 feet to a point; thence south 32°07'55" east, a distance of 49.79 feet to a point; thence south 29°59'46" west, a distance of 80.21 feet to a point; thence south 68°55'25" west, a distance of 30.91 feet to a point; thence south 36°07'54" west, a distance of 43.31 feet to a point; thence south 15°39'53" west, a distance of 26.04 feet to a point; thence south 41°59'47" west, a distance of 32.61 feet to a point; thence south 45°45'36" west, a distance of 23.76 feet to a point; thence south 01°21'10" east, a distance of 29.53 feet to a point; thence south 09°12'18" east, a distance of 13.87 feet to a point; thence south 45°24'01" west, a distance of 52.12 feet to a point; thence south 58°48'58" east, a distance of 20.59 feet to a point; thence south 21°52'30" east, a distance of 32.06 feet to a point; thence south 39°52'21" west, a distance of 20.30 feet to a point; thence south 89°31'39" west, a distance of 35.97 feet to a point; thence south 07°49'49"

east, a distance of 29.57 feet to a point; thence south 18°10'39" east, a distance of 20.99 feet to a point; thence south 22°28'47" west, a distance of 46.00 feet to a point; thence north 87°33'09" west, a distance of 18.63 feet to a point; thence south 49°36'42" west, a distance of 15.73 feet to a point; thence south 04°45'16" west, a distance of 43.03 feet to a point; thence south 27°49'34" east, a distance of 35.73 feet to a point; thence south 32°23'25" west, a distance of 40.10 feet to a point; thence south 08°11'49" east, a distance of 44.12 feet to a point; thence south 28°29'12" west, a distance of 66.03 feet to a point; thence south 47°16'52" west, a distance of 58.12 feet to a point; thence south 67°02'10" west, a distance of 51.82 feet to a point; thence south 11°03'24" west, a distance of 42.86 feet to a point; thence south 40°31'02" east, a distance of 33.44 feet to a point; thence south 06°04'06" west, a distance of 47.18 feet to a point; thence south 33°12'08" west, a distance of 19.02 feet to a point; thence south 00°04'42" west, a distance of 63.20 feet to a point; thence south 07°03'31" west, a distance of 47.41 feet to a point; thence south 36°50'56" west, a distance of 45.65 feet to a point; thence south 53°57'56" east, a distance of 44.59 feet to a point; thence south 22°23'12" west, a distance of 31.10 feet to a point; thence south 50°36'09" west, a distance of 51.08 feet to a point; thence south 00°27'52" east, a distance of 42.68 feet to a point; thence south 88°00'31" west, a distance of 36.56 feet to a point; thence south 05°07'33" west, a distance of 36.73 feet to a point; thence south 82°46'20" east, a distance of 34.18 feet to a point; thence south 14°42'06" east, a distance of 19.85 feet to a point; thence south 65°49'31" west, a distance of 57.04 feet to a point; thence south 18°13'46" west, a distance of 28.20 feet to a point; thence south 03°55'29" west, a distance of 44.78 feet to a point; thence south 21°40'51" east, a distance of 62.13 feet to a point; thence south 09°35'27" west, a distance of 90.14 feet to a point; thence south 19°54'55" west, a distance of 45.57 feet to the northern right-of-way of Allen Creek Road; thence along the northern right-of-way of Allen Creek Road, north 48°01'01" west, a distance of 97.73 feet to the **Point of Beginning**.

Said tract contains 25.013 acres.

**SECTION II**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION III**

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**SECTION IV**

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

**SECTION V**

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

_____
**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

_____
**Alisa Grayson, City Clerk**

**RESOLUTION ZR-2025-___**

**APPROVAL OF A REQUEST FOR A SPECIAL USE**
**SUBJECT TO APPROVAL BY THE CITY COUNCIL**

**WHEREAS**, under **Chapter 9-6-7 H-I Heavy Industrial District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-7-2 Permitted and Special Uses** allows a *landfill (Construction & Demolition) and composting facility* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

**WHEREAS**, an application has been received from the **City of Gainesville** to allow *a landfill (Construction & Demolition) and composting facility* within Heavy Industrial (H-I) zoning district identified as follows:

**15-023-000-167 (Part)**
**1701 Fulenwider Road, SW**
**Ward Three**

**WHEREAS**, the application has been evaluated under any criteria specified in the aforesaid section; and

**WHEREAS**, the **Gainesville Planning and Appeals Board** held a public hearing regarding this matter on **April 8, 2025.**

