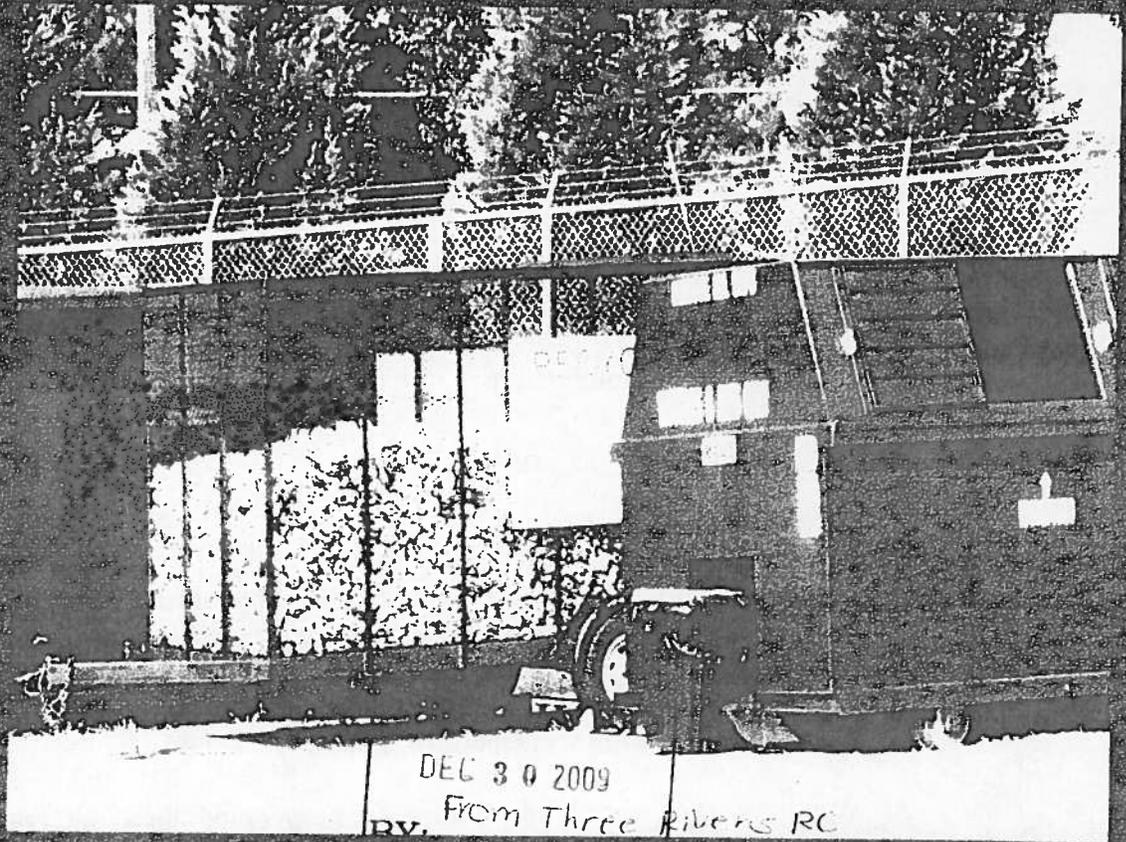


SOLID WASTE MANAGEMENT PLAN



**SPALDING COUNTY
MULTIJURISDICTIONAL
SOLID WASTE MANAGEMENT PLAN
INCLUDING THE CITIES OF ORCHARD HILL AND SUNNY SIDE**

Adopted January 2005

Prepared by:
McIntosh Trail Regional Development Center



GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS

Mike Beatty
COMMISSIONER

Sonny Perdue
GOVERNOR

February 7, 2005

Honorable Edward Goss, Jr.
Chairman, Spalding County Commission
Post Office Box 1087
Griffin, Georgia 30224-1087

Dear Commissioner Goss:

We have received notification that Spalding County and the cities of Orchard Hill and Sunny Side have adopted the **2005 - 2014** Solid Waste Management Plan that meets the Minimum Planning Standards and Procedures for Solid Waste Management. Accordingly, it is my pleasure to notify you that Spalding County and the cities of Orchard Hill and Sunny Side have regained eligibility for solid waste permits, grants, and loans.

As you have experienced, in addition to proper and thorough long-range planning, effective solid waste management requires the ability to adapt when circumstances indicate that such action is necessary. Through continued review, and revision when necessary, solid waste planning provides your local government with more control over its destiny and assists you in dealing more effectively with both short-term and long-term management decisions.

We commend you for your hard work and dedication. If you have any questions regarding your solid waste management plan, please call Mary Harrington in our Office of Environmental Management at (404) 679-3144.

Sincerely,

Mike Beatty
Commissioner

MB/meh

cc: Lanier E. Boatwright, Jr., Executive Director, McIntosh Trail RDC

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INTRODUCTION

In May 1993, Spalding County adopted its initial Solid Waste Management Plan as required under the Georgia Comprehensive Solid Waste Management Act of 1990. The main purpose of the plan is as follows:

- To provide for the assurance of adequate solid waste collection capability and disposal capacity within the planning area for at least ten (10) years from the date of plan completion.
- To have a program in effect to reduce by 25 percent the per capita rate of municipal solid waste disposed statewide in solid waste facilities as compared with the per capita municipal solid waste disposal rate in FY 1992.
- To identify all solid waste handling facilities within the plan's area.
- To identify land areas unsuitable for solid waste handling facilities based on environmental and land use factors.

This current document serves as a ten (10) year update to the Spalding County Multijurisdictional Solid Waste Management Plan and shall remain effective from the period 2005 through 2015. Any appropriate revisions or required updates to this document will be performed as needed/required by the local governments and/or State of Georgia. This Multijurisdictional Solid Waste Management Plan for Spalding County includes the Cities of Orchard Hill and Sunny Side. The City of Griffin will be implementing its own solid waste plan.

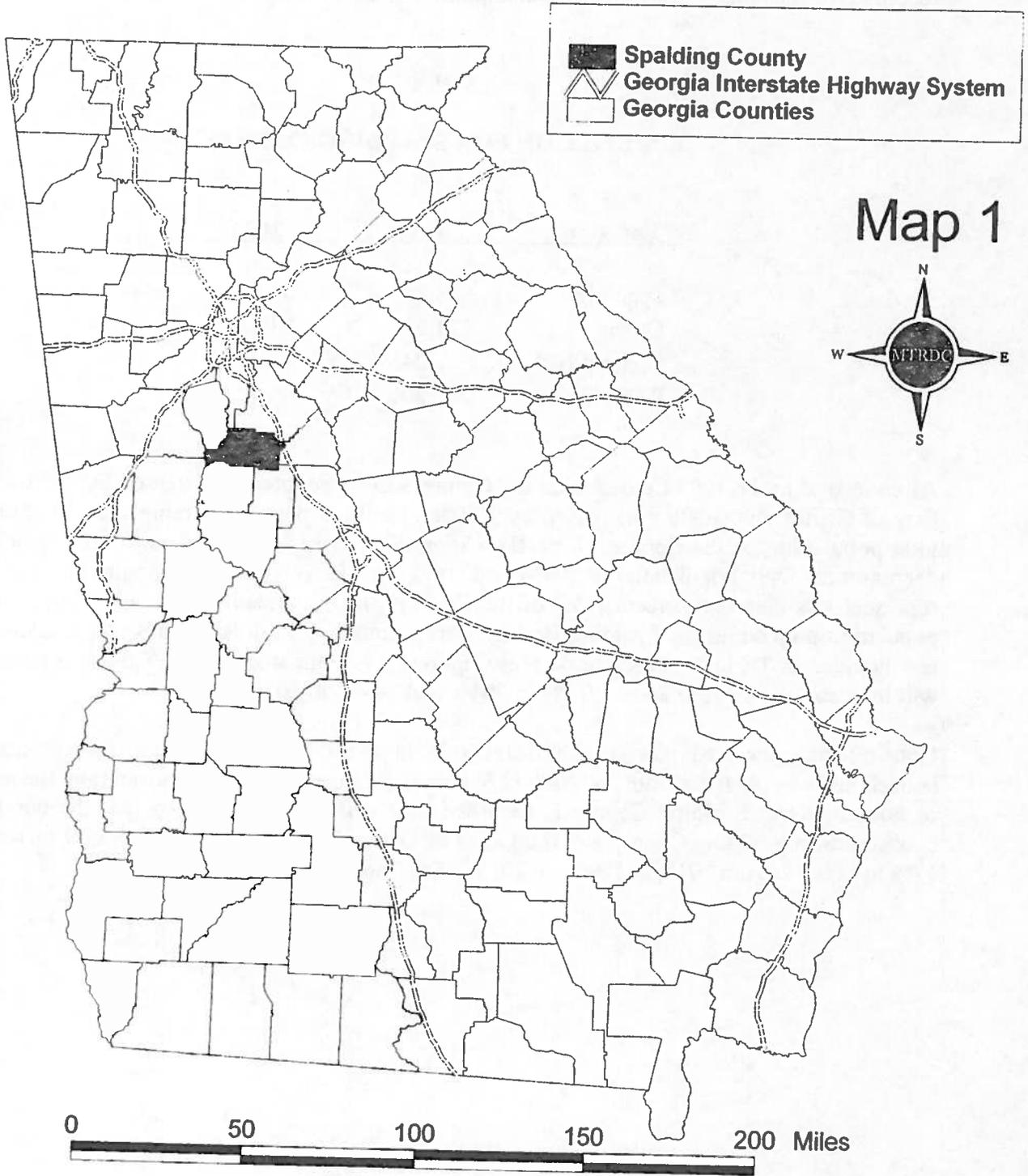
LOCATION

Spalding County is located in the northern part of Central Georgia. It is approximately 40 miles south of Atlanta and approximately 55 miles north of Macon, being easily accessed via Interstate 75 to the east and U.S. Highway 19 to the west of the County. The total land area of the County is 199.7 square miles. The City of Griffin is the county seat, and its other municipalities include the Cities of Orchard Hill and Sunny Side. (See Map 1 – Location Map.)

TOPOGRAPHY

Information on slopes for Spalding County indicates that the Troublesome Creek watershed in north central Spalding includes the densest concentration of steep slopes. Another similar area is located on the southern side of Highway 16 as it crosses Cabin Creek. These sites have been included in overlay districts as adopted by the County and lie within a prime area for incoming development.

Spalding County In Georgia



DEMOGRAPHIC CHARACTERISTICS

The quantity of waste generated in Spalding County serves as a function of the County's demographics. According to the U.S. Census Bureau, the 1990 and 2000 populations as recorded for Spalding County and its municipalities are as follows:

TABLE 1
POPULATION FOR SPALDING COUNTY

<u>Location</u>	<u>1990</u>	<u>2000</u>
Spalding	54,457	58,417
Griffin	21,738	23,451
Orchard Hill	245	230
Sunny Side	209	142

As compared to the 1990 Census data, the County's 2000 population increased by 7.3% and the City of Griffin's population increased by 10.0%. Griffin's population represents 40.1% of the total population for the County. Both the Cities of Orchard Hill and Sunny Side experienced decreases in their populations at 3.9% and 34%, respectively. Their populations combined represent less than one percent (1%) of the County's total population. For planning purposes, population projections for Spalding County were estimated by Jordan, Jones and Goulding and are included in Table 2. Based upon these figures, it is estimated that the County's population will increase by 12.4% in 2005, 20.2% in 2010, and 28.4% in 2015.

Housing statistics also play a significant role in the planning process. Data concerning households was obtained from the 2000 U.S. Census. According to this information, the number of households in Spalding County is recorded at 21,519. It is estimated that the number of households in Spalding County and the Cities of Orchard Hill and Sunny Side will increase by 17% in 2005, 26% in 2010, and 34% in 2015. (See Table 3.)

TABLE 2**Population Projections for Spalding County**

Year	Spalding	Griffin	Remainder of County
2000	58,417	23,451	34,966
2001	59,076	23,676	35,400
2002	59,410	23,226	36,184
2003	62,107	23,403	38,704
2004	64,803	23,579	41,224
2005	65,670	23,756	41,914
2006	66,548	23,801	42,747
2007	67,437	23,847	43,590
2008	68,338	23,892	44,446
2009	69,269	23,938	45,331
2010	70,200	23,983	46,217
2011	71,160	24,102	47,058
2012	72,120	24,220	47,900
2013	73,080	24,338	48,742
2014	74,040	24,457	49,583
2015	75,000	24,575	50,425

Source: U.S. Census; Jordan, Jones and Goulding 2002.

TABLE 3**Household Projections for Spalding County**

Year	Spalding	Griffin	Remainder of County
2000	21,519	8,876	12,643
2001	22,343	8,955	13,389
2002	22,521	8,804	13,716
2003	23,597	8,892	14,705
2004	24,677	8,979	15,698
2005	25,076	9,067	16,009
2006	25,458	9,105	16,353
2007	25,858	9,144	16,714
2008	26,264	9,182	17,081
2009	26,683	9,221	17,462
2010	27,104	9,260	17,844
2011	27,454	9,299	18,155
2012	27,803	9,337	18,466
2013	28,151	9,375	18,776
2014	28,499	9,414	19,085
2015	28,846	9,452	19,394

Source: U.S. Census; Jordan, Jones and Goulding 2002.

COMMERCIAL, MANUFACTURING AND INDUSTRIAL BUSINESSES

The Griffin-Spalding County area includes a variety of commercial, manufacturing and industrial businesses. Data recorded by the Spalding County Tax Assessor's Office accounts for approximately 1,400 businesses being licensed to operate throughout the City of Griffin and the unincorporated area of Spalding County. Utilizing this data, it was determined that an estimated 77 commercial businesses are located within the Spalding County planning area. These businesses include grocery stores, and gas stations and/or convenience stores. It is estimated that the total employment for these businesses is 230 individuals.

The Georgia Department of Economic Development provided information on the number of manufacturing and industrial firms located in the Spalding County planning area. According to their information, approximately 75 manufacturing and industrial firms are located throughout the Griffin-Spalding County area, with approximately 26 residing in the planning area. The firms include, but are not limited to, AEP Industries, Inc., American Excelsior Company, Caterpillar, Inc., Florida Rock Industries, Inc. and Spring Industries – Griffin Finishing Plant. It is estimated that these firms account for a total employment of 1,250 individuals.

Table 4 presents an overview of employment by sector for Spalding County and includes projections through the year 2020. Based on data in this table and utilizing 2000 as a base year, employment in the County is projected to increase by 8.2% in 2005, 7.4% in 2010 and 6.9% in 2015.

TABLE 4

PROJECTED EMPLOYMENT BY SECTOR – SPALDING COUNTY

Category	2000	2005	2010	2015	2020
Total	28,931	31,292	33,622	35,950	38,313
Farm	284	280	273	265	258
Agricultural Services, Other	177	216	243	266	287
Mining	57	62	67	73	79
Construction	1,607	1,662	1,695	1,720	1,743
Manufacturing	6,161	6,248	6,375	6,514	6,654
Trans, Comm, & Public Utilities	645	672	695	713	726
Wholesale Trade	1,473	1,643	1,808	1,982	2,169
Retail Trade	5,332	5,647	6,013	6,403	6,817
Finance, Insurance, & Real Estate	1,239	1,185	1,180	1,187	1,196
Services	7,666	9,039	10,317	11,567	12,842
Federal Civilian Government	132	137	137	136	133
Federal Military Government	219	222	225	227	228
State & Local Government	3,939	4,279	4,594	4,897	5,181

Source: Woods and Poole, 2002.

WASTE DISPOSAL STREAM ANALYSIS

This element of the Spalding County Multijurisdictional Solid Waste Management Plan is designed to identify waste stream generators and the types of waste generated from these sources. This information plays a significant role in the planning process, by providing a general indication as to the composition of waste in the planning area.

For Spalding County, the waste generators have been divided into three main categories to include: 1) Residential, 2) Commercial/Manufacturing/Industrial, 3) Construction and Demolition. The various types of waste generated by these sources are provided in Table 5.

TABLE 5

Waste Generators and Waste Types - Spalding County

Generator Type	Type of Waste
Residential	MSW, Household Garbage, Bulk, Yard Debris, Scrap Metal, Recyclables
Commercial/Industrial	MSW, Bulky, Yard Waste, Construction and Demolition, Recyclables, Scrap Metal, Hazardous, Oil
Construction and Demolition	Construction and Demolition Materials and Yard Debris

As Spalding County does not operate a landfill or any formal municipal solid waste collection service, limitations exist in the effort to accurately determine the amount of waste generated by source category. The County provides Collection Centers for residential customers to voluntarily dispose of their household garbage and recyclables. Residents from the City of Griffin are permitted to utilize the facilities. Griffin operates its own municipal solid waste collection service and transfer station of which residents of the County may utilize as well. It also operates a construction and demolition landfill that can be used by County residents and other haulers. Private haulers also operate within the unincorporated area of the County providing services to residential, commercial, manufacturing, and industrial waste generators. Because this multiplicity exists, statistics on waste generators and their disposal activities can be provided only in terms of an estimate.

In an effort to determine the percentage of waste generated by each source, it was first necessary to determine the estimated amount of waste generated by commercial, manufacturing, and industrial businesses combined. To arrive at this figure, a calculation was done to ascertain what percentage of these businesses was located in the Spalding County planning area. As reported in the Introduction to this Plan, approximately 1,475 commercial, manufacturing, and industrial businesses are located throughout the City of Griffin and Spalding County. A combined total of

103 of these are located in the Spalding County planning area, representing 6.8% of the businesses countywide. It is therefore assumed that, of the estimated 27,171 tons of waste disposed in the Spalding County planning area in 2003, approximately 6.8% or 1,848 tons were generated from commercial, manufacturing, and industrial sources. As a result of this determination, it was estimated that the remainder of waste disposed for the Spalding County planning area, calculated at 25,323 tons, was generated by residential sources. It should be noted also that construction and demolition materials accounted for approximately 9,239 tons or 36% of the waste being disposed in the Spalding County planning area for the year 2003. This could be attributed to the amount of growth and development being experienced countywide. The respective tonnage of construction and demolition materials for each waste generator has been included in the calculations as provided above.