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code with the following conditions:

**Conditions**

1. **The size and location of any future construction & demolition landfill and composting facility shall be in substantial conformance with the site plan submitted with this rezoning application.**
2. **The subject property shall be limited to the Landfill (Construction & Demolition) and composting facility and those uses permitted within the Light Industrial (L-I) zoning district, excluding a metal recycling facility, wrecked motor vehicle compound, truck stop or truck lot.**
3. **A detailed odor control plan and ground and surface water monitoring plan shall be required per the review and approval of the Environmental Protection Division (EPD) and the Gainesville Department of Water Resources.**
4. **A minimum 200-foot wide natural buffer shall be maintained around the perimeter of the property as depicted on the site plan in accordance with Environmental Protection Division approval.**
5. **Landfill activity height shall not exceed 100 feet above existing grade.**
6. **Access to any landfill or composting facility shall be limited to Old County Dump Road.**

**RESOLUTION ZR-2025-___**

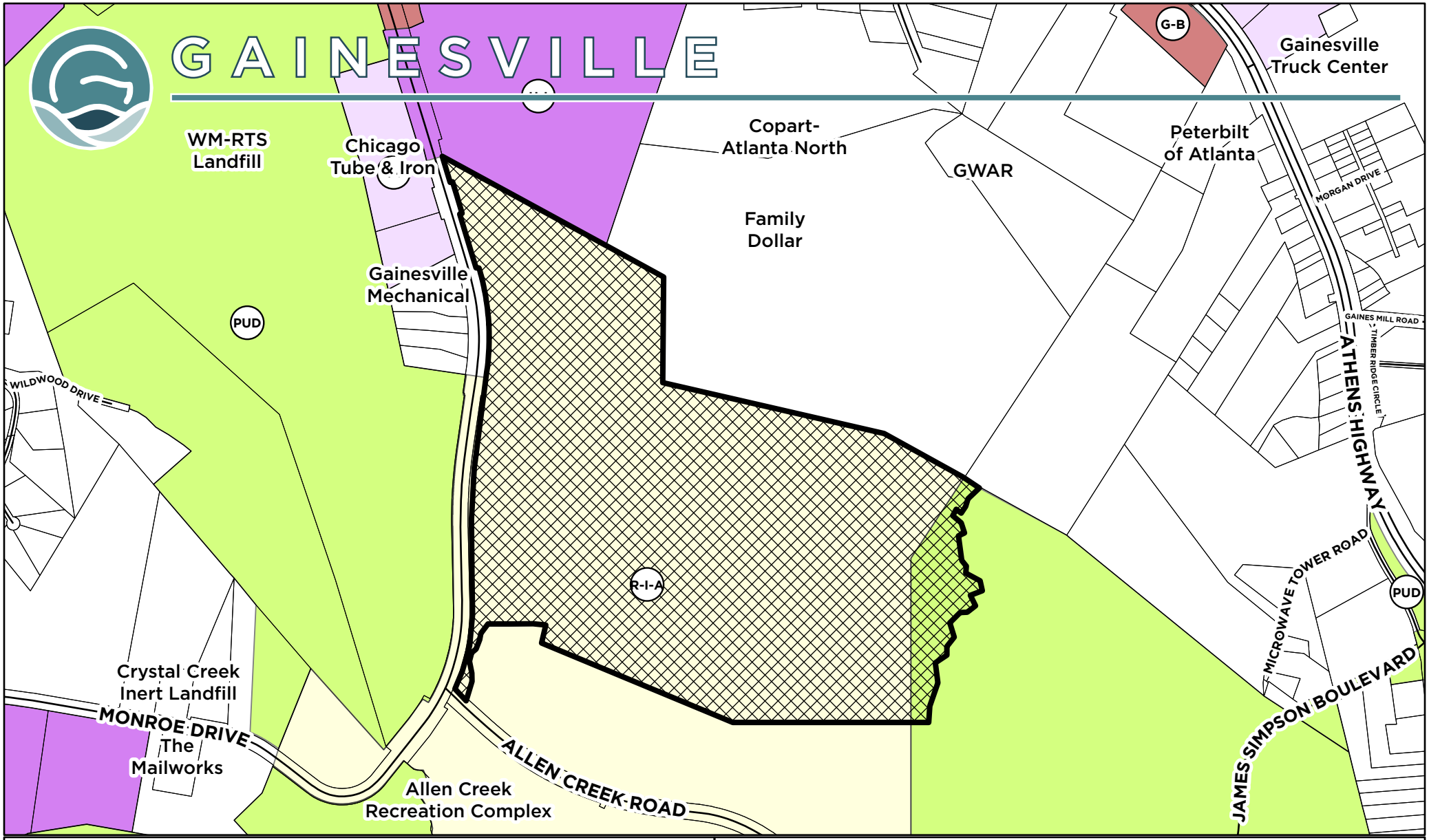
**Adopted this _____ day of _____, 2025.**