WASTE CHARACTERIZATION

For planning purposes, it is necessary to determine the total amount of waste generated for the Spalding County planning area. As previously indicated, the attempt to accurately derive at a figure for waste generated in the County is met with limitations of data from the private hauler sector. In order to determine the rate and amount of waste generated, data from the Recycling Department was combined with that as provided by the Georgia Environmental Protection Division (EPD).

The Spalding County Recycling Department maintains data for waste disposed at the collection centers. The information in their reporting system, however, is limited to the disposal activities by residents only. This report does not account for collection activities of private haulers employed by residential or commercial/manufacturing/industrial customers in the unincorporated area of Spalding County. Table 6 provides the data extrapolated from this report.

TABLE 6

**Waste Composition for Waste Collected from
Spalding County Collection Centers - 2003**

Type of Waste	Tonnage Collected	Percent of Total
Plastic	11.99	0.10%
Aluminum	3.43	0.03%
Glass	23.69	0.20%
Paper	325.83	2.77%
Scrap Metal	619.31	5.27%
Yard Debris	1,031.00	8.77%
Household Garbage	9,744.00	82.86%
Total Tonnage	11,759.25	100%

An analysis of the information derived from this table reveals that household garbage, yard debris, and scrap metal are the leading three items being disposed at the collection centers. These items represent 82.86%, 8.77% and 5.27% of residential waste, respectively. An analysis of the overall collection activities for the centers reveals that 82.86% of the waste is composed of household garbage, while the remaining 17.14% consists of recyclables and yard debris.

Data obtained from EPD examines municipal solid waste being disposed in landfills throughout the State of Georgia. This data also captures the origin of the solid waste, as a means to determine the volume and source of waste being disposed by a specific jurisdiction. EPD reports reveal that approximately 42,236.79 tons of municipal solid waste and construction and demolition materials originating from Spalding County were disposed during the base year period of 2003. Based on data supplied by the City of Griffin Shoal Creek C&D Landfill, it is determined that this tonnage count is inclusive of that being disposed by the City of Griffin. Because the City of Griffin accounted for an estimated 38% of Spalding County's estimated population for the year 2003,¹ it is assumed that the total tonnage of waste less 38% (representing the per capita of waste for Griffin) amounts to 26,187 tons for the unincorporated area of Spalding County. Therefore, based upon an analysis from the Recycling Department and EPD, it is determined that a total of 27,171 tons of municipal solid waste and recyclables were generated in Spalding County during the base year of 2003. Approximately 26,187 tons entered landfills, while 984 tons were diverted to recycling markets in the region.

After capturing the amount of waste generated, it is necessary to determine the composition of the waste. Aside from the breakdown of residential waste as provided in Table 6 above, no other information is available in Spalding County to assist in determining the exact composition of the waste. As a result, waste characterization percentages, as derived from a study authorized by the Georgia Department of Community Affairs (DCA), were employed to provide a view of the composition of waste in Spalding County. This study shows that waste in the State is comprised of at least seven (7) categories including paper, plastic, metal, glass, organic, inorganic and construction and demolition materials. Paper, organic materials, and plastics rank as the top three (3) categories being recorded at 38%, 28%, and 16%, respectively. Table 7 presents a complete breakdown of the waste composition characterization for the State resulting from the study as completed by DCA. The waste characterization for the Spalding County planning area is provided in Figure 1 – Waste Characterization for Spalding County - 2003.

¹Spalding County Draft Comprehensive Plan – Population Estimates produced by Jordan, Jones & Goulding

TABLE 7

Waste Composition Characterization State of Georgia

Type of Waste	Percentage of Composition
Paper	38%
Organic	28%
Plastic	16%
C & D	6%
Metal	5%
Glass	4%
Inorganic	3%

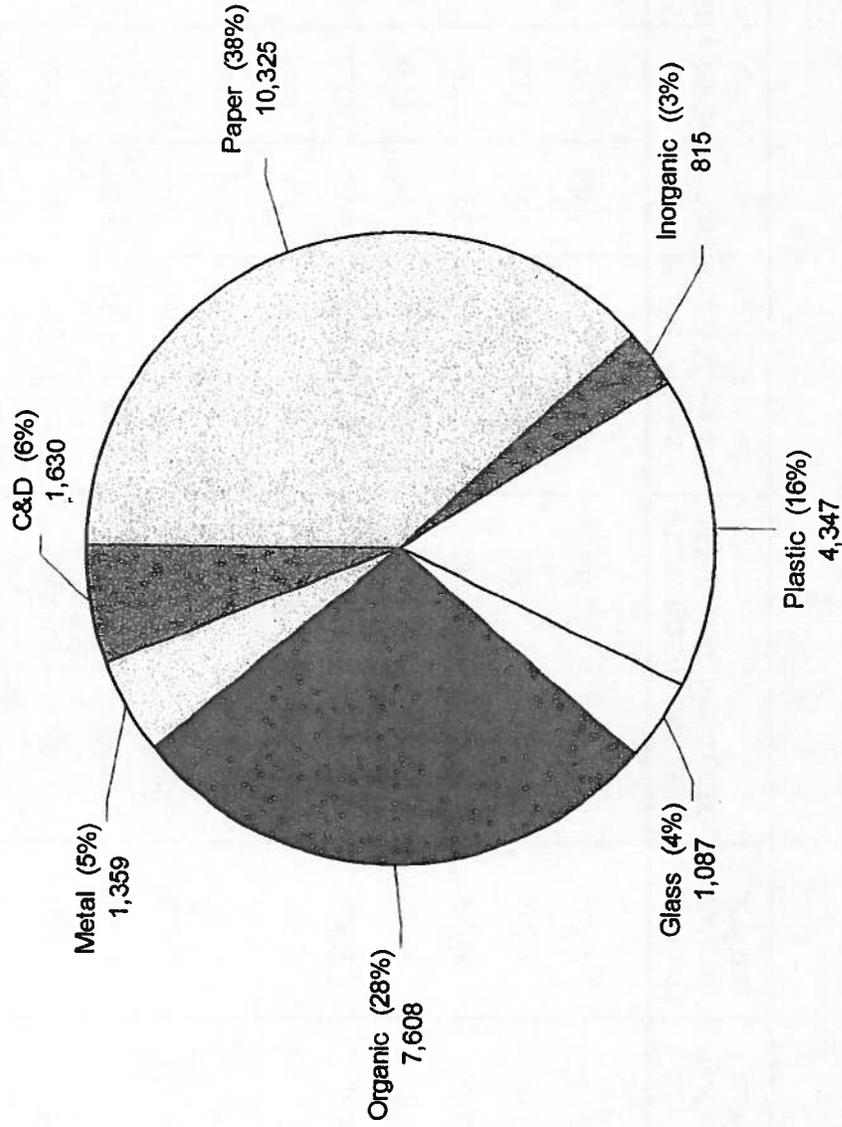
Source: Georgia Department of Community Affairs, Waste Composition Study, 2004.

WASTE DISPOSAL PROJECTIONS

In order to assist Spalding County in rendering management and financial decisions in reference to the handling of its solid waste, it is necessary to forecast waste generation activities for the ten (10) year planning period. To accomplish this task, waste generation and disposal records from previous years were analyzed. Based on this information, per capita disposal rates were predicted and utilized in conjunction with population projections for Spalding County to establish waste volume estimates throughout the planning period. All waste disposal projections presented assume the continuation of the County's current waste management practices and conditions.

As a basis for developing the projections, the current disposal rate of 3.85 pounds per capita per day was utilized. It is also assumed that the generation rate will likely increase by one (1) percent throughout the planning period. The projections are established then by first increasing the average generation rate by 1% for each year and then multiplying the given generation rate by the County's population estimate for the corresponding year. It is projected that Spalding County's waste disposal will range from 30,005 tons to 39,871 tons from the period 2005 to 2015; and the disposal rate will increase from 3.92 to 4.33 for this same period. The projections also reveal that the tonnage of waste as generated by the residents of unincorporated Spalding County will increase from 27,965 to 37,160; while the waste generated from commercial businesses will increase from 2,040 tons to 2,711 tons. For further distinction, the waste characterization rates were also applied to the waste disposal projections. Table 8 provides a complete layout of the projections as described.

FIGURE 1
WASTE CHARACTERIZATION FOR SPALDING COUNTY 2003



□ Paper (38%) ■ Inorganic ((3%) □ Plastic (16%) □ Glass (4%) ■ Organic (28%) □ Metal (5%) □ C&D (6%)

Source: Georgia Department of Community Affairs, Waste Characterization Study 2004; Georgia Environmental Protection Division Landfill Volumes 2003.

TABLE 8

WASTE DISPOSAL PROJECTIONS FOR SPALDING COUNTY

YEAR	POPULATION	WASTE DISPOSAL RATE	WASTE DISPOSAL PROJECTION	RESIDENTIAL GENERATION	COMMERCIAL GENERATION	PAPER = 38%	PLASTIC = 16%	METAL = 5%	GLASS = 4%	ORGANIC = 28%	INORGANIC = 3%	C&D = 6%
2003	38,704	3.85	27,171	25,323	1,848	10,325	4,347	1,359	1,087	7,608	815	1,630
2004	41,224	3.88	29,219	27,232	1,987	11,103	4,675	1,461	1,169	8,181	877	1,753
2005	41,914	3.92	30,005	27,965	2,040	11,402	4,801	1,500	1,200	8,401	900	1,800
2006	42,747	3.96	30,907	28,806	2,102	11,745	4,945	1,545	1,236	8,654	927	1,854
2007	43,590	4.00	31,832	29,667	2,165	12,096	5,093	1,592	1,273	8,913	955	1,910
2008	44,446	4.04	32,781	30,552	2,229	12,457	5,245	1,639	1,311	9,179	983	1,967
2009	45,331	4.08	33,768	31,472	2,296	12,832	5,403	1,688	1,351	9,455	1,013	2,026
2010	46,217	4.12	34,772	32,408	2,365	13,214	5,564	1,739	1,391	9,736	1,043	2,086
2011	47,058	4.16	35,759	33,327	2,432	13,588	5,721	1,788	1,430	10,013	1,073	2,146
2012	47,900	4.21	36,763	34,263	2,500	13,970	5,882	1,838	1,471	10,294	1,103	2,206
2013	48,742	4.25	37,782	35,213	2,569	14,357	6,045	1,889	1,511	10,579	1,133	2,267
2014	49,583	4.29	38,818	36,178	2,640	14,751	6,211	1,941	1,553	10,869	1,165	2,329
2015	50,425	4.33	39,871	37,160	2,711	15,151	6,379	1,994	1,595	11,164	1,196	2,392

Source: Population Projections - Spalding Co. Draft Comprehensive Plan-2004; Waste Generation from Spalding Co. & Georgia EPD, 2003; Projected Rates & Generation - McIntosh Trail RDC 2004; Waste Characterization - DCA Waste Characterization Study.

WASTE REDUCTION ELEMENT

INVENTORY AND ASSESSMENT

According to the 2003 DCA Solid Waste Management Update, the waste disposal rates are continuing to climb, taking the State of Georgia further from its 25% waste disposal reduction goal. For the reporting period, the average amount of waste disposed in Georgia was recorded at 7.14 pounds per person per day. This amount does not exclude the amount of waste disposed from out-of-state sources and disposed in landfills located within the State. The per capita disposal rate for the Spalding County planning area for the period 2003 is 0.7 tons per capita per year or 3.85 pounds per capita per day.

The waste reduction efforts in the unincorporated area of Spalding are made possible through the Spalding County Recycling Department. The Recycling Department oversees five (5) collection centers strategically located throughout the County and are identified as follows: Akin Collection Center located on South McDonough Road; Blalock Collection Center located on Newnan Road; Cabin Collection Center located on Jackson Road; Carver Road Collection Center located on Carver Road; and Woodroof Collection Center located on Old Atlanta Road. (See Map 2 – Spalding County Solid Waste Collection Points.)

As Spalding County does not operate a municipal collection service, residents voluntarily transport these items to their nearest collection center for disposal purposes. For the convenience of local residents, the collection centers operate from 7:00 a.m. to 7:00 p.m., seven days per week. An attendant is always on duty to assist users. Those recyclables accepted at the collection centers include: newspapers, magazines, cardboard, aluminum cans, glass, food and beverage containers - clear, green and brown, plastic food and beverage containers labeled #1 or #2.

Spalding County does not have any official means to recycle tires. Therefore, any tires presented to the recycling centers are taken to the City of Griffin Shoal Creek Construction and Demolition Landfill where they are transported for recycling. The tires are recycled by Greenman Technologies of Georgia, Inc., located at 38 Sherrill Avenue in Jackson, Georgia, 30233. The tires are shredded and used for supplemental fuel in coal fired industrial boilers. Approximately 2,328 tires were transferred by the City of Griffin to be recycled in 2003.

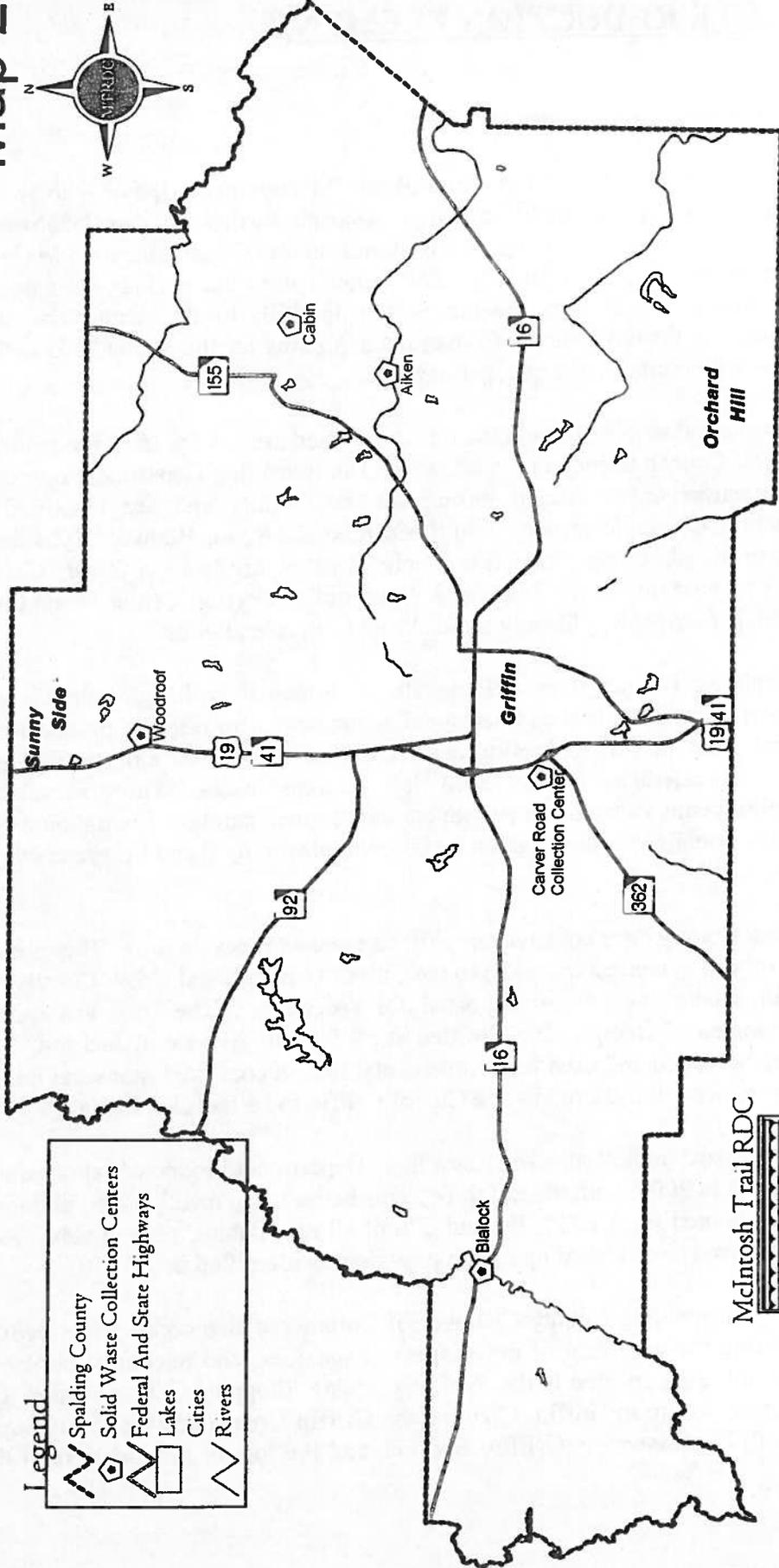
As previously indicated, the Recycling Department collected approximately 984 tons of recyclables in 2003, with the top three items being scrap metal, paper, and glass products. These items accounted for 5.2%, 2.7% and .2% of all recyclables, respectively. Recyclables collected are transferred to or picked up by the providers as identified in Table 9.