_____
**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

_____
**Alisa Grayson, City Clerk**




**Applicant:**

# CITY OF GAINESVILLE

# REZONING REQUEST

**Request:**
Rezone +/- 134 AC from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I) with a special use, for a landfill and composting facility.

**Subject Property Address:**
1701 Fulenwider Road

**Tax Parcel:**
15-023-000-167 (Part)

Subject Property

**Meeting Date:** 04/08/2025

**Map Prepared:** 03/10/2025

0 400 800 1,000 2,000 Feet

Scale: 1" = 800'

N W E S

**Applicant:**

## CITY OF GAINESVILLE

## REZONING REQUEST

**Request:**
Rezone +/- 134 AC from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I) with a special use, for a landfill and composting facility.

**Subject Property Address:**
1701 Fulenwider Road

**Tax Parcel:**
15-023-000-167 (Part)

Subject Property

Aerial from 2023

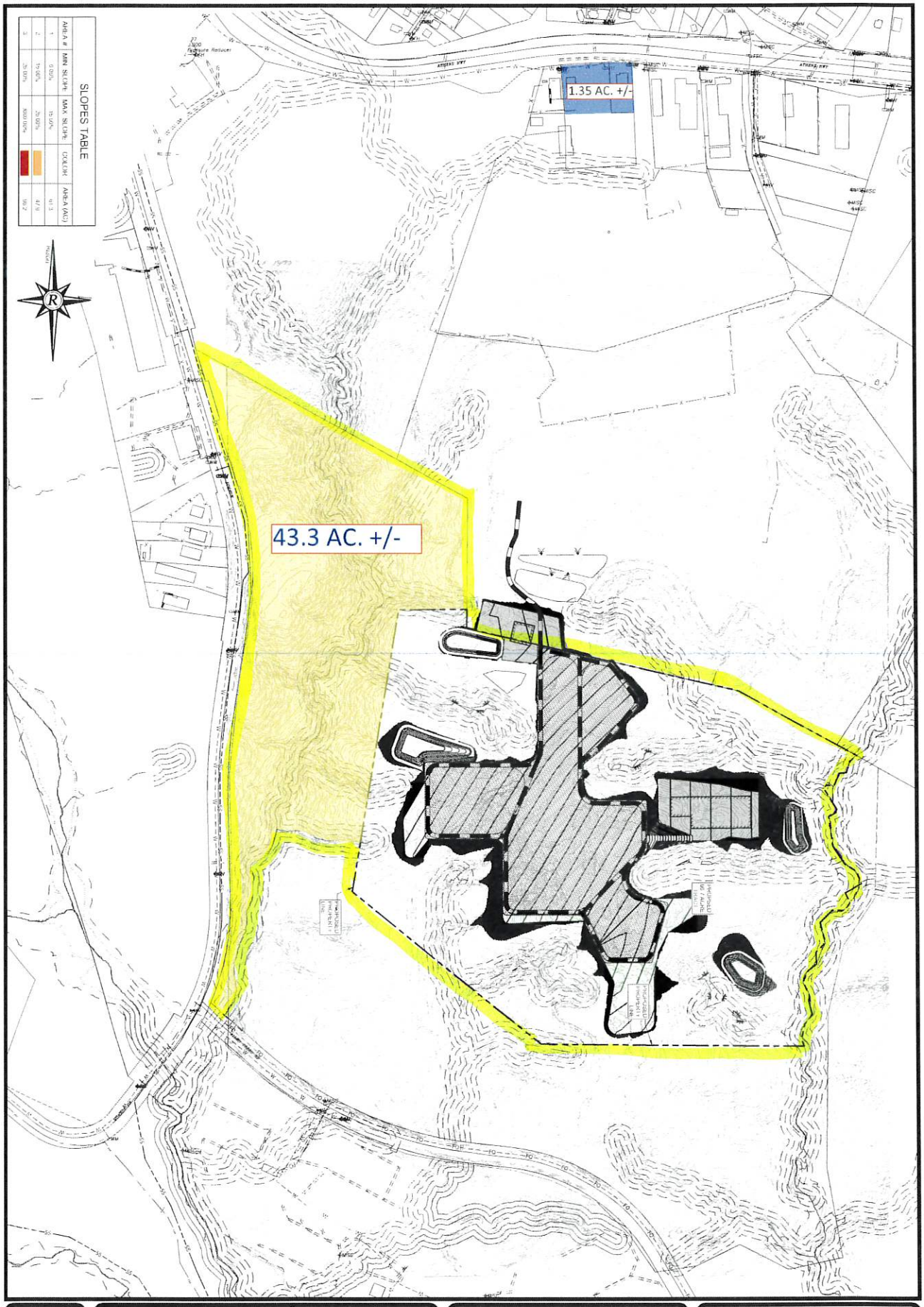
N W E S

**Meeting Date:** 04/08/2025

**Map Prepared:** 03/10/2025

0 400 800 1,000 2,000 Feet

Scale: 1" = 800'




ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & DEFINE VOID THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE

| NO | DATE | DESCRIPTION |
|---|---|---|

REVISIONS

CONCEPTUAL GRADING PLAN
FOR
####
####

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com

**INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN CITY OF GAINESVILLE, GEORGIA AND GAINESVILLE REDEVELOPMENT AUTHORITY FOR REAL PROPERTY NEAR MONROE DRIVE**

This Agreement is made and entered into as of the 18TH day of March, 2025, by and between the City of Gainesville, Georgia, (hereinafter called "Gainesville") and the Gainesville Redevelopment Authority (hereinafter called "the Authority") for the purpose of conveyance, marketing, and sale of real property in the Monroe Drive area related to the provision of a long term waste management strategy and development of a new fire station.

**WHEREAS**, Gainesville desires to obtain property along the Highway 129 corridor to construct a fire station to better serve the citizens of Gainesville;

**WHEREAS**, Gainesville desires to provide for a long term waste management strategy for its citizens;

**WHEREAS,** Gainesville owns real property located on or near Monroe Drive, which real property is more particularly described as Tracts "A" and "B" as shown in Exhibit "A," attached hereto and incorporated herein (said real property hereinafter called "the Exchange Property");

**WHEREAS**, Gainesville finds the Exchange Property to be excess property suitable for redevelopment;

**WHEREAS**, pursuant to O.C.G.A. § 36-44-5(a)(8), Gainesville has the power to dispose of the Exchange Property for redevelopment purposes, in cooperation with the Authority;

**WHEREAS**, pursuant to O.C.G.A. § 36-44-5(a)(8), the Authority has the power to dispose of the Exchange Property for redevelopment purposes and such disposition may be by public or private sale; and

**WHEREAS,** Gainesville and the Authority desire to enter into an agreement to provide for the conveyance of the Exchange Property from Gainesville to the Authority, and to enable the Authority to dispose of the Exchange Property, with the proceeds to be used for redevelopment, as defined in O.C.G.A. § 36-44-3(5).

**NOW THEREFORE**, Gainesville and the Authority agree to the following:

A. Gainesville shall execute and record, at its cost and expense, such documents as are necessary to convey the Exchange Property to the Authority, in the event that the Authority is able to reach an agreement to sell the Exchange Property in accordance with this Agreement.

B. The Authority agrees to identify an entity (the "Exchangor") deemed capable by Gainesville in its reasonable discretion of consummating the transactions described herein, including entering into and performing under agreements to be entered on substantially the terms described herein.

C. In exchange for conveyance of the Exchange Property to Exchangor, Exchangor would agree to: (1) pay the sum of Eight Million Dollars ($8,000,000), payable in

U.S. Dollars; (2) convey to the Authority, which would then convey to Gainesville, unencumbered, fee simple title to real property (and improvements thereon, if any) fronting along U.S. Highway 129 consisting of approximately two (2) acres in size, and reasonably suitable to Gainesville (including due diligence and title examination customarily exercised in the acquisition of such properties) for its intended development as a fire station facility; and (3) enter into certain long term waste management agreements and guarantees on the terms set forth herein.