The Griffin-Spalding County Chamber of Commerce also conducts its own recycling effort by encouraging the recycling of newspapers, magazines, and telephone books. Disposal sites for their initiative are located in the Spalding Square Shopping Center located just off the Highway 19 Business Route in Griffin, Georgia; the Griffin Crossroads/Wal-Mart SuperCenter located at 643 North Expressway in Griffin, Georgia; and the former headquarters of the Griffin-Spalding

Spalding County Solid Waste

Collection Points

Map 2



Legend

- Spalding County
- Solid Waste Collection Centers
- Federal And State Highways
- Lakes
- Cities
- Rivers



McIntosh Trail RDC

120 N Hill Street
 P.O. Box 818
 Griffin, GA 30224
 770.227.6300 - V
 770.227.6488 - F
www.mtrdc.org

September 16, 2004

Source: Georgia DOT (1996); MTRDC (2004); Georgia DCA (1999); US Census (2000); Spalding County Comprehensive Plan (2004)

Chamber of Commerce located at 1315 West Taylor Street in Griffin, Georgia. The latter location only accepts newspapers for recycling. The Chamber consults with SP Recycling located at 4600 Frontage Road in Forest Park, Georgia, 30297 for disposal services. Approximately 13.80 tons of newspapers, magazines and telephone books were disposed in bins maintained by the Chamber during 2003.

TABLE 9
Recycling Service Providers for Spalding County

Buy Back Centers	Items Accepted
M. Goldstein & Sons, Inc. 815 East Slaton Avenue Griffin, GA 30223 (770) 228-8421	Aluminum, Scrap Metal, and Textile Waste
Rick's Recycling, Inc. 828 Meriwether Street Griffin, GA 30223	Aluminum and Scrap Metal
Spalding Recycling 1360 Meriwether Street Griffin, GA 30223 (770) 229-1401	Aluminum and Scrap Metal
Sweet Returns Recycling 3838 Highway 41 Griffin, GA 30223 (770) 227-7593	Aluminum, Scrap Metal, and Batteries
Bare Metals 1500 Kalamazoo Road Griffin, GA 30223 (770) 227-9600	Aluminum and Scrap Metals
Junked Autos	
A&B Auto Salvage, Inc. 1523 High Falls Road Griffin, GA 30223 (770) 229-9122	Andrews Auto Salvage 2343 North Expressway Griffin, GA 30223 (770) 227-5313
Bob's Auto Salvage Parts Store U.S. 19 at Patton Road Griffin, GA 30223 (770) 228-4079	Johnson Auto Salvage 1029 County Line Road Griffin, GA 30223 (770) 227-4244

TABLE 9

Recycling Service Providers for Spalding County - Continued

Appliances (No Buy Back Service)
Appliances Salvage and Thrift 889 East Solomon Street Griffin, GA 30223 (770) 227-8215
Plastics and Cardboards
Newnan Salvage 2793 Martin Mill Road Newnan, GA 30264 (770) 253-1313
Glass and Newspapers
SP Recycling 4600 Frontage Road Forest Park, GA 30297 (404) 362-0272
Aluminum Cans
Burn Foundation 2575 Chantilly Drive Atlanta, GA 30321-3712 (404) 320-6223

Keep Griffin-Spalding Beautiful is an affiliate of Keep America Beautiful and plays a significant role in the distribution of materials on the benefits of recycling in the Griffin and Spalding County area. Their programs involve the local schools, civic organizations, and county citizens. More specific details on their projects and initiatives will be included in the Education and Public Involvement Element of this Plan.

The Spalding County Recycling Department also has provisions to accept yard debris. Yard debris is only collected at the Carver Road Collection Center. Those materials accepted include limbs less than 6" in diameter, grass clippings, shrubbery prunings, leaves, etc. Items received are processed into mulch and made available to the public. An adequate supply of the mulch is also delivered to the other four collection sites and is made available to the public as well. It should be noted, however, that if inclement weather occurs which increases the

generation of yard debris, the Recycling Department makes special provisions to allow all five (5) Collection Center sites to receive yard debris from local residents. Any materials that are received and not processed as mulch are transferred to the City of Griffin Shoal Creek C&D Landfill. The Shoal Creek C&D Landfill operates a compost facility that is utilized in processing yard waste and land-clearing debris.

GOALS AND NEEDS FOR WASTE REDUCTION

Goal: *To insure that the 25% annual waste reduction goal is achieved through the year 2015 and to develop a more sound information system that allows for management decisions to be made in support of this goal.*

Needs: In order to determine the actual amount of solid waste being disposed in the Spalding County planning area, more detailed records should be maintained on the source and origin of solid waste (e.g. residential, commercial, industrial, construction and demolition). Having the ability to generate this type of data will prove to be a significant tool in helping local officials to successfully evaluate and plan for programs that continuously allow the 25% annual reduction goal to be obtained. By obtaining data on the various sources that generate waste, Spalding County could more effectively determine the level of waste reduction programs are required by the various sectors of the community. Spalding County needs to consider a Private Solid Waste Hauler Policy. The County currently does not regulate private haulers who perform waste disposal services on behalf of residential and commercial customers. Therefore, an accurate account of waste reduction activities by private firms cannot be determined. The Private Solid Waste Hauler Policy would not serve to regulate their activities, but rather establish a requirement to provide the County with annual reports concerning their waste disposal and waste reduction activities for evaluation purposes. Notices of the policy could be submitted to all local taxpayers for the unincorporated area of Spalding in request of their waste disposal practices. Based on their response, notices to private haulers would be issued.

The need exists also to increase the level of public awareness concerning waste reduction activities. This task could be easily accomplished through Keep Griffin-Spalding Beautiful and it affiliates by making accurate and current information available to the public on a quarterly basis. This public information could also be distributed at the five (5) collection centers and the Shoal Creek C&D Landfill on the same schedule as referenced above. This task can be accomplished at a minimal cost.

WASTE COLLECTION ELEMENT

INVENTORY AND ASSESSMENT

Spalding County's Yamacraw Landfill was closed in 1993. As a result of this closure, the County established manned collection centers to replace the previous unstaffed sites. The sites are synonymously located at the five (5) fire stations in unincorporated Spalding County. (See Map 2.) All five (5) collection centers are manned and operable seven (7) days per week, twelve (12) hours per day; except for holidays which causes them to be closed. The staffs at the Centers, however, do not load or unload items but rather assist users in their disposal activities. Having the Centers manned has proven to be a very significant step in improving on-site improper disposal. All residents of Griffin and Spalding County can utilize the Centers, with use being governed by proof of residency. Private and commercial haulers of waste are not authorized to access these facilities. Residents in the unincorporated area of Spalding are also permitted to haul their waste to the Transfer Station for the City of Griffin. This is due, in part, to their proximity to the station.

Beginning in 1995, Spalding County entered an agreement with Pine Ridge Recycling Municipal Solid Waste Landfill in Butts County. All solid waste collected at the collection centers are transferred by Spalding County Public Works vehicles to Pine Ridge for disposal. It is worthy to note, however, that if the collection centers become bombarded with solid waste during weekend hours that cause Pine Ridge to be closed, the County has an agreement with the City of Griffin to dispose of its solid waste at the City of Griffin Transfer Station. Spalding County is assessed a fee for this purpose. Data records from Spalding County indicate that approximately 9,772 tons of solid waste was collectively disposed at the five (5) collection centers during 2003.

As previously indicated, recycling services are also made available at the location of each Collection Center. The collection of recyclables is governed by the same stipulations as those for household garbage disposal. Only residential customers from the Griffin-Spalding County area may utilize the facilities, and no fee is assessed to users. Those users of these facilities must pre-sort their recyclables by type. Those recyclables that are not retrieved by material recovery and processing facilities are transported to them by Spalding County Public Works vehicles.

Those recyclable items collected at the collection centers for 2003 include: 11.99 tons of plastics; 3.43 tons of aluminum; 23.69 tons of glass; 325.83 tons of paper (e.g. newspaper, magazines, and cardboard); and 619.31 tons of scrap metal.

The Carver Road Collection Center is designated as the only site that can accept yard debris. Under special circumstances that occur because of inclement weather conditions or certain holidays, the remaining four (4) collection centers are permitted to accept yard debris. Yard debris that can be processed into mulch is done on-site at the collection centers and is available for distribution to the public. Debris that cannot be processed is transferred by the Recycling Department to the City of Griffin Shoal Creek C&D Landfill located at 575 Shoal Creek Road, Griffin, Georgia 30224. A total of 1,031 tons of yard debris was disposed by the Recycling

Department in 2003. A complete listing of each Collection Center and the types of materials or items they collect is provided in Table 10.

TABLE 10

Waste Accepted Collection Centers - Spalding, Georgia

Facility	Materials or Items Accepted
<p>Akin Collection Center 841 South McDonough Road Griffin, GA 30224 (770) 467-4258</p>	<p>Aluminum, Newspapers with Inserts, Bagged household garbage, Magazines, Milk Jugs (Types 1 and 2) and Plastic Bottles, Cardboard (Broken Down and Flattened), Household Appliances (that do not contain Freon), Scrap Metal, and Large Bulky items are accepted only during special periods when the Carver Road facility becomes inundated with items.</p>
<p>Blalock Collection Center 5767 Newman Road Griffin, GA 30223 (770) 467-4297</p>	<p>Aluminum, Newspapers with Inserts, Bagged household garbage, Magazines, Milk Jugs (Types 1 and 2) and Plastic Bottles, Cardboard (Broken Down and Flattened), Household Appliances (that do not contain Freon), Scrap Metal, and Large Bulky items.</p>
<p>Cabin Creek Collection Center 3865 Jackson Road Griffin, GA 30224 (770) 467-4235</p>	<p>Aluminum, Newspapers with Inserts, Bagged household garbage, Magazines, Milk Jugs (Types 1 and 2) and Plastic Bottles, Cardboard (Broken Down and Flattened), Household Appliances (that do not contain Freon), Scrap Metal, and Large Bulky items.</p>
<p>Carver Road Collection Center 610 Carver Road Griffin, GA 30224 (770) 467-4778</p>	<p>Bagged household garbage, Scrap Metal, Appliances (that do not contain Freon), Magazines, Newspaper, Cardboard, Aluminum, Plastic Food and Beverage Containers Labeled #1 or #2, Clear, Green and Brown Glass Food and Beverage Containers. This is the only Collection Center that receives yard debris on a normal basis. Provisional methods allow the other Centers to receive yard debris during inclement weather conditions that generate a high level of yard debris.</p>
<p>Woodroof Collection Center 4245 Old Atlanta Road Griffin, GA 30224 (770) 467-4238</p>	<p>Aluminum, Newspapers with Inserts, Bagged household garbage, Magazines, Milk Jugs (Types 1 and 2) and Plastic Bottles, Cardboard (Broken Down and Flattened), Household Appliances (that do not contain Freon), Scrap Metal, and Large Bulky Items.</p>

Spalding County has established codes to govern the refuse, collection, and disposal of solid waste in the unincorporated area of the County. The County also has in place a Code

Enforcement Officer who helps to assure that all codes are being adhered to by local residents and to investigate complaints that are registered. In reference to solid waste, the Code Enforcement Officer investigates issues such as illegal dumping, littering, improper waste disposal, etc. During 2003, the Code Enforcer investigated an average of 25 complaints per month for an approximate total of 300. These complaints addressed issues such as the improper storage of solid waste, the pre-collection of waste, littering, and illegal dumping. Since the Code Enforcer has been in place, local officials have recognized a significant decrease in violations related to solid waste. The decrease is also being contributed to continued growth being experienced by the County in areas that had previously been undeveloped.

GOALS AND NEEDS FOR WASTE COLLECTION

Goal: *To ensure the efficient and effective collection of solid waste and recyclable and compostable materials within Spalding County for the next ten (10) year planning period.*

Needs: Spalding County and the City of Griffin were involved in discussions during the last planning period on the possibility of the City incorporating some 2,500 households into its collection service. No formal actions were taken concerning this matter. It is recommended that this option remain open for further review and consideration during this next ten (10) year planning period.

Spalding County currently has no plans or desires to become involved in the business of a countywide solid waste collection system. Therefore, the County will continue to proceed with its current system throughout the planning period; thus making open market competition for collection services a task for private haulers. This system has proven to be successful for the County, and it keeps overall costs at a minimum for residents. The County should, however, investigate the possibility of developing a policy that requires private solid waste haulers to register with the County and provide data on their collection services on an annual basis. This would allow the County to more accurately determine the level of solid waste being disposed, the source generators of this waste, and to implement procedures necessary to help the County maintain its waste reduction goal.

Spalding County should also investigate the probability of instituting a policy for new developers locating in the County to include a provision for solid waste disposal with its planned jurisdiction. This requirement would play a significant role in the County's effort to analyze waste collection and disposal activities.

Spalding County deems its current collection and disposal system to be adequate and sufficient. In the event this system becomes interrupted due to unforeseen circumstances, Spalding may consider the privatization of its solid waste system and solicit the services of a private hauler for solid waste collection and disposal. If this alternative should come to fruition, residents in the County would be assessed a fee for this service.

WASTE DISPOSAL ELEMENT

INVENTORY AND ASSESSMENT

As previously indicated, Pine Ridge Recycling, Inc. opened a new landfill in Butts County near the Butts-Spalding County line in 1995. The landfill site is, in fact, located within one-half (1/2) mile of the jurisdictional limits of Spalding County. Due to this close proximity, Georgia law requires that approval by Spalding County be made prior to construction of the landfill. As a direct result of its approval, Spalding County was provided with automatic disposal abilities among other opportunities. For example, Pine Ridge Recycling, Inc. guaranteed access to its recycling and solid waste facility for Spalding County residents for the life of the facility. Special tipping rates were also offered as a part of the agreement with Pine Ridge.

Spalding County utilizes the Pine Ridge Recycling Landfill to dispose of municipal solid waste during normal business hours on Monday through Friday. During weekends when solid waste collection exceeds capacity at the collection centers, Spalding County transfers its solid waste to the City of Griffin Transfer Station. Yard debris received at the Carver Road Collection Center is processed in two ways: Spalding County owns two (2) chippers that are taken to the Center(s) for processing some of the yard debris into mulch. Those items received that are not processed at the Center(s) are transferred to the City of Griffin Shoal Creek C&D Landfill where they may be subjected to composting. Data concerning the capacities at both Pine Ridge Recycling and Shoal Creek C&D Landfills are provided in Table 11.

TABLE 11

Landfill Disposal and Capacity for Spalding County – 2003

County	Facility Name/Location	Total Tons Disposed 2003	Domain	Facility Type	Remaining Capacity – CY	Average Daily Tons	Rate of Fill CYD	Est. Fill Date	Remaining Permitted Capacity Years
Spalding	City of Griffin Shoal Creek C&D Landfill 575 Shoal Creek Rd. Griffin, GA 30223	22,024	Public	C&D	109,601	71	141	7/7/05	3.0
Spalding	City of Griffin Shoal Creek C&D Landfill 575 Shoal Creek Rd. Griffin, GA 30223	Under Construction	Public	C&D	1,264,000	N/A	N/A	N/A	20+
Butts	Pine Ridge Recycling, Inc. 105 Bailey Jester Rd. Jackson, GA 30233	537,713	Private	MSWL	38,938,766	1,879	3,004	6/29/49	49.9

Source: Georgia Department of Community Affairs, Solid Waste Update 2003.

Letters of assurance to certify that both Pine Ridge Recycling and Shoal Creek C&D Landfills have the adequate capacity to provide services to Spalding County for the next ten (10) years are provided as Appendix A and Appendix B.

Although Spalding County will evaluate methods to obtain this pertinent information, it presently does not regulate private haulers who enter the county to conduct business. Therefore, it is difficult to determine the specific location each hauler utilizes to dispose of waste collected. EPD, however, maintains a database for the entire State as to those landfill sites accepting solid waste originating in Spalding County. Their database for the period 2003 is provided as Table 12. This information is inclusive of solid waste being disposed at the collection centers and transferred by the Spalding County Recycling Department to the Pine Ridge Recycling and Shoal Creek C&D Landfills.

According to the disposal capacity information as provided in Table 11 and the assurance letters attached as Appendix A and B, Spalding County should not experience any interruption of services as it relates to the disposal of waste. In the unfortunate event that an interruption does occur, the County will enter into an interim agreement with the Cedar Grove Municipal Solid Waste Landfill in adjacent Lamar County for the disposal of its municipal solid waste. This transfer of services could occur within a two to three day timeframe, thereby diminishing any further problems relating to disposal activities. In reference to the disposal of yard debris and other construction and demolition materials, Spalding will enter into an interim agreement with the Ishman Ballard Road C&D Landfill in Coweta, County. This transfer of services is also expected to occur within a two to three day period, thus diminishing problems for this disposal activity as well. This transfer of services would exist on a contingency basis initially. Long-term arrangements would be pursued, provided the disposal sites illustrate their capacity to handle Spalding County's waste for at least a ten (10) year period beyond the date the long-term agreement becomes effective. If these changes in waste disposal services should occur, Spalding County will take the necessary procedure to inform the public in a timely fashion. These actions will be guided by a disposal contingency plan to be developed by Spalding County.

DISASTER DEBRIS MANAGEMENT ASSESSMENT

Spalding County is located in a climate whereby it may experience mild to slightly severe weather of various sorts. These varying weather conditions may include mild Winters that are accompanied by occasional ice storms and possible snow; Springs and Summers that bring mild to severe rainfall, thunderstorms, and tornadoes; and Falls that may bring about the aftermaths of tropical storms from hurricanes. Unfortunately, these weather conditions create a great deal of yard debris and construction and demolition materials from both residents and commercial businesses that require disposal.

The County has a Disaster Plan in place; however, this Plan, in its current status, does not make any provisions for the handling of excessive yard debris or construction and demolition materials which may accompany those storms that affect the unincorporated area of Spalding County. The County is presently in the process of updating or revising its Disaster Plan, which will be adopted as its Emergency Management Plan. The Plan will include a section on how the County will handle excessive debris and construction and demolition materials and other associated debris resulting from various weather conditions.