D. For an Exchangor to qualify for the property exchange contemplated herein, such Exchangor should be capable of the following:

a. **Hosting Fee**. Operating a licensed municipal solid waste disposal facility within the municipal limits of Gainesville such that Gainesville would be eligible to receive the hosting fee provided for in O.C.G.A. § 12-8-39.

b. **Inert Tree Waste Handling**. Accepting and disposing of inert tree waste, including leaves, limbs/wood, and full trees (collectively "Inert Waste") collected by Gainesville as part of its regular and customary waste collection services, for an initial ten (10) year term at no charge, with Gainesville to have an option to renew Exchangor's obligation for an additional ten (10) year term at Fifty Percent (50%) of the lesser of: (i) the standard cost charged by Exchangor to other customers for Inert Waste; or (ii) the lowest market cost charged by a competitor of Exchangor to dispose of Inert Waste within a sixty (60)-mile radius of the municipal limits of Gainesville.

c. **Landfill Refuse**. Subject to and commencing with Exchangor's development of a licensed municipal solid waste transfer station on Tract "A" of the Exchange Property that complies with other terms set forth herein ("Transfer Station"), Exchangor would accept non-hazardous municipal solid waste landfill refuse ("Landfill Refuse") collected by Gainesville as part of its regular and customary waste collection services at a rate of $40 per ton for an initial ten (10) year term, with Gainesville having an option to renew Exchangor's obligation with respect to Landfill Refuse for an additional ten (10) year term at the lesser of: (i) an increase per ton based on CPI at the beginning of each year of the subsequent term; (ii) Eighty Percent (80%) of the standard per ton rate charged by Exchangor to its other customers for Landfill Refuse; or (iii) Eighty Percent (80%) of the lowest market cost charged by a competitor of Exchangor to dispose of Landfill Refuse within a sixty (60)-mile radius of the municipal limits of Gainesville.

d. **Recyclables**. Subject to and commencing with Exchangor's development of the Transfer Station, Exchangor would accept all paper, plastic and non-contaminated cardboard recyclables ("Recyclables") collected by Gainesville as part of its regular and customary waste collection services for an initial ten (10) year term at no charge, with Gainesville to have an option to renew Exchangor's obligation with respect to Recyclables for an additional ten (10) year term at Fifty-five Percent (55%) of the lesser of: (i) the standard cost charged by Exchangor to other customers to dispose of Recyclables; or (ii) the lowest market cost charged by a competitor of Exchangor to dispose of

Recyclables within a sixty (60)-mile radius of the municipal limits of Gainesville.

e. **Sludge**. Subject to and commencing with Exchangor's development of a licensed composting operation on Tract "A" of the Exchange Property that complies with other terms set forth herein ("Compost Pad"), Exchangor would guarantee Gainesville up to Twenty-Two Thousand (22,000) tons of capacity for disposal of sludge generated by Gainesville's wastewater treatment operations ("Sludges") at the rate of Seventy-Five Dollars ($75) per ton for a ten (10) year term, with Gainesville having an option to renew Exchangor's obligation with respect to Sludges for an additional ten (10) year term at the lesser of: (i) an increase per ton based on CPI at the beginning of each year of the subsequent term; (ii) Seventy-Five Percent (75%) of the standard per ton rate charged by Exchangor to its other customers for Sludges; or (iii) Seventy-Five Percent (75%) of the lowest market cost charged by a competitor of Exchangor to dispose of Sludges within a sixty (60)-mile radius of the municipal limits of Gainesville.

f. **Composting and Transfer Station with Odor Control Management Plan.** Making successful application for all necessary permitting of (including federal, state, and local requirements) and constructing upon Tract "A" of the Exchange Property, in a commercially reasonable timeframe, a compost pad with associated operations (including a municipal solid waste transfer station and materials recycling facility) (the "Compost Pad/MRF") that acts in furtherance of the policy initiatives set forth by the State of Georgia in O.C.G.A. § 12-8-21 and which meets the approval of Gainesville as to size, use, and odor control, including but not limited to a plan which include the following:

i. comprises an area of approximately twenty-one (21) acres of composting pad area, plus an estimated five (5) acres to accommodate additional building structures, and is supported by sufficient areas for stormwater and leachate collection ponds;