Currently, Spalding County utilizes a special process during disasters that functions to help reduce/dispose of any excess waste generated by yard debris, trees falling in the roadway, and construction and demolition materials. The County has in its possession extra roll-off containers that are placed at each of the collection centers specifically for the disposal of excess disaster waste for local residents. Once these containers have been filled by local residents, they are transported to the County's storage area, which also houses two (2) chipping machines that are utilized to chip the materials. Those processed materials are then utilized by County crews or are taken to each of the collection centers and made available for distribution. Those items that cannot be process are compiled and taken to the Shoal Creek C&D Landfill for disposal. Residents and commercial businesses may also haul their own debris to the Shoal Creek site. Local burning of these excessive materials is also permitted.

Spalding County will continue employ this methodology until changes occur that are formally prescribed in its official Emergency Management Plan, or similar document, to be developed for the County at a later date.

GOALS AND NEEDS FOR WASTE DISPOSAL

Goal: *To ensure that disposal facilities for Spalding County meet regulatory requirements and can continue to support effective solid waste handling programs over the next ten (10) year planning period.*

Needs: As evidenced by the agreement between Spalding County and the Pine Ridge Recycling Landfill and by virtue of the life expectancy of the landfill, the County should not have to consider alternatives for disposal services until the year 2053. In that regards, no other options will need to be considered or pursued during the next ten (10) year planning period.

The same is true in relation to the County's disposal agreement with the Shoal Creek C&D Landfill. Although data from the 2003 DCA Solid Waste Update assigns a six (6) year life expectancy to this landfill, it was issued a permit for a 46.27-acre expansion in 2003. This new expansion will increase its life expectancy by approximately twenty (20) years. Therefore, only minimal consideration for alternatives relating to this type of disposal will be required during the next ten (10) year planning period.

In the unforeseen event changes occur in Spalding County's capacity to adequately dispose of its solid waste and construction and demolition debris, it is recommended that the County revisit the contingency plan, as mentioned in this section, every five (5) years during the planning period. This will help to alleviate any delay in operations should the need to seek alternative methods actually occur.

Either as a part of its Emergency Management Plan or in a separate document, Spalding County should make proper provisions for the development of a formal Disaster Debris Management Plan to assist in handling excessive yard debris and

construction and demolition materials. Those key elements for inclusion in the plan should include, but not be limited to, the following:

- **Identify a Disaster Project Team** - Members of this team should include Spalding County procurement personnel, attorney, communications, operations and engineering; a debris contractor, and an oversight engineer.
- **Role Designation** - The roles and responsibilities for each member should be delineated. Each member should also provide information on how they can be contacted seven (7) days per week, twenty-four (24) hours a day.
- **Local, State and Federal Rules and Regulations** - Key staff at Spalding County and members of the Disaster Project Team should have a clear understanding of contracting procedures and be aware of what is and what is not eligible for reimbursement.
- **Level of Preparedness** - The Disaster Project Team should establish a debris management cycle for normal operations, increased readiness, response, and recovery.
- **Develop Debris Classifications** - The Disaster Project Team should develop debris classifications such as vegetative waste, yard debris, construction and demolition debris, large metals, and hazardous waste.
- **Debris Management** - The Disaster Project Team should determine the appropriate methods for managing each type of debris. For example what can be reduced by grinding or chipping or what items can be recycled, burned, or landfilled.
- **Designation of Sites** - The Disaster Project Team should designate temporary storage and/or burn sites and develop operating plans for those sites, including site preparation, operations, and closeout procedures.
- **Documentation Methods** - The Disaster Project Team should make certain to document all decisions, actions, and costs during the response: this is very imperative to receive the maximum reimbursement from the Federal Emergency Management Agency (FEMA).
- **Plan Update** - The Disaster Project Team should set up a system to regularly review and update the Disaster Debris Management Plan. If a disaster should actually occur, the Team should record any lessons learned and revise the Plan accordingly.

**TABLE 12
 GEORGIA ENVIRONMENTAL PROTECTION DIVISION
 LANDFILL VOLUME REPORT FOR SPALDING COUNTY - 2003**

County	Facility Name	Permit Number	Facility Type Description	Dominion	Year	Quarter	Source Of Waste	State	Tonnage Reported
BUTTS	BUTTS CO-PINE RIDGE RECYCLING (MSWL)	018-008D(MSWL)	Municipal Solid Waste Landfill	Private Commercial	03	1	Spalding Co	GA	2,050.03
DEKALB	APAC/GA-DONZI LN PH 5A (L)	044-042D(L)	Construction and Demolition Landfill	Private Commercial	03	1	Spalding Co	GA	3.14
DEKALB	BFI-HICKORY RIDGE (MSWL)	044-048D(SL)	Municipal Solid Waste Landfill	Private Commercial	03	1	Spalding Co	GA	31.53
FULTON	CHAMBERS-BOLTON RD (SL)	060-083D(SL)	Municipal Solid Waste Landfill	Private Commercial	03	1	Spalding Co	GA	2.17
FULTON	SAFEGUARD LANDFILL MANAGEMENT C & D	060-088D(C&D)	Construction and Demolition Landfill	Private Commercial	03	1	Spalding Co	GA	312.56
LAMAR	LAMAR CO - CEDAR GROVE REGIONAL MSWL	085-007D(MSWL)	Municipal Solid Waste Landfill	PUBLIC	03	1	Spalding Co	GA	1,109.48
SPALDING	SPALDING CO-GRIFFIN/SOAL CREEK RD PH 2	128-009D(C&D)	Construction and Demolition Landfill	PUBLIC	03	1	Spalding Co	GA	5,659.26
BUTTS	BUTTS CO-PINE RIDGE RECYCLING (MSWL)	018-008D(MSWL)	Municipal Solid Waste Landfill	Private Commercial	03	2	Spalding Co	GA	2,591.88
DEKALB	APAC/GA-DONZI LN PH 5A (L)	044-042D(L)	Construction and Demolition Landfill	Private Commercial	03	2	Spalding Co	GA	157.43
DEKALB	BFI-HICKORY RIDGE (MSWL)	044-048D(SL)	Municipal Solid Waste Landfill	Private Commercial	03	2	Spalding Co	GA	24.74
FULTON	SAFEGUARD LANDFILL MANAGEMENT C & D	060-088D(C&D)	Construction and Demolition Landfill	Private Commercial	03	2	Spalding Co	GA	1,021.00
LAMAR	LAMAR CO - CEDAR GROVE REGIONAL MSWL	085-007D(MSWL)	Municipal Solid Waste Landfill	PUBLIC	03	2	Spalding Co	GA	1,561.11
SPALDING	SPALDING CO-GRIFFIN/SOAL CREEK RD PH 2	128-009D(C&D)	Construction and Demolition Landfill	PUBLIC	03	2	Spalding Co	GA	5,346.74
TAYLOR	ALLIED SERVICES, LLC -SR 90/SR 137 CHARING (SL)	133-003D(SL)	Municipal Solid Waste Landfill	Private Commercial	03	2	Spalding Co	GA	431.48
BUTTS	BUTTS CO-PINE RIDGE RECYCLING (MSWL)	018-008D(MSWL)	Municipal Solid Waste Landfill	Private Commercial	03	3	Spalding Co	GA	2,609.55
DEKALB	APAC/GA-DONZI LN PH 5A (L)	044-042D(L)	Construction and Demolition Landfill	Private Commercial	03	3	Spalding Co	GA	2.52
FULTON	SAFEGUARD LANDFILL MANAGEMENT C & D	060-088D(C&D)	Construction and Demolition Landfill	Private Commercial	03	3	Spalding Co	GA	930.36
LAMAR	LAMAR CO - CEDAR GROVE REGIONAL MSWL	085-007D(MSWL)	Municipal Solid Waste Landfill	PUBLIC	03	3	Spalding Co	GA	1,916.67
SPALDING	SPALDING CO-GRIFFIN/SOAL CREEK RD PH 2	128-009D(C&D)	Construction and Demolition Landfill	PUBLIC	03	3	Spalding Co	GA	5,621.38
TAYLOR	ALLIED SERVICES, LLC -SR 90/SR 137 CHARING (SL)	133-003D(SL)	Municipal Solid Waste Landfill	Private Commercial	03	3	Spalding Co	GA	1,322.60
BUTTS	BUTTS CO-PINE RIDGE RECYCLING (MSWL)	018-008D(MSWL)	Municipal Solid Waste Landfill	Private Commercial	03	4	Spalding Co	GA	2,543.39
DEKALB	APAC/GA-DONZI LN PH 5A (L)	044-042D(L)	Construction and Demolition Landfill	Private Commercial	03	4	Spalding Co	GA	414.14
FULTON	SAFEGUARD LANDFILL MANAGEMENT C & D	060-088D(C&D)	Construction and Demolition Landfill	Private Commercial	03	4	Spalding Co	GA	524.13
LAMAR	LAMAR CO - CEDAR GROVE REGIONAL MSWL	085-007D(MSWL)	Municipal Solid Waste Landfill	PUBLIC	03	4	Spalding Co	GA	1,729.64
SPALDING	SPALDING CO-GRIFFIN/SOAL CREEK RD PH 2	128-009D(C&D)	Construction and Demolition Landfill	PUBLIC	03	4	Spalding Co	GA	4,319.86
2003 TONNAGE TOTAL									42,236.79

Total tonnage of 42,236.79 minus 38% to correlate with City of Griffin's estimated population = 26,286.81 Tons

LAND LIMITATION ELEMENT

INVENTORY AND ASSESSMENT

The purpose of the land limitation element is to define those areas of a community that are most acceptable and most unacceptable for locating solid waste management facilities. In order to successfully accomplish this task, an analysis of the riparian resources is required. These resources include the following items:

- ❖ Water Supply Watersheds
- ❖ Groundwater Recharge Areas
- ❖ Wetlands
- ❖ River Corridors
- ❖ Protected Mountains

The Georgia Department of Natural Resources (DNR) has established rules and regulations, relating to the above referenced listing, which must be strictly adhered to in locating sites for the development of solid waste management facilities. These are briefly addressed below.

Water Supply Watersheds

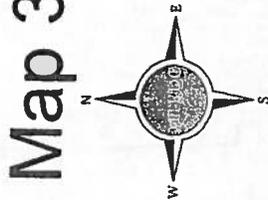
DNR requires that in any location within a small water supply watershed, new solid waste landfills must have synthetic liners and leachate collection systems. In relation to watersheds in Spalding County, the western half of the County lies in the Flint River watershed and drains to the Gulf of Mexico via the Apalachicola River. The eastern half of the County is within the Towaliga River watershed and drains to the Atlantic Ocean via the Ocmulgee and Altamaha Rivers. The City of Griffin obtains its water from intakes in both the Flint River and Head's Creek Reservoir. Those areas residing upstream from these locations encompass water supply watersheds for Spalding County. (See Map 3 – Water Supply Watersheds.) Protection of these watersheds is provided in Spalding County's Unified Development Ordinances (UDO) in Article S-2 Sensitive Land - Watershed Protection. This specific overlay district was designed to maintain a high water quality of the surface water (rivers, creeks, streams, springs, and underground water) both presently and in the future. This designated district prohibits the development of commercial and industrial uses within 1,000 feet of an existing or proposed reservoir. It also places an impervious surface limit of 25% on new developments.

Groundwater Recharge Areas

DNR requires that in significant groundwater recharge areas, permits shall not be issued for new solid waste landfills not having synthetic liners and leachate collection systems. Spalding County has approximately three (3) seemingly small locations considered as recharge areas. These locations are identified in Map 4 - Groundwater Recharge Areas. All three (3) locations are characterized by a deep permeable layer of material. In 2001, the County enacted Article S-3 Sensitive Land - Groundwater Recharge Protection District into its UDO to protect recharge areas from undesirable developments that may contaminate the groundwater.

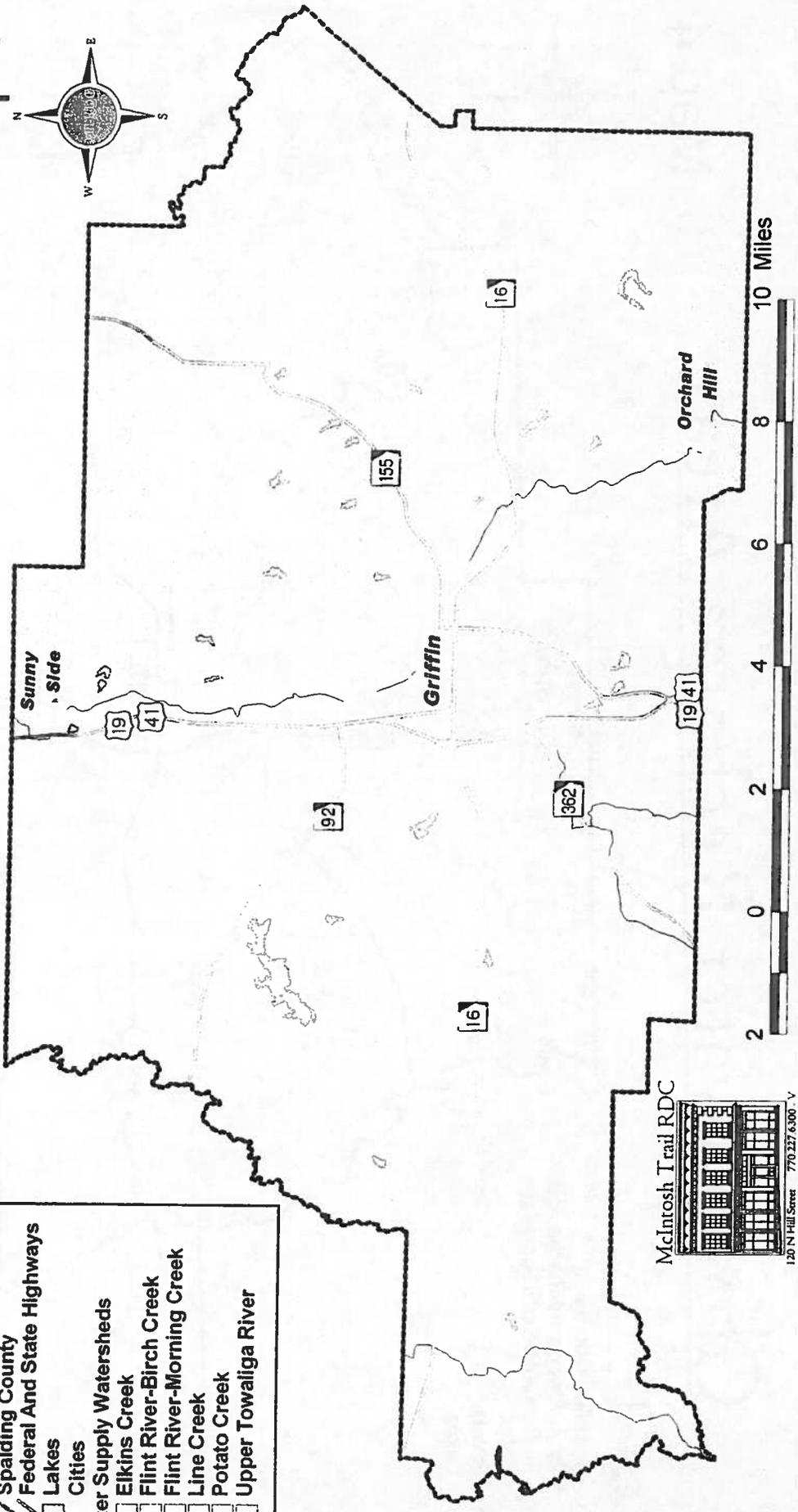
Water Supply Watersheds

Map 3



Legend

- Spalding County
- Federal And State Highways
- Lakes
- Cities
- Water Supply Watersheds**
- Elkins Creek
- Flint River-Birch Creek
- Flint River-Morning Creek
- Line Creek
- Potato Creek
- Upper Towaliga River



McIntosh Trail RDC
 120 N Hill Street
 P.O. Box 818
 Griffin GA, 30224
 770.227.6300 V
 770.227.4488 F
 www.mtrdc.org

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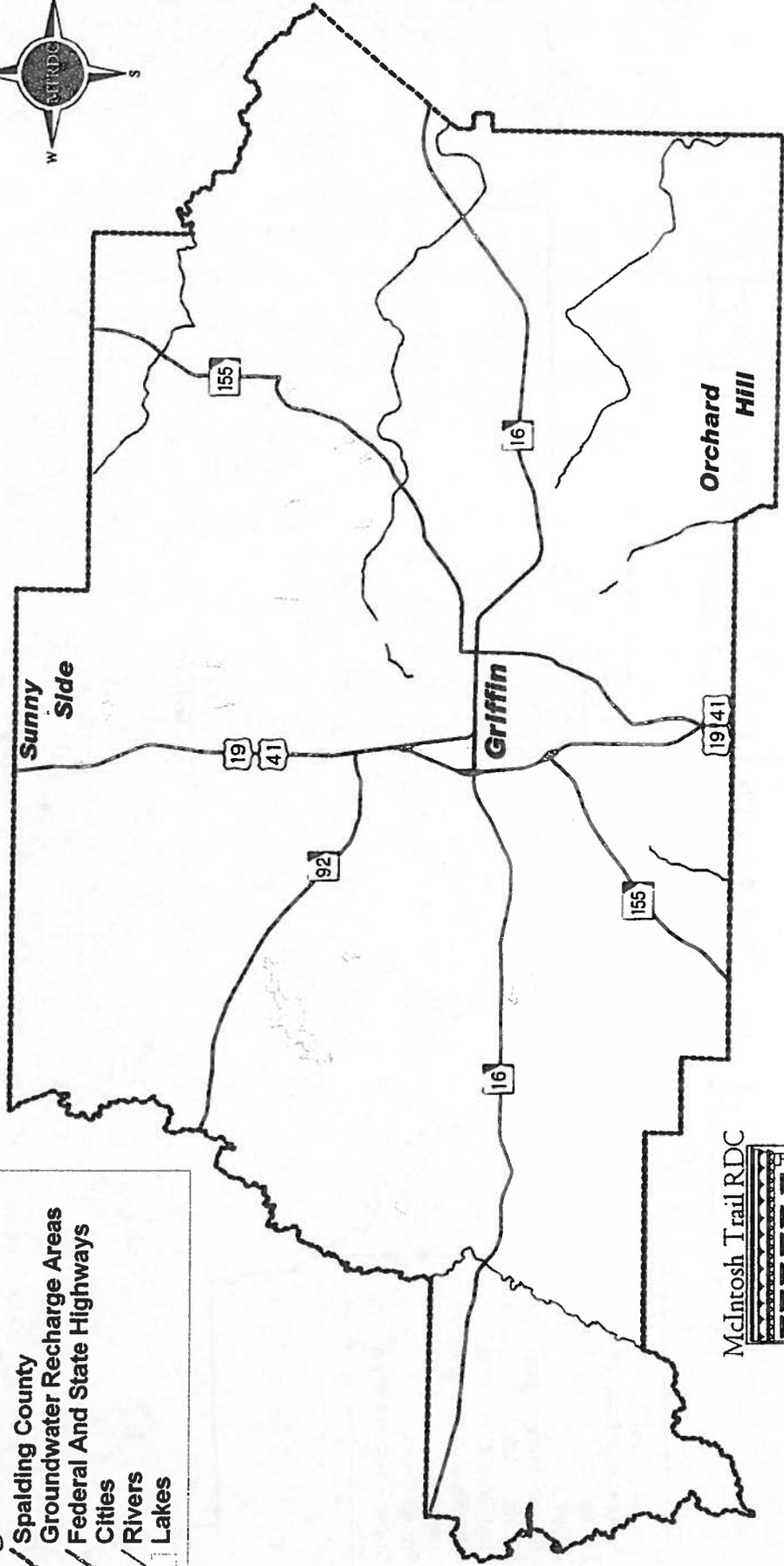
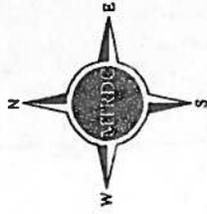
Source: Georgia DOT (1996); MTRDC (2004); Georgia DCA (1999); US Census (2000); Spalding County Comprehensive Plan (2004)

Groundwater Recharge Areas

Map 4

Legend

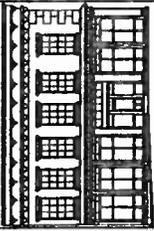
-  Spalding County
-  Groundwater Recharge Areas
-  Federal And State Highways
-  Cities
-  Rivers
-  Lakes



September 16, 2004

Source: Georgia DOT (1996); MTRDC (2004); Georgia DCA (1999); US Census (2000); Spalding County Comprehensive Plan (2004)

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Wetlands

DNR rules and regulations establish that solid waste landfills may constitute an unacceptable use of a wetland. Wetlands serve many valuable purposes to include being an important habitat for many plant species as well as for fish, waterfowl, and other wildlife. They are protected under Section 404 of the Federal Clean Water Act as administered by the U.S. Army Corps of Engineers and the U.S. Environmental Protection Division. An examination of the 127,875 acres of land that exists in Spalding County reveals that approximately 8,901 acres or 7% is comprised of wetlands. (See Map 5 - Wetland Areas.) Spalding County has also enacted, into its UDO, Article S-4 Sensitive Land - Wetland Protection District that prohibits the development of a landfill in these areas.

Floodplains

DNR stipulates that any solid waste landfill located in the 100-year flood plain shall not restrict the flow of the 100-year flood, reduce the temporary water storage capacity of the flood plain, or result in a washout of solid waste so as to pose a threat to human health or the environment. Spalding County defines any area susceptible to flood as a floodplain. To protect these areas from unacceptable uses, the County has in place a Flood Damage Prevention Ordinance and an overlay district in Article S-1 Sensitive Land - Flood Hazard of the UDO. The floodplains for the County are closely aligned with its wetlands and are illustrated in Map 6 - FEMA Floodplains.

Slopes

Spalding County is located in the Piedmont Region of Georgia. Approximately 8,300 acres (6.5%) of the County is in a soil class with slopes between 10% and 15%. Slopes having this characteristic are still suited for the production of crops; however, a great concern for the control of erosion and sedimentation is required. Therefore, even though these slopes are developable, additional expenses may be incurred for grading and site preparation. Approximately 450 acres of land in the County are classified in a soil group having slopes steeper than 15%. Slopes bearing this characteristic are not well suited for crop production and are more expensive to develop. The Troublesome Creek watershed includes the densest concentration of steep slopes. This area is located in the north central portion of the County. On the southern side, near Highway 16 and Cabin Creek, represents yet another agglomeration. Both areas are prime for incoming development. The elevation for most of Spalding County is 875 feet above sea level and ranges from 710 feet, where the Flint River leaves the County, to 995 feet. The elevation is 929 feet at Sunny Side, 853 feet at Orchard Hill, and 960 feet at Griffin. (See Map 7 - Hill Slopes.)

Land Use Factors

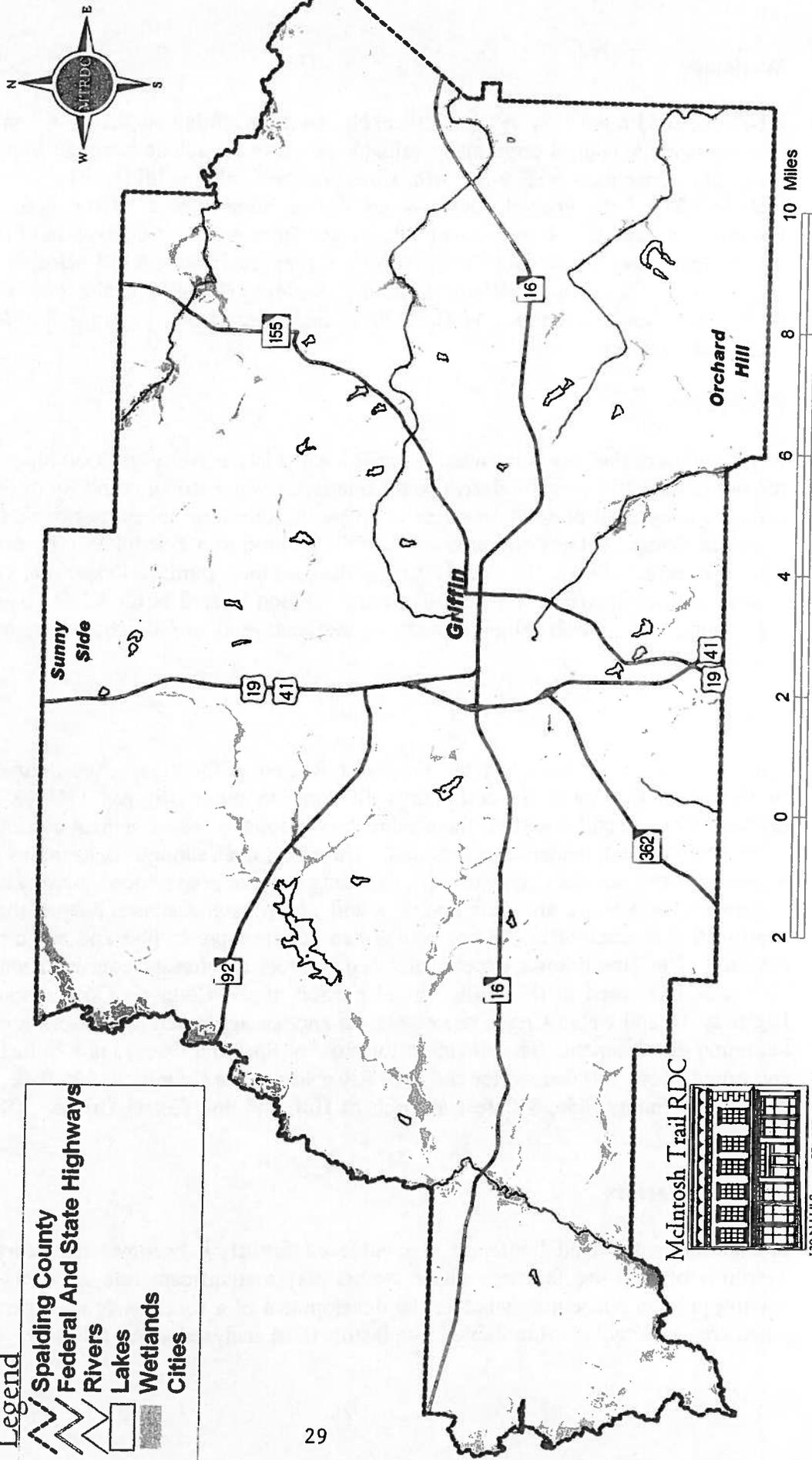
In identifying the land limitation element even further, it becomes necessary to perform an overview of land use factors. These factors play a significant role, as well, in the decision-making process concerning whether the development of a solid waste management facility in a given area is suitable or unsuitable. The factors to be analyzed are as follows:

Wetland Areas

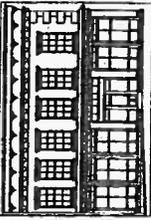
Map 5

Legend

-  Spalding County
-  Federal And State Highways
-  Rivers
-  Lakes
-  Wetlands
-  Cities



McIntosh Trail RDC



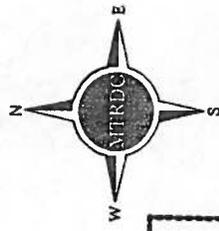
120 N Hill Street
 P.O. Box 818
 Griffin, GA 30224
 770.227.6300 - V
 770.227.6488 - F
www.mtrdc.org

September 16, 2004

Source: Georgia DOT (1996); MTRDC (2004); Georgia DCA (1999); US Census (2000); Spalding County Comprehensive Plan (2004)

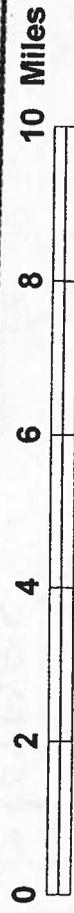
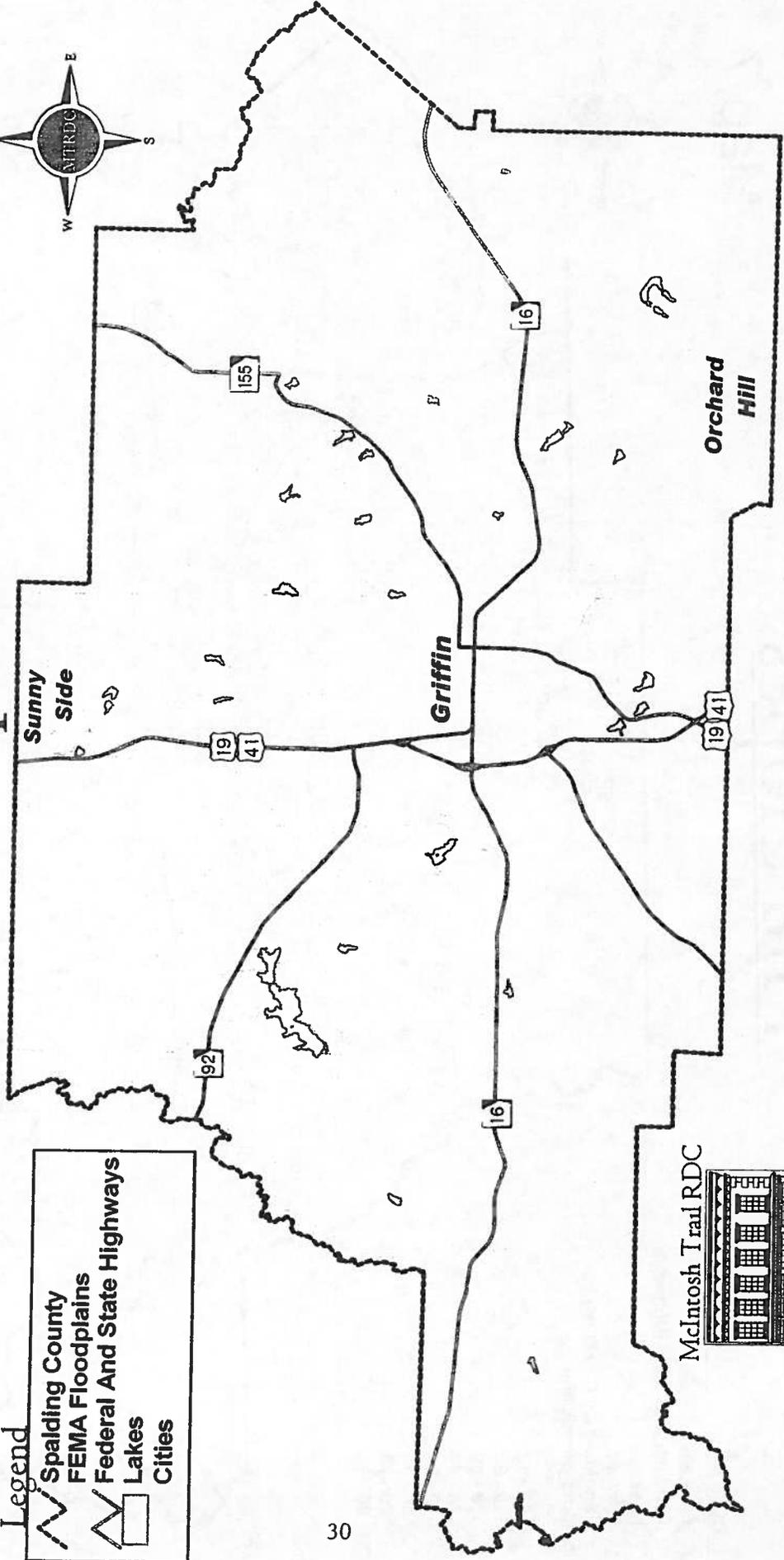
FEMA Floodplains

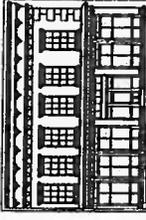
Map 6



Legend

- Spalding County
- FEMA Floodplains
- Federal And State Highways
- Lakes
- Cities



McIntosh Trail RDC

 120 N Hill Street 770.227.6300 - V
 P.O. Box 818 770.227.6488 - F
 Griffin, GA 30224 www.mtrdc.org

September 16, 2004

Source: Georgia DOT (1996); MTRDC (2004); Georgia DCA (1999); US Census (2000); Spalding County Comprehensive Plan (2004); FEMA (1998)

Hill Slopes

Map 7

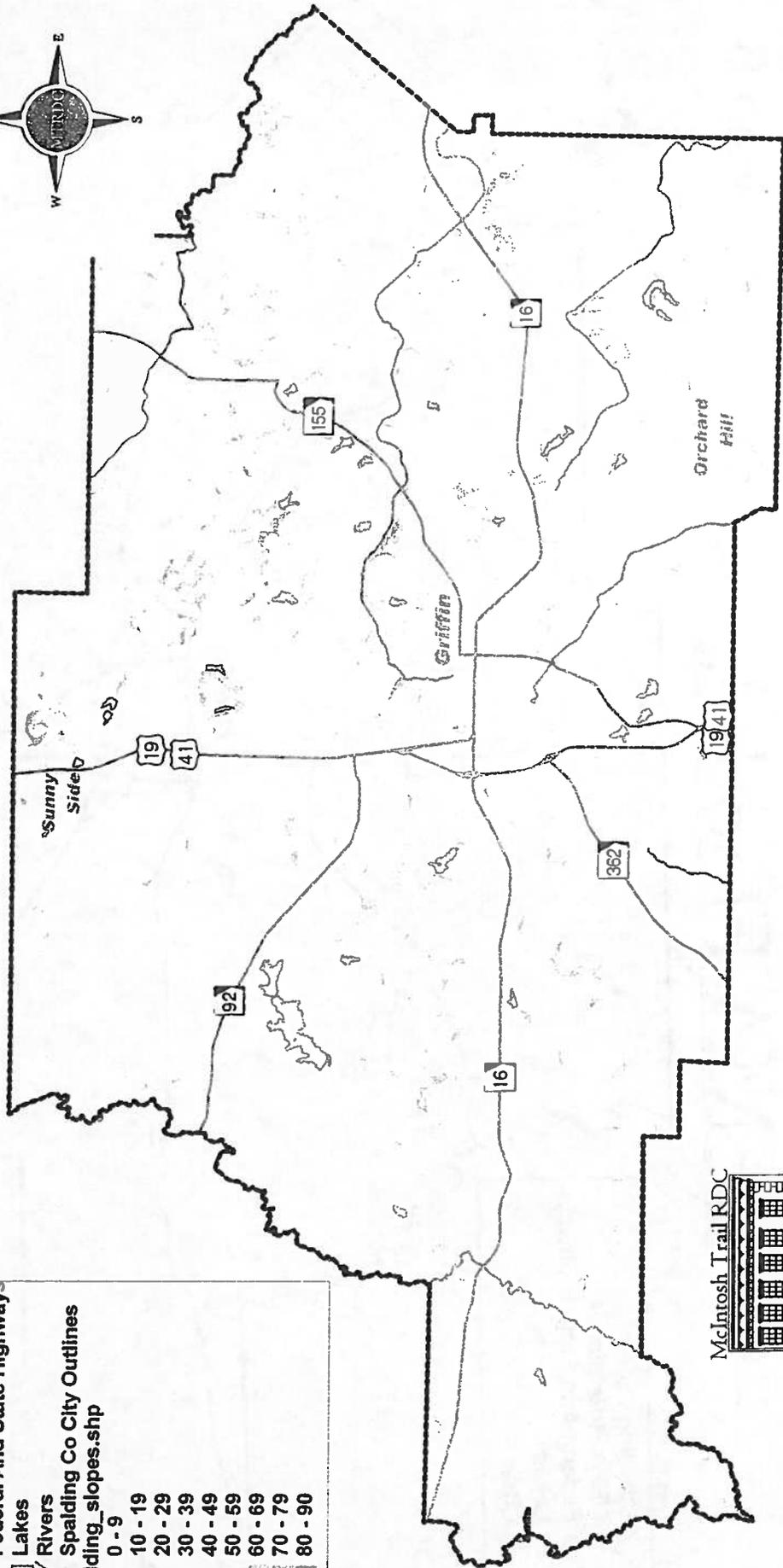


Legend

- Spalding County
- Federal And State Highways
- Lakes
- Rivers
- Spalding Co City Outlines

Spalding_slp.shp

0 - 9
10 - 19
20 - 29
30 - 39
40 - 49
50 - 59
60 - 69
70 - 79
80 - 90



McIntosh Trail RDC

150 N Hill Street
P.O. Box 818
Griffin, GA 30224
770.227.6300
770.227.6486
www.mtrdc.org

September 16, 2004

Source: Georgia DOT (1996); MTRDC (2004); Georgia DCA (1999); US Census (2000);
Spalding County Comprehensive Plan (2004)

- ❖ Land Use Plan/Zoning Restrictions
- ❖ Historical sites
- ❖ Proximity to airports
- ❖ Distance from jurisdictional boundaries
- ❖ Access

The existing land use in Spalding County is divided into approximately eleven (11) classifications. A breakdown of those classifications is provided in Table 13.