ii. allows for composting of municipal biosolids to approximately 85,000 tons per year ("TPY"), with a throughput of 1,600 tons per day utilizing feedstock types and percentages within ranges of 10%-12.5% food waste, 20%-38.5% biosolids, and 50%-70% wood waste (chipped to 6" minus) (with the potential to increase to composting of up to 175,000 TPY of municipal biosolids through the addition of wood mulch as needed to sustain the necessary proportions);

iii. utilizes bucket loaders for moving and an excavator for turning the windrow compost piles;

iv. is operated in accordance with an Odor Management Plan meeting criteria acceptable to both Gainesville and the Authority (the "Odor Management Plan"), and that includes (1) measures to minimize odors

and the frequency of these activities, (2) definition of regular odor monitoring and recordkeeping with frequency, location, and type of monitoring at on-site and off-site locations (not just in response to complaints), and (3) a map designating on-site and off-site monitoring locations in relation to the composting operation, and (4) such additional measures as Gainesville and the Authority may reasonably require;

v. utilizes a commercial composting system that includes a combination of positive aeration with biocovers and negative aeration with biofilters atop or within asphalt and/or concrete pads;

vi. utilizes the Nasal Ranger olfactometer for detecting odors and assumes a Dilution-to-Threshold (D/T) ratio of 7 or greater; and

vii. provides for enclosure for the compost pad mixing area as a further mitigant against odor migration

E. Gainesville will hold harmless, defend and indemnify the Authority and each member and officer thereof from and against any liability or cost whatsoever arising from execution of this Agreement, any realtor agreement, any purchase agreement, or any conveyance of the Exchange Property. Gainesville will execute any other documents which may become reasonably necessary to effectuate the transactions contemplated hereby, including but not limited to the conveyance of the Exchange Property from the Authority to any transferee.

F. Upon the sale of the Exchange Property, the net proceeds of such sale, after deduction of reasonable and customary closing costs and any reasonable costs and expenses incurred by the Authority in connection therewith, shall be paid to Gainesville, with such sales proceeds to be earmarked for and used for redevelopment within the city limits of Gainesville, as defined in O.C.G.A. § 36-44-3(5).

G. In the event that a closing has not occurred conveying the Exchange Property on or before December 31, 2025, then the Authority agrees to convey the Exchange Property to Gainesville, without further action on the part of the Authority or of Gainesville, at which time Gainesville may take such action regarding the Exchange Property as Gainesville deems prudent.

H. All notices under this Agreement shall be in writing and shall be deemed to have been given by delivering it to person or by certified mail:

As to the Authority:

Gainesville Redevelopment Authority
Attn: Chairperson
405 Washington St., NE
Gainesville, GA 30501

As to Gainesville

City of Gainesville
Attn: City Manager
300 Henry Ward Way
Suite 303
Gainesville, GA 30501

I. The failure of any party to exercise any right given hereunder or to insist upon strict compliance with any term, condition or covenant specified herein shall not constitute a waiver of such party's right to exercise such right or to demand strict compliance with any such term, condition or covenant under this Agreement.

J. This Agreement contains the sole and entire agreement of the parties with respect to the subject matter contemplated hereunder and no representation, inducement, promise or agreement, parole or written, between the parties and not incorporated herein shall be of any force of effect. Any amendment to this Agreement shall be in writing and executed by the parties.

K. This Agreement may not be assigned or transferred by either party without the written consent of the other party. The provisions of this Agreement shall inure to the benefit or and be binding upon the parties hereto and the respective success and assigns.

L. Time is of the essence with respect to this Agreement.

M. This Agreement and all amendments hereto shall be governed and construed under the laws of the State of Georgia.

N. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, such provision, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall be deemed severable, and the remainder hereof shall not be affected thereby, and each term, covenant, or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

O. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

IN WITNESS THEREOF, the parties have set their hand and seal as of the day and year first above written.