Zoning

DNR requires that a site must conform to all local zoning/land use ordinances, and that written verification of such be submitted to EPD. Zoning regulations as provided in the Spalding County UDO stipulates that the development of a landfill be considered as a special exception under Article C-2 – Manufacturing. Adherence to the General Procedures under Article 4 is also required. (See Map 8 - Spalding County Existing Land Use.)

Historic Sites

A majority of historic sites for Spalding County are mainly concentrated in the City of Griffin. The location and identification of these sites are illustrated in Map 9 - Historic Sites. No solid waste handling facility should be located in or adjoining as to negatively impact a district or site on the National Register.

Airport

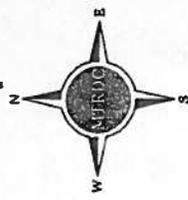
DNR requires that new solid waste landfill units or lateral expansions of existing units shall not be within 10,000 feet of any public use or private use airport runway end used by turbojet aircraft or within 5,000 feet of any public use or private use airport runway end used by only piston type aircraft. One local airport is located in Spalding County and within the city limits of Griffin. This airport includes a 3,701 feet bituminous runway; aircraft tie down, airframe and power plant repair, hangar and lighted runway. Zoning requirements for the City of Griffin do not permit the development of a solid waste management facility within the city limits.

Jurisdictional Boundaries/Access

In relation to jurisdictional boundaries and access in the locating of solid waste management facilities for Spalding County, Georgia law requires no new or existing solid waste disposal facility should be expanded into the area one-half mile from a county boundary unless the adjoining county or entity approves such facility. This standard will be strictly adhered to by Spalding County when reviewing projects of this caliber.

Spalding County Existing Land Use

Map 8



Legend

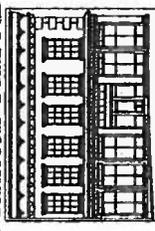
- DCA Land Use Classification
- Agriculture/Forestry
- Undeveloped/Unused
- Parks/Recreation
- Low Density Resident
- Medium Density Resid
- High Density Residen
- Industrial
- Public/Institutional
- Commercial
- TCU



September 16, 2004

Source: Georgia DOT (1996); MTRDC (2004); Georgia DCA (1999); US Census (2000);
Spalding County Comprehensive Plan (2004)

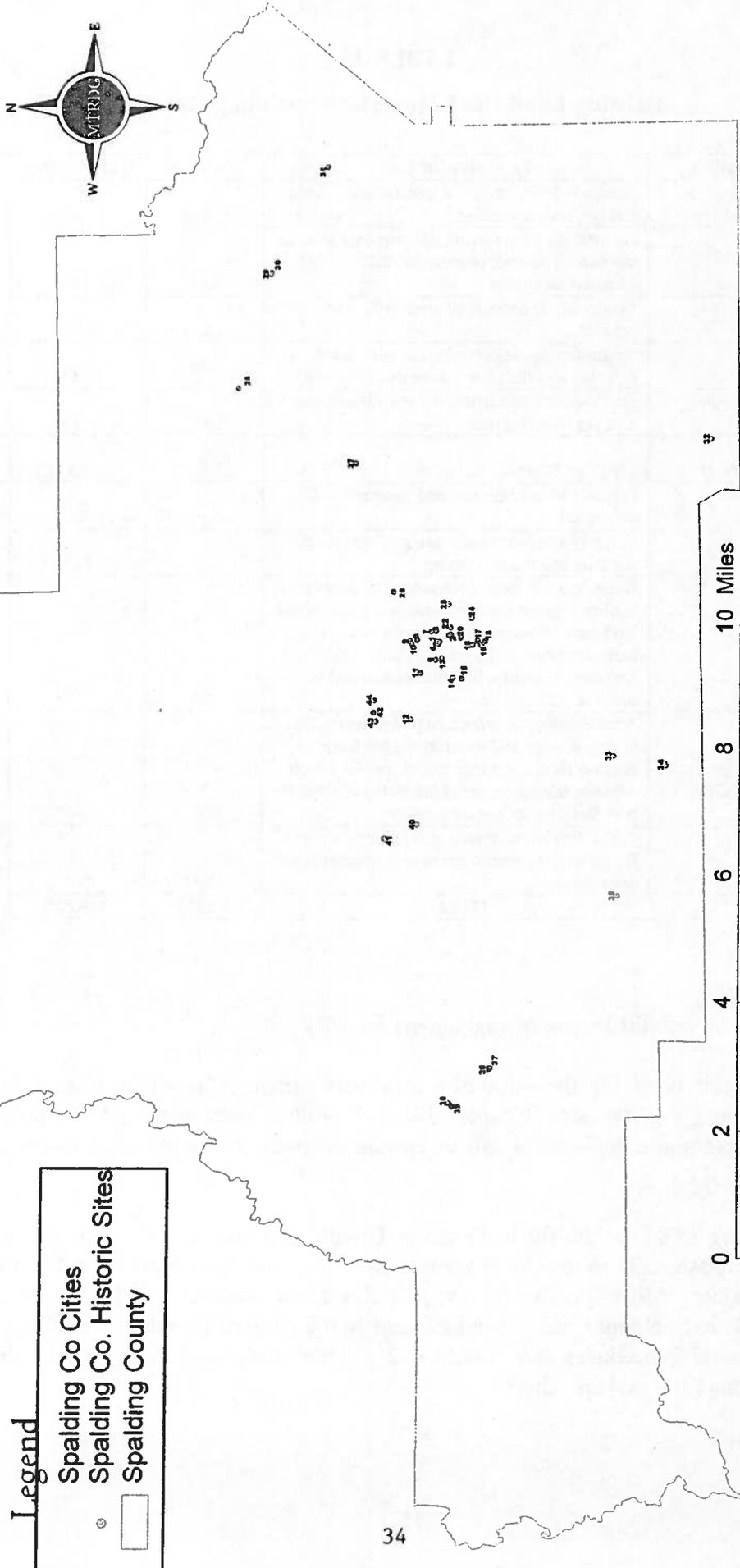
McIntosh Trail RDC



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P.O. Box 818 770.227.6488 - F
Griffin, GA 30224 www.mtrdc.org

Historic Sites

Map 9



Legend

- Spalding Co Cities
- Spalding Co. Historic Sites
- Spalding County

- Spalding Co. Historic Sites**
- 1 = McIntosh Trail RDC
 - 2 = Odd Fellows Building
 - 3 = Spalding Co Jail & Sheriff's Offi
 - 4 = Dollar General Store
 - 5 = Bailey Building
 - 6 = St. George's Episcopal Church
 - 7 = Old Medical College Historic Dis
 - 8 = Mills House
 - 9 = McDowell's Funeral Home
 - 10 = Pritchard-Moore-Goodrich House
 - 11 = Thomaston Mills

- 12 = Rushton Cotton Mills
- 13 = Ison House
- 14 = Bryant House
- 15 = Bailey-Tebault House
- 16 = Everett Beal House
- 17 = Hill-Kurtz House
- 18 = Smith-McKnight House
- 19 = Baker House
- 20 = Bell House
- 21 = Hawkes Library
- 22 = Sam Bailey Building

- 23 = First High School
- 24 = Violet Bank
- 25 = Stonewall Confederate Cemetary
- 26 = Wilson-Willis House
- 27 = Hamill House
- 28 = Double Cabins
- 29 = Old Ringgold Masonic Lodge
- 30 = Newer Ringgold Masonic Lodge
- 31 = Gaillard House
- 32 = First Grain Elevator
- 33 = Brookfield

- 34 = 2049 Carver Road
- 35 = Old Gaisert Homeplace
- 36 = Zetella Courthouse
- 37 = Old Zetella Depot
- 38 = Mt. Zion Methodist Church
- 39 = Mt. Zion Methodist Campground
- 40 = Van House
- 41 = Hunt House
- 42 = Flynt Building
- 43 = Georgia Experiment Station
- 44 = Kincaid Manufacturing Company -

McIntosh Trail RDC

1217 N Hill Street
 P.O. Box 818
 Griffin, GA 30224
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 770.227.6488 · F
 www.mtrdc.org

TABLE 13
Existing Land Use Categories - Spalding County

Class Designation	Overview of Use	Parcels	Total Acres	Percent
Vacant/Undeveloped	Land not developed for a specific use or land that has been abandoned.	4,535	34,919	30.4%
Agriculture	All land used for agricultural purposes such as cropland, livestock production and commercial timber.	635	35,343	30.8%
Estate Residential	Single-family residential areas with 5 acres per unit.	1,518	23,053	20.1%
Low-Density Residential	Single-family residential areas with at least 1 acre, but less than 5 acres per dwelling unit.	5,105	11,123	9.7%
Medium-Density Single-Family Residential	Single-family residential areas with less than 1 acre per dwelling unit.	4,815	3,040	2.6%
Multifamily Residential	Multifamily residential areas.	5	45	0.04%
Commercial/Retail	Property where business and trade are conducted.	220	720	0.6%
Industrial	Property used for warehousing, distribution, trucking and manufacturing.	51	939	0.8%
Institutional/Public	Areas housing local government's community facilities, general government and institutional land uses. Examples include schools, city halls, county courthouses, landfills, health facilities, churches, libraries, police and fire stations.	219	1,525	1.3%
Transportation/Communications/Utilities (TCU)	Areas housing uses such as power generation plants, sewage and water treatment facilities, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities, or similar uses.	90	3,642	3.2%
Park and Recreation	Areas developed or proposed to be developed for park or recreation use or are designated as open space.	17	506	0.4%
TOTAL		17,210	114,855	100%

Criteria for Siting a Solid Waste Management Facility

The specific criteria involving the siting of a solid waste management facility shall be governed by DNR Rules and Regulations - Chapter 391-3-4. Public participation for a proposed solid waste management siting application will be conducted under the same rules and regulations as Chapter 391-3-4-.03.

An entity desiring to site a landfill in Spalding County and subsequently seeks a permit from EPD for this purpose must follow local zoning, land use, and development ordinances adopted by Spalding County. More specifically, the guidelines and procedure that are applicable to the siting of landfills in Spalding County can be found in the Unified Development Ordinance under Article 4 – General Procedures and Article C-2 – Manufacturing. A copy each document is made a part of this Plan as Appendix C.

GOALS AND NEEDS FOR LAND LIMITATIONS

Goal: *To ensure that proposed solid waste management facilities are located in areas deemed suitable for such developments and are compatible with the uses of the given area.*

Needs: Spalding County should develop a formal procedure directly addressing how the County will handle requests for the rezoning and development of a solid waste management facility. The entity seeking to develop said facility or an expansion of such shall provide Spalding County with sufficient information to assist in determining if this project is consistent with its Multijurisdictional Solid Waste Management Plan. The proposed entity will work with Spalding County to:

- ❖ Schedule and conduct a public hearing based on procedures as followed by the Spalding County Board of Commissioners to inform the public of this proposed project in conjunction with its request for rezoning.
- ❖ Spalding County, in conjunction with the entity proposing to site the new facility, shall develop a report to indicate the impact the facility will have upon any current solid waste management activities. The report shall also identify the impact the proposed facility will have upon the current collection and disposal activities occurring in the planning area.
- ❖ The report shall also identify the affect the proposed facility will have on waste generated within the State and how it will impact its 25% per capita waste disposal reduction goal.

This report shall be submitted to EPD by Spalding County for its review and consideration in the issuance of a permit for the proposed facility.

Spalding County should also maintain regular updates to its maps and zoning requirements in relation to suitable and unsuitable sites for the siting of solid waste management facilities.

EDUCATION AND PUBLIC INVOLVEMENT ELEMENT

INVENTORY AND ASSESSMENT

Spalding County utilizes the services of the Keep Griffin Spalding Beautiful (KGSB) to provide educational services on recycling and waste reduction activities to local residents and businesses.

KGSB is an affiliate of Keep America Beautiful. This organization is committed to reducing litter and to improving the scenery in and around Spalding County through education and other community programs. KGSB takes a traditional approach to litter that involves cleanup projects for its removal. As a means to effectively address this problem, the organization has three (3) major objectives. These objectives are as follows:

- ❖ Education - Each year, KGSB provides an opportunity for school-aged children; kindergarten through fifth grade, to participate in projects and other related learning activities designed to support the goals of the organization.
- ❖ Recycling - KGSB teams up with local governments in the Griffin-Spalding County area each year in support of the "One for the Chipper" Christmas Tree Recycling Program. It also distributes recycling resource information pamphlets to residents throughout Griffin-Spalding County via mail. This pamphlet provides the information needed to properly dispose of most household waste.
- ❖ Cleanup Projects – KGSB assists with many cleanup projects including those associated with roadways and those specially targeted to neighborhoods in the Griffin-Spalding County area. Assistance is also provided to individuals and local businesses.

A second initiative of KGSB is to enhance the beautification of the landscape in the Griffin-Spalding County area. This goal is supported through the following activities:

- ❖ Donations to the "Plant A Tree" Project.
- ❖ Donations to the flower projects for highway medians.
- ❖ Providing grant funds to school classrooms for outdoor learning areas, gardens, and other similar projects.

Those recent projects of which KGSB participated include the following:

- **Southern Contractors Association Arbor Day Tree Giveaway 2004:**

KGSB served as the platinum sponsor for this event. Approximately 750 trees of three (3) varieties were given away in coordination with a local building supplier.

▪ **Iris City Arts & Craft Festival 2004:**

KGSB set up a booth in cooperation with the Science Center and the Griffin Solid Waste Department in which flyers were distributed and demonstrations of ground water pollution were displayed.

▪ **Chamber of Commerce Newspaper Recycling Day 2004:**

KGSB partnered with the City of Griffin's Police Department to provide manpower for this special event.

In support of its recycling and waste reduction activities, KGSB is provided a \$10,000 donation each year from Pine Ridge Recycling, Inc., in Jackson, Georgia. This donation was made possible via an agreement with Pine Ridge in 1996. As a part of the agreement with Spalding County, Pine Ridge donated \$100,000 towards the County's recycling efforts. The donation would be made in the amount of \$10,000 per year for a period of ten (10) years, commencing in 1996. Only two (2) years are remaining in this agreement.

The assistance as provided by the KGSB has been deemed to play a significant role in Spalding County's waste reduction efforts from previous years. This organization has helped to implement or support locally driven programs where Spalding may have lacked the sufficient manpower to do otherwise.

GOALS AND NEEDS FOR EDUCATION AND PUBLIC INVOLVEMENT

Goal: *To ensure that residents and businesses in Spalding County understand the issues, needs and goals of the solid waste management system.*

Needs: Spalding County should continuously support the activities of Keep Griffin Spalding Beautiful as it works toward projects to increase recycling and waste reduction.

KGSB should continue to develop projects that promote educational activities and public involvement. These projects could include, but not be limited to:

- ❖ Promoting workshops and demonstration sites on composting for local residents.
- ❖ Hosting special recycling drives to assist businesses and residents in disposing of computers and other electronic items.
- ❖ Continue working with school systems to distribute information on the significance of recycling and reducing waste going into landfills.

- ❖ Continue working with businesses in the Spalding County area to encourage and/or enhance their recycling and waste reduction programs.
- ❖ Encouraging residents and businesses to become involved in reuse as a separate source reduction activity. This form waste reduction is preferable to recycling because the items do not need to be reprocessed before they can be used again. Reuse involves repairing items, donating them to charity and community groups, or selling them. Sample ways to reuse include:
 - Using durable coffee mugs.
 - Using cloth napkins or towels.
 - Refilling bottles.
 - Donating old magazines or surplus equipment.
 - Reusing boxes.
 - Turning empty jars into containers for leftover food
 - Purchasing refillable pens and pencils.
 - Participating in a paint collection and reuse program.

KGSB will need to seek additional funding opportunities to help maintain its full operation after the assistance being provided by Pine Ridge Recycling, Inc. ceases in 2006. Additional funding sources could come from grants or donation requests from local businesses and industries.

IMPLEMENTATION STRATEGY

The purpose of the implementation strategy is to achieve a balance and affordable plan for solid waste management while also meeting the goals and requirements of the State law. The tables that follow this page are designed to provide a plan for the implementation of programs as prescribed for each element in the Spalding County Multijurisdictional Solid Waste Management Plan that includes the Cities of Orchard Hill and Sunny Side. For planning and budgeting purposes, this strategy should be reviewed on an annual basis for measuring and evaluating program effectiveness.

**SPALDING COUNTY MULTIJURISDICTIONAL SOLID WASTE MANAGEMENT PLAN
IMPLEMENTATION STRATEGY - SHORT-TERM WORK PROGRAM
2005 - 2015**

PLANNING ELEMENT AND IMPLEMENTATION ACTIVITY	YEARS TO BE IMPLEMENTED											ESTIMATED COST	RESPONSIBILITY	FUNDING SOURCE			
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015						
WASTE REDUCTION																	
Continue to operate the recycling program at the five (5) Collection Centers throughout the County.	X	X	X	X	X	X	X	X	X	X	X	X	X	\$100,000/yr	County Public Works	County	
Develop a Policy for Private Haulers to report on the volumes of solid waste and recyclables collected in the County.		X												\$10,000	County	County	
Continue to accept yard debris at the Collection Centers and transporting unusable materials to the Shoal Creek C&D Landfill for disposal and/or composting.	X	X	X	X	X	X	X	X	X	X	X	X	X	\$100,000/yr	County Public Works	County	
COLLECTION																	
Continue to operate the five (5) Collection Centers throughout the County the purpose of collecting solid waste.	X	X	X	X	X	X	X	X	X	X	X	X	X	\$100,000/yr	County Public Works	County	
Develop a Policy for Private Haulers to report on the volumes of solid waste and recyclables collected in the County.		X												\$10,000	County	County	
Investigate the probability of instituting a policy for new developers to include a plan for solid waste collection and recycling.			X											\$10,000	County	County	

PLANNING ELEMENT AND IMPLEMENTATION ACTIVITY	YEARS TO BE IMPLEMENTED										ESTIMATED COST	RESPONSIBILITY	FUNDING SOURCE				
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014				2015			
COLLECTION - Cont'd																	
Consult with the City of Griffin's Solid Waste Department concerning solid waste collection and recycling for approximately 2,500 County residents.		X		X													Enterprise Fund
DISPOSAL																	
Continue to monitor closure activities for the Spalding County Yamacraw Landfill.	X	X	X	X												\$40,000/yr	Spalding County County
Continue to utilize Pine Ridge Recycling, Inc. in Jackson, GA for the solid waste disposal.	X	X	X	X												\$100,000/yr	County Public Works County
Continue to utilize the City of Griffin Shoal Creek C&D Landfill for the disposing of yard debris, construction and demolition materials.	X	X	X	X												\$100,000/yr	County Public Works County
Develop a Policy for Private Haulers to report on the volumes of solid waste and recyclable collected in the County.		X														\$10,000	County County
Develop a Disaster Debris Management Plan to assist the County in handling excessive debris created as a result of disastrous weather conditions and/or emergency situations.				X												\$5,000	County County
Develop a contingency plan for the interim disposal of solid waste, yard debris, and construction and demolition materials should interruptions occur in the present system.																\$ N/A	County County

PLANNING ELEMENT AND IMPLEMENTATION ACTIVITY	YEARS TO BE IMPLEMENTED										ESTIMATED COST	RESPONSIBILITY	FUNDING SOURCE				
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014				2015			
LAND LIMITATIONS																	
Develop a procedure specifically designed to address the process in which requests for locating a landfill in Spalding County will be handled.		X														County	County
Continue to update local zoning ordinance and land use plans and maps that identify all areas unsuitable for the development of a solid waste management facility.		X		X								X				County	County
EDUCATION AND PUBLIC INVOLVEMENT																	
Continue to support KGSB in their efforts to educate local residents and businesses on waste reduction and recycling.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	County/KGSB	County
KGSB should seek funding opportunities from grants and local business and industry in support of its operations.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	KGSB	Grants, Donations

APPENDIX A

**COMMITMENT OF CAPACITY ASSURANCE
PINE RIDGE RECYCLING, INC.**



REPUBLIC
SERVICES OF GEORGIA, LLP

967 Carl Bethlehem Road Winder, GA 30680 (770) 867-2499 FAX (770) 307-0934

Mr. William P. Wilson, Jr., County Manager
Spalding County Board of Commissioners
P.O. Box 1087
Griffin, GA 30224

Dear Mr. Wilson:

The Pine Ridge Landfill owned and operated by Republic Services of Georgia, Limited Partnership has in excess of 10 years of disposal capacity.

The landfill is open to the public and accepts waste that is acceptable under state and federal regulations from customers in good standing. Spalding County as a customer in good standing of the landfill would be allowed to dispose of acceptable waste at the landfills as long as they maintain their current status.

If you need any additional information, please give me a call at (770) 867-2499.

Sincerely,

Mark R. Allen
Area Landfill & Transfer Station Manager

APPENDIX B

**COMMITMENT OF CAPACITY ASSURANCE
SHOAL CREEK C&D LANDFILL**



CITY OF GRIFFIN

SINCE 1840

Commission Members

Cynthia Reid Ward
Chairman

Walker Cook, Jr.

Cora Flowers

Doug S. Hollberg

Bill Landrum

Rodney McCord

Joanne Todd

Solid Waste Department
George Reid, Director

Shoal Creek C & D Landfill
575 Shoals Creek Road
Griffin, Georgia 30223

770-228-0430

September 30, 2004

Mr. William Wilson
County Manager
Spalding County
P. O. Box 1087
Griffin, Georgia 30224

Dear Mr. Wilson:

This letter serves as a disposal capacity assurance for waste generated by Spalding County local government from 2004 to 2014. The Georgia EPD permit number for this facility is 126-009D (C&D) and 126-010D (C&D). Shoal Creek C&D Landfill has been permitted for expansion for a Phase III, permit number 126-010D (C&D). This expansion has disposal capacity of 24 years. This assurance is based upon Spalding County disposing of approximately 2,500 tons of waste on an annual basis.

We thank the Spalding County government for this business partnership and look forward to providing environmentally sound waste disposal options for the foreseeable future.

Sincerely,

Henry G. Reid, Director
Solid Waste



"The Iris City"

APPENDIX C

**EXCERPT FROM THE SPALDING COUNTY
UNIFIED DEVELOPMENT ORDINANCE**

**ARTICLE 4 GENERAL PROCEDURES
ARTICLE C-2 – MANUFACTURING**

ARTICLE 4. GENERAL PROCEDURES

Section 401: Initial Information.

- A. Article 4 outlines the procedures to be followed in order to comply with the requirements of this Ordinance. Initial information about the Ordinance may be obtained from the Administrative Officer.
- B. The Administrative Officer will provide and maintain copies of the Ordinance for review and/or sale.

Section 402: Compliance with Zoning Ordinance Required.

- A. No building is to be erected, used, occupied, moved, or altered in a manner that does not conform to the requirements specified for the district in which it is located.
- B. The only exception to this requirement is that all buildings or uses which *lawfully* existed at a particular location at the time this Ordinance was adopted may be continued but only as provided in Section 403, "Continuance of Non-Conforming Uses".

Section 402A: Certificate of Zoning Compliance.

- A. To determine whether a structure or use existing or proposed for any property located within Spalding County is or may be used or developed in compliance with this Ordinance, the owner of the property or his agent may request a Certificate of Zoning Compliance from the Zoning Administrator. Such request shall be in writing and on such forms as may be developed for such purpose, which shall minimally meet the following standards:
 - a. identification of the owner of the subject property;
 - b. identification of any agent of the owner of the subject property;
 - c. a legal description of the subject property;
 - d. a complete description and inventory of all existing structures on the subject property.
 - e. a complete description and inventory of all proposed structures proposed or to be located on the subject property under this Ordinance and for which the Certificate of Zoning Compliance is being requested;
 - f. a complete description and inventory of any and all activities presently occurring; and

- g. a complete description and inventory of any and all activities proposed to occur on the subject property and for which the Certificate of Zoning Compliance is being requested.
- B. The Zoning Administrator or his representative shall respond in writing within ten (10) business days of receipt of a request for a Certificate of Zoning Compliance.
- C. The issuance of the Certificate of Zoning Compliance shall be confirmation that the structures and/or uses located on or proposed for the subject property have been determined to be in compliance with the Zoning Ordinance of Spalding County and may be legally conducted thereon as of the date of issuance of the Certificate.
- D. In absence of a Certificate of Zoning Compliance, no representation by any official or employee of Spalding County shall in anyway legally bind Spalding County or in any way constitute any determination that the structures and/or uses located on or proposed for the subject property are in compliance with the Zoning Ordinance of Spalding County, or any appendix thereto nor shall any owner of property within Spalding County or his agent, successor or assign, claim any vested right to maintain or construct any structure and/or conduct any use located on or proposed for the subject property.
- E. Any Certificate of Zoning Compliance issued hereunder shall be valid for a period of thirty (30) days within which period, the applicant must make further application to commence or conduct the uses requested within the application for a Certificate of Zoning Compliance or construct any structure(s) identified in the application for a Certificate of Zoning Compliance.

Section 403: Continuance of Non-Conforming Uses. Invariably, at the time a land use and development control ordinance is adopted or amended, certain uses which *lawfully* existed prior to the adoption or Amendment will not conform to the regulations and standards for the districts in which they are located. These are known as non-conforming uses, and in order to feasibly adopt the ordinance and so as not to cause undue economic hardship on owners of non-conforming uses, these uses are allowed to continue under special conditions as outlined in the following parts of this section:

- A. Where a non-conforming use of a building or lot has ceased for more than twelve (12) consecutive months and any part of that twelve (12) month period occurs after the adoption of this Ordinance or where a non-conforming use has changed to a permitted or conforming use, further use of the building or lot shall be in conformance with the standards and requirements for the district in which it is located.
- B. A non-conforming use shall not be extended or altered unless the extension or alteration is in conformance with the requirements of this Ordinance.

- C. A non-conforming use which is altered or extended shall meet applicable Spalding County building codes and development regulations. When an applicant seeks a Building Permit for the extension or alteration of a non-conforming use, the Building Official and the Administrative Officer will inspect the unit and determine what (if anything) is needed to bring the unit into conformance with applicable building codes and development regulations. Upon determining that the unit meets applicable building codes and development regulations, he will issue the Building Permit for the non-conforming use.

- D. A non-conforming structure may be repaired, maintained and, in case of destruction, replaced, so long as any such repair, maintenance or replacement does not in any way increase its nonconformity, and it remains otherwise lawful.

Section 404: Height of Fences and Walls in a Residential Zoning District.

No fence or freestanding wall, other than a retaining wall, in a required setback area for a residential zoning district shall be more than six (6) feet in height above finished grade, except as for required screening. (See section 407).

Section 405: Required Buffers in Commercial and Industrial Districts.

In any commercial or industrial zoning district where a lot abuts any residential district or any adjacent residential use, a 25-foot wide buffer shall be provided with screening as specified in section 407. Off-street parking associated with such uses shall be governed by this same provision.

Section 406: Screening of Service Areas Within One-Hundred Feet of Public Street. Any service area, loading area, refuse, or storage area between a principal building and a public street being visible from said street and lying within one-hundred (100) feet of said street shall be provided with screening as specified in section 407, if within any commercial or manufacturing district.

Section 407: Screening Required. Whenever screening is required by this Ordinance, a durable masonry wall, or fence and hedge of sufficient opacity to provide a visual blind designed to be compatible with the character of adjoining properties, shall be provided. Such fences and/or walls shall be at least six (6) feet in height, but no greater than eight (8) feet in height, measured from the ground along the common lot lines of the adjoining properties. When hedges or natural plantings are used (together with the fence prescribed) to form the required screening, the minimum sufficient opacity shall be deemed to require no less than three (3) feet of plantings and/or hedge in the area immediately adjacent to the fence, measured along the ground surface from the fence to the inside border of said plantings and/or hedge plantings. Hedges of comparable natural plantings shall be of such variety that an average height of at least six (6) feet could be expected by normal growth within no later than two (2) years from the time of planting. At the time of the application for a building permit, the applicant shall post a performance bond in the amount sufficient to cover the cost of installation of the required screening. If at the end of the two-year

period the buffered screening is satisfactorily in place as prescribed in this section, the amount of the bond shall be returned to the applicant; however, if the required screening is not completed satisfactorily as set forth in this section by the end of the two-year period, the bond shall be deemed forfeited and the required screening will be installed by Spalding County, using the funds from the proceeds of the cash bond posted by the applicant. At the time of the application for a building permit, the applicant shall grant an easement with Spalding County on and over the land site for which application has been made, sufficient to allow Spalding County to enter onto the property and perform the required screening work. Said easement onto the land shall be recorded in the Spalding County Superior Court Clerk's Office and remain on record at least until the screening is deemed to meet the requirements of this section 407. The Administrative Officer shall make determination of the degree of satisfactory completion of required screening according to a common standard; the Administrative Officer's decisions in each instance may be appealed to the Board of Appeals. When a favorable determination that requirements have been completed is made by the Administrative Officer, Spalding County will execute a quitclaim or other conveyance of interest revoking the easement to the land owner of record.

Section 408: Building Permit Required.

- A. The developer or other person wishing to do any of the following must first apply to the Building Official for a Building Permit:
 - 1. Excavation or filling of a lot for the construction of a building.
 - 2. Erection, movement and enlargement of a building where the cost of such erection, movement or enlargement is \$1,000 or more. (#A-04-07, 05-03-04)
 - 3. Work on an existing building where the cost of improvements is \$1,000 or more. (#A-03-22, 08/04/03)
 - 4. Installation of a Manufactured Home or Industrialized Building.
- B. No electrical service will be made available to the site of new construction until a Building Permit is secured.
- C. The Building Permit must be applied for either by the owner of the land upon which the proposed building or alteration is to be located, or by the contractor doing the work.
- D. The applicant may obtain a Building Permit application from the Building Official. He should complete the application form and submit it to the Building Official, together with any supporting documentation which the Building Official may specify.
- E. *No application will be accepted from any person who is in violation of the Zoning Ordinance.* If an applicant for a Building Permit is, at the time of such an application, determined by the Building Official to be in violation of the Zoning Ordinance, then the Building Official will be prohibited from accepting or processing any application from that

applicant until the applicant voluntarily removes or changes the cause of the violation and ceases to be in violation. The applicant must notify the Building Official that he has ceased the violation and obtain a release from the Administrative Officer as to the violation.

- F. When the applicant has ceased to be in violation of this Ordinance, the Building Official will then accept the application for Building Permit.
- G. Before a Building Permit is issued by the Building Official, the Spalding County Health Department must approve the proposed water supply and sewage disposal facilities required in connection with the proposed building or structure. In areas served by a public water *and* sewage system, the Health Department may elect to waive the requirement for approval. After study of the site of a proposed use, the Health Department may require for health reasons that all or any portion of the site not be used for the intended purpose. The Health Department may also set a minimum lot size larger than that required by this Ordinance. The Spalding County Health Department will either approve or disapprove the water and sewer facilities within thirty (30) days of receipt of the application from the Administrative Officer, providing a written decision, including reasons for the decision.
- H. Except as otherwise provided by this Ordinance, an existing use which is altered or extended must meet applicable Uniform Development Ordinances and Standards as adopted by Spalding County. Information about applicable development ordinances and standards may be obtained from the Building Official.
- I. The Building Official is in charge of issuing Building Permits. The Building Permit will be issued if, upon review of the application, the Building Official is satisfied that the proposed project can meet the requirements of this Ordinance and all other applicable ordinances. The Building Official may require the submission of additional information in order to determine if the proposed project meets the requirements of this Ordinance.
- J. If the Building Official determines that the proposed project as presented in the Building Permit application will not satisfy the requirements of this Ordinance, he will not issue a Building Permit. He will notify the applicant in writing within ten (10) days of the submission of the application, stating reasons for the refusal. The applicant will then need to confer with the Building Official to determine what he needs to do in order to comply with the Ordinance and be eligible for a Building Permit.
- K. Construction on an approved project must start within six (6) months from the date of issue of the Building Permit, or the permit will become invalid and a new one must be applied for if construction of the project is desired at a future date. If construction has begun on an approved project and then ceases before the project is completed, construction must be restarted within twelve (12) months from the time that it was stopped, or the permit will become invalid and a new one must be

applied for if construction of the project is desired to resume at a future date. Records of Building Permit applications and supporting materials will be maintained by the Building Official.

- L. All newly constructed buildings, as well as additions, extensions or enlargements of structures must comply with all building codes in effect in Spalding County. The Building Official will explain the procedures and timing of inspections to determine if work meets applicable codes.
- M. The Building Official may revoke any building permit where there has been any false statement or misrepresentation as to a material fact or condition in the application or plans on which the permit was based, and upon such revocation, all construction, improvements or alterations as authorized by such permit or approval, shall cease until a valid building permit is issued.

Section 409: Certificate of Occupancy Required.

- A. A Certificate of Occupancy is required *before* a structure for which a Building Permit has been issued may be occupied or used. The Certificate of Occupancy must be signed by the Administrative Officer and attest that to the best of his knowledge all requirements of this Ordinance have been met. The owner/contractor will then receive the Certificate of Occupancy to be used as confirmation that he has complied with the provisions of this Ordinance.
- B. The Administrative Officer will issue the Certificate of Occupancy upon notification by the Building Official that all applicable building codes and other uniform development standards and ordinances have been met. However, if the Building Official finds that all requirements of such ordinances have not yet been met when the owner/contractor seeks a Certificate of Occupancy, the Administrative Officer will not issue the Certificate of Occupancy. The Administrative Officer will notify the owner/contractor within ten (10) days, stating reasons for the refusal. The owner/contractor will then need to confer with the Administrative Officer to determine what he needs to do in order to comply with the Ordinance and be eligible for a Certificate of Occupancy.

Section 410: Appealing an Action of the Administrative Officer or Building Official.