**GAINESVILLE REDEVELOPMENT AUTHORITY**

By:_____
Chairperson

ATTEST: _____
Secretary

GAINESVILLE REDEVELOPMENT AUTHORITY
OFFICAL SEAL

**CITY OF GAINESVILLE**

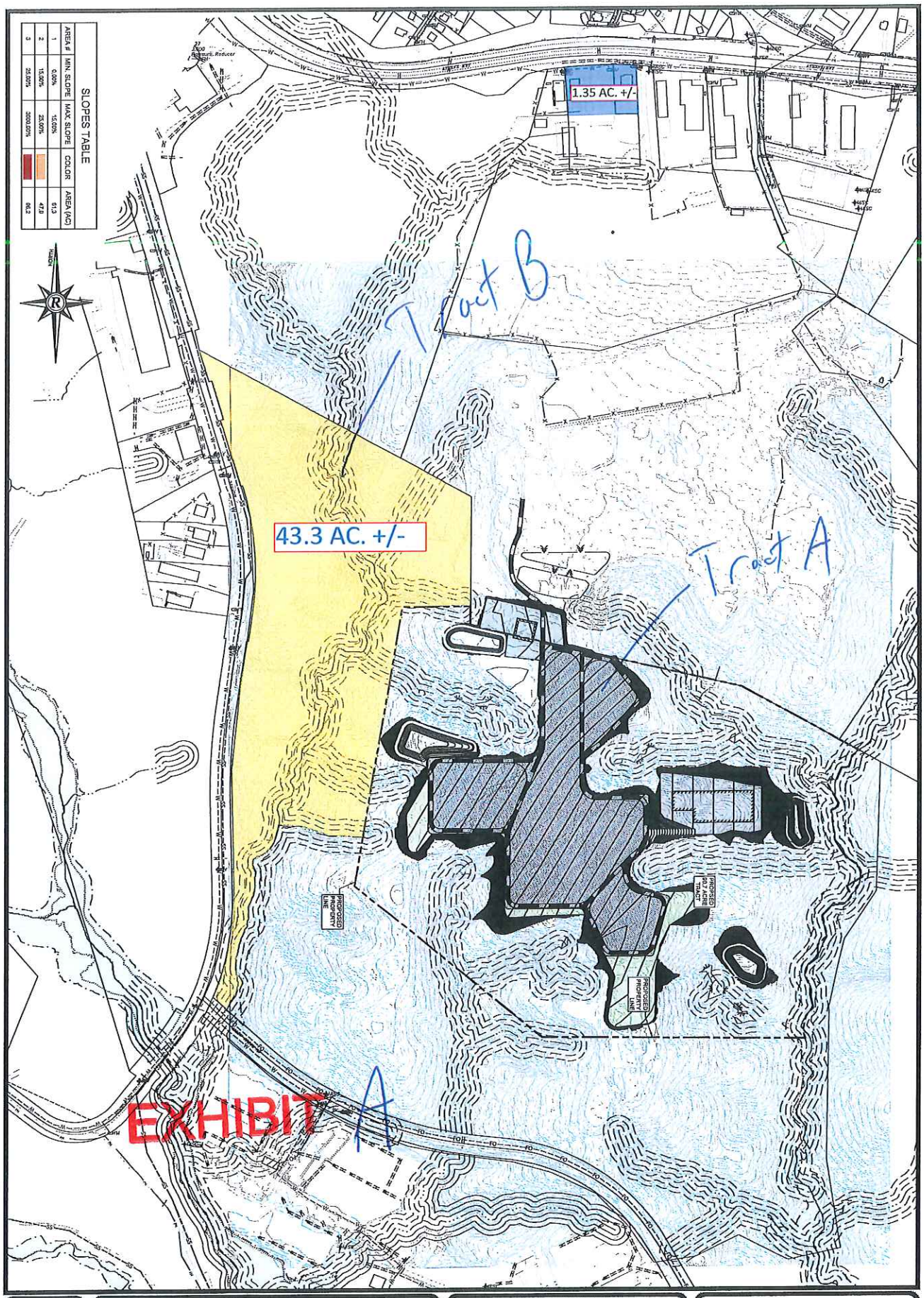
By:_____
W. Samuel Couvillon, Mayor

ATTEST: _____
Denise O. Jordan, City Clerk

APPROVED AS TO FORM

_____
Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City of Gainesville Attorney

4904-5874-5111, v. 3




SHEET 1 OF 1

DATE: ////
SCALE: 1"=100'
JOB NO. ////
DWG NO. ////
DRAWN BY: ////

ANY CHANGES OR ALTERATIONS MADE TO THESE DOCUMENTS AND/OR DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER | DCCM VOIDS THE SEAL & WAIVES RECORD ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
50' 0' 100' 200'

| NO. | DATE | DESCRIPTION |
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REVISIONS

CONCEPTUAL GRADING PLAN
FOR:
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Rochester | DCCM
Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0500 p | www.rochester-assoc.com