- A. If the Administrative Officer or Building Official executes an action which the aggrieved party believes to be *contrary to this Ordinance*, that action may be appealed. Such an appeal must be filed within thirty (30) days of the date on which the action by the Administrative Officer or Building Official was taken.
- B. The Board of Appeals has jurisdiction for hearing appeals concerning actions of the Administrative Officer or Building Official related to this Ordinance. Applications for appeal may be obtained from and

submitted to the administrative officer, who will transmit them to the Board of Appeals for its consideration.

- C. When an action of the Administrative Officer or Building Official is appealed, all construction or other activity authorized by the appealed action must be stopped immediately. In certain cases, however, the Building Official may feel that the stopping of such construction or other activity authorized by the appealed action will cause imminent peril to life or property. Then, the Building Official may certify to the Board of Appeals that, by reason of facts stated in the certificate, the halting of construction or other activity authorized by the appealed action would in his opinion cause imminent peril to life or property. In such cases, the construction or other activity authorized by the appealed action is allowed to continue unless the construction is halted by the Board of Appeals or a restraining order is granted by a court of competent jurisdiction.
- D. When an application for appeal of an action of the Administrative Officer or Building Official is received, the Board of Appeals will set a time and place for a public hearing on the appeal. Notice of the hearing must be published in a newspaper of general circulation in Spalding County at least fifteen (15) days before the hearing. In addition, the parties to the appeal will be notified of the date of the hearing by the Board of Appeals by certified mail with return receipt requested and postmarked at least fifteen (15) days before the hearing. Any person may appear at the hearing, or have a representative attend instead.
- E. The Board of Appeals will make a decision concerning the appeal and record the decision in the minutes for that meeting. Any person aggrieved by a decision by the Board of Appeals may petition the Spalding County Superior Court for a Writ of Certiorari.

Section 411: Variances.

- A. A Variance is a permit, issued by the Board of Appeals, which allows use of a parcel of land in a way that varies from requirements for the district in which the property is located. A Variance may be granted *only* in an individual case where a hardship would result if all of the requirements of this Ordinance were applied stringently to a particular piece of property. A hardship means that reasonable use of the land is not possible if all of the requirements of this Ordinance are to be met. The hardship cannot be self-created such as:
 - 1. A lot purchased with knowledge of an existing restriction.
 - 2. A claim of hardship in terms of prospective sales.
 - 3. An expressed economic need requiring a Variance, when such a need can be met in other ways which would not require a Variance.

- B. Relief from the hardship—the Variance—must not cause substantial detriment to the public good or impair the purposes of this Ordinance.
- C. When a Variance is issued, the spirit of this Ordinance must be observed and the public safety and welfare secured. A Variance may be granted *only for permitted uses* in the zoning district in which the property in question is located. (For example, a two-family dwelling would not be allowed to be placed in an R-1 district under a Variance).
- D. The developer or owner wishing to request a Variance must have at least fifty-one (51) percent ownership of the subject property or be the duly authorized agent of such a person, possessing notarized authorization in writing, under the owner's signature. The Planning Commission or Board of Commissioners may also propose a Variance. However, the power to approve a Variance rests with the Board of Appeals, except that in consideration of a rezoning of property from one zoning district to another, the Board of Commissioners may approve a variance in connection with its approval of a conditional rezoning.
- E. Application for a Variance may be made with the Administrative Officer. The Administrative Officer will take the required information and transmit it to the Board of Appeals for its consideration. *No application is to be accepted from any person in violation of the Zoning Ordinance.* If an applicant for a Variance or any other action by the Board of Appeals is, at the time of such application, determined by the Administrative Officer to be in violation of the Zoning Ordinance, then the Administrative officer will be prohibited from accepting or processing any application from that applicant until the applicant voluntarily removes or changes the cause of the violation and ceases to be in violation. The applicant must notify the Administrative Officer that he has ceased the violation and obtain a release from the Administrative Officer as to the violation.
- F. When the applicant has ceased to be in violation of this Ordinance, the Administrative Officer will then accept the application for Variance.
- G. When an application for a Variance is received, the Board of Appeals will set a time and place for a public hearing on the Variance. Notice of the hearing must be published in a newspaper of general circulation in Spalding County at least fifteen (15) days before the hearing. Such notice will state the application number, owner's name, property location, its area, time, place and subject of the hearing. At least fifteen (15) days before the public hearing, notice of the time, place, and subject of the hearing will be sent to the appellant or petitioner in writing by U. S. Mail to his last known address. Copies of all such letters will be maintained in the applicant's file.
- H. The Board of Appeals will make a decision concerning the Variance and record the decision in the minutes for that meeting.

- I. The Board of Appeals may impose any other conditions which must be complied with by the applicant to compensate for the requirements varied from.
- J. The Board of Appeals may establish performance bonds to assure compliance with any requirements it has set for granting a Variance. Where a Variance is granted for a construction activity requiring a Building Permit, the Building Permit must be obtained and construction must begin within six (6) months of the issuance of the Variance. Otherwise, the Variance expires after six (6) months.
- K. Any person aggrieved by a decision of the Board of Appeals on an application for a variance may petition the Spalding County Superior Court for a Writ of Certiorari.

Section 412: *(Reserved)*

Section 413: Special Exceptions.

- A. Some zoning districts permit certain uses only upon approval of the Board of Commissioners, following preliminary review by the Board of Appeals. These uses are identified in this Ordinance as Special Exceptions and in each case carry specific circumstances under which the use should or should not be allowed.
- B. The developer or owner wishing to request a Special Exception must have at least fifty-one (51) percent ownership of the subject property or be the duly authorized agent of such a person, possessing notarized authorization in writing, under the owner's signature. The Planning Commission or Board of Commissioners may also propose a Special Exception. However, the power to approve a Special Exception rests with the Board of Commissioners.
- C. Application for a Special Exception may be made with the Administrative Officer. The Administrative Officer will take the required information and transmit it to the Board of Appeals for its consideration. *No application is to be accepted from any person in violation of the Zoning Ordinance.* If an applicant for Special Exception or any other action by the Board of Appeals is, at the time of such an application, determined by the Administrative officer to be in violation of the Zoning Ordinance, then the Administrative Officer will be prohibited from accepting or processing any application from that applicant until the applicant voluntarily removes or changes the cause of the violation and ceases to be in violation. The applicant must notify the Administrative Officer that he has ceased the violation and obtain a release from the Administrative Officer as to the violation.

- D. When the applicant has ceased to be in violation by either 1. or 2. above, the Administrative Officer will then accept the application for Special Exception.
- E. When an application for a Special Exception is received, the Administrative Officer must post a sign at least two (2) feet by three (3) feet in size in a conspicuous place on the property at least fifteen (15) days but not more than forty-five (45) days prior to the date of the scheduled public hearing. The sign must set forth the fact that it is a "SPECIAL EXCEPTION NOTICE." It must show the proposed Special Exception use, date, time and place of the scheduled public hearing, and it must inform the public that additional information may be obtained from the Administrative Officer.
- F. All applications for a Special Exception must first be reviewed by the Board of Appeals. The Board of Appeals will study the proposed Special Exception and determine if it meets the requirements of this Ordinance, as well as other applicable ordinances of Spalding County. At this time, the Administrative Officer may review the proposed Special Exception and make written recommendations to the Board of Appeals.
- G. The Board of Appeals will consider the following points in arriving at a decision on the Special Exception:
 - 1. It must not be detrimental to the use or development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers.
 - 2. It must not be that any possible depreciating effects and damages to the neighboring properties are greater than the benefits or need for the Special Exception.
 - 3. It must not adversely affect existing uses, and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.

It must meet all other requirements of this Ordinance.

- G'. In addition to the criteria set forth in the preceding subsection, the Board of Appeals shall (for any application for the placement and location of a Class A manufactured home in the Agricultural-Residential AR-1 zoning district, as allowed in Section 503(B)(18) of this Ordinance) determine that the location and placement thereof is compatible with the surrounding development in the general area, based on such information as necessarily determines that the manufactured home conforms with the general area in which it is to be placed based on the size of the dwelling, the site plan for the location of the dwelling, photographs and/or renderings of the front exterior thereof, roof material, exterior construction material, foundation material, general aesthetic appearance to conventionally constructed (site-built) housing

and construction costs of conventionally constructed (site-built) housing pursuant to consideration of the following criteria:

- a. the number and quality of conventionally constructed (site-built) dwellings and other forms of housing in the same zoning district throughout Spalding County;
- b. the number and quality of conventionally constructed (site-built) dwellings and other forms of housing in the general area;
- c. existing development in the general area;
- d. proposed development for which subdivision approval or building permits have been issued in the general area;
- e. development trends within the general area;
- f. existing deed or covenant restrictions on tracts within the general area;
- g. any existing architectural style used in dwellings in the general area;
- h. the proposed location and placement of the manufactured home on the property in relationship to the location, setback and road visibility of other dwellings in the general area; and
- i. the age and condition of other dwellings in the general area.

For purposes of this Ordinance, the term "general area" shall mean the specific subdivision, development or street on or in which the manufactured home is proposed to be located along with the geographic area extending for a distance of a one-half mile radius of the proposed location of the manufactured home. (#A-00-04, 04-03-00).

G". In addition to any criteria set forth in subsection (G), above, the Board of Appeals and Board of Commissioners shall for any application for a special exception to reduce density below one (1) residential unit per two (2) acres, as allowed in Sections 703(B), 704(B), 803(B), 804(B), 1003(B), 1004(B) and 1104(B) of this Ordinance, determine that such development is in keeping with the goals of the County to improve the quality and attractiveness of new homes built in Spalding County. To that end, approval of special exceptions for less than two-acre lots shall be based on the following criteria and standards: (#A-03-17, 12-15-03)

1. Common space shall be required in all subdivisions for which a special exception is granted to allow development at a density of less than 1 dwelling per two acres. Common space shall meet the following criteria:

- a. a minimum of 25% of the total acreage within the subdivision shall be included in common space.
 - b. Common space may include any amenity area located within the subdivision, for purposes of this section, an amenity shall be any improvement provided for the recreation of residents.
 - c. designated wetland areas may be included within common space in an amount not more than 10% of the total acreage of the tract.
 - d. detention facilities may be included in common space.
 - e. retention ponds, lakes and watercourses may be included within the common space to the extent of not more than 10% of the total area of the tract.
 - f. common space shall not include any area platted out or included within any lot of the subdivision.
2. Special exceptions to allow subdivisions with a density of one unit per acre may be granted provided the proposed development utilizes a pattern of development consistent with one of the following designs:
- a. **Traditional Design:** This subdivision design is based upon architectural styles and neighborhood layout and design grids, which were common in the era predating World War II. Houses in such subdivisions were of traditional design and construction with architectural features such as: front porches, Craftsman style, Victorian gingerbread, Queen Anne or Georgian cottage. Existing neighborhoods with architectural and layout design contemplated in this section are currently found within the City of Griffin along South 6th Street, South Hill Street and Terracedale Court. Additional examples are Apple Orchard in Fayetteville, Georgia and Honeysuckle Ridge in Peachtree City, Georgia.
 - i. **Architectural Design Criteria:**
 1. Traditional vernacular architectural design is required.
 2. Each house within the subdivision must be build with at least two (2) of the following:
 - a. authentic exterior siding, i.e. wood or wood appearing;

- b. minimum ten (10) feet ceilings on ground floor (with the exception of powder rooms, restrooms utility rooms, pantries and closets;
 - c. minimum eight (8) feet depth front porches extending at least 60% of the width of the facade of the house;
 - d. foundations or slab above grade (to make the appearance of a crawlspace) or crawlspace;
 - e. Victorian gingerbread detailing;
 - f. widows walks;
 - g. bay windows or turrets;
 - h. decorative gable vents and gables;
 - i. entrance porticos;
 - j. Greek revival columns;
 - k. decorative window pediments.
- ii. Common Space design criteria:
- 1. common space shall meet the requirements of Section 413(G)(1), above.
 - 2. common space shall be included in the street design of the subdivision as illustrated in Fig. 1, below.

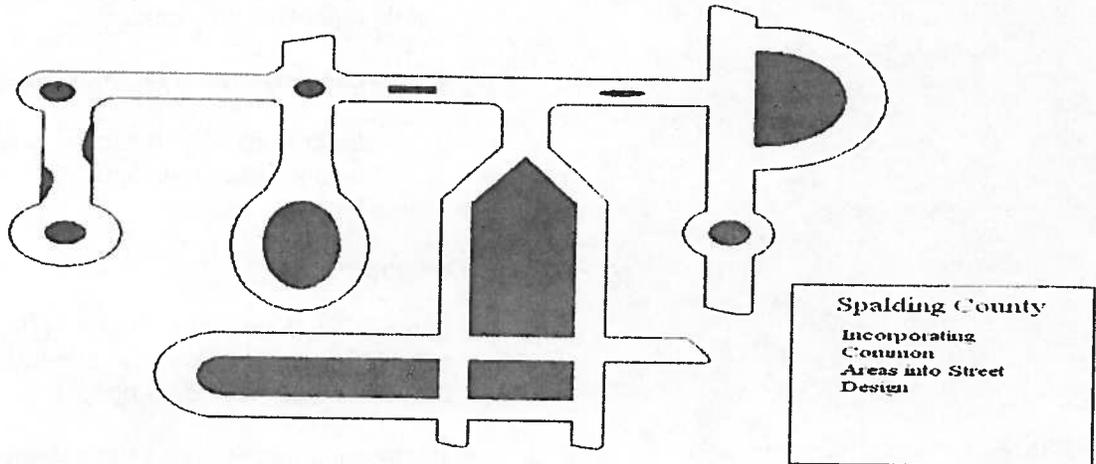


Fig. 1

3. common space shall not be located more than 500 feet from the boundary of any residential lot, provided that such distance may be increased to 750 feet when required for the layout and design of the subdivision while maintaining an average distance from the boundary of each lot which does not exceed 500 feet.
4. common space shall also include at least two (2) of the following:
 - a. park benches;
 - b. gazebos;
 - c. decorative fountains;
 - d. statues;
 - e. playgrounds.

iii. Streets and Sidewalk Design Criteria:

1. The following are required:
 - a. minimum four (4) feet width sidewalks;
 - b. streetscape design, which includes street trees;
 - c. curb and gutter.

2. At least one (1) of the following design criteria must also be included:

- a. alleyways with rear entry garages;
- b. traffic calming devices, such as center green islands or speed tables;

iv. Other Design Criteria:

- 1. reduced setbacks to fifteen (15) feet provided each house in the subdivision is built with a rear-facing garage;
- 2. significant subdivision entrance feature (to approved by the Board of Commissioners);
- 3. sodded front yards, with corner lots and double frontage lots having any yard fronting on the right of way sodded;
- 4. street paving at minimum of ten (10) feet per lane (if lanes are separated) or twenty (20) feet (if not separated).

b. **Country Club Subdivision:** This Subdivision Design features strong reliance on well-developed, inclusive amenities. Streets are wide and include wide sidewalks. The streetscape design includes street trees and streetlights. Architectural design relies spacious homes with masonry facades. Existing neighborhoods with layout and design contemplated in this section are the Club Estates in Spalding County and Whitewater Creek in Fayette County.

i. Architectural Design Criteria

- 1. Brick, stone, or stucco front façade for each dwelling is required.
- 2. The Architectural Design must include at least two (2) of the following:
 - a. minimum three side brick, stone, stucco or hardy plank façade;
 - b. porticos;
 - c. transom windows;

- d. detailed balusters and pediments;
- e. masonry chimneys; or
- f. quoins.

ii. Common Space Design Criteria:

- 1. common space meeting the requirements of Section 413(G'')(1) shall be required. Common space shall not be located more than 500 feet from the boundary of any residential lot, provided such distance may be increased to 750 feet when required for the layout and design of the subdivision while maintaining an average distance from the boundary of each lot, which does not exceed 500 feet.
- 2. extensively developed recreation areas to be completed prior to street acceptance.
- 3. common space must include at least three (3) of the following:
 - a. tennis courts;
 - b. improved walking trails;
 - c. playgrounds, commercial grade;
 - d. swimming pool; or
 - e. clubhouse.
- 4. common space included within the street design may not be large enough to accommodate amenities, in such case, such common space shall be landscaped.

iii. Streets and Sidewalks Design Criteria:

- 1. The following are required:
 - a. minimum four (4) feet width sidewalks;
 - b. streetscape design, which includes street trees;

- c. curb and gutter.
 - 2. At least one of the 1 (one) following design criteria shall be incorporated into the street and sidewalk design:
 - a. traffic calming devices, such as center green islands and speed tables;
 - b. sidewalks with a paved width exceeding four (4) feet; or
 - c. enhanced and/or larger tree plantings in the streetscape.
- iv. Other Design Criteria: At least one (1) of the following design criteria shall be included in the subdivision design:
 - 1. minimum 100 feet setbacks; 50 feet if yard is sodded;
 - 2. extensive landscaping on individual lots; or
 - 3. significant subdivision entrance feature to be approved by the Board of Commissioners.
- c. Estate Life Neighborhood: This neighborhood has a rural theme where disturbance of the property during the construction process is minimized. The design calls for large lots, narrow streets, significant effort to preserve trees and other natural features. A country estate architectural design for the homes is required. Commonly owned open space is prominent in the subdivision, but is largely unimproved. An example of this subdivision design is Oakley Estates, located on Highway 92 just north of Woolsey in Fayette County, Georgia.
 - i. Architectural Design Criteria: An English or American large, country estate home dominated by the use of brick or stone is required, with outbuildings generally designed to look like farm buildings.
 - ii. Common Space Design Criteria:

1. common space shall meet the requirements of Section 413(G)(1), above.
 2. at least one (1) of the following design criteria must be included:
 - improved walking trails; or
 - b. large open space areas, largely unimproved.
- iii. Streets Design Criteria:
- Subdivision streets may be developed without curb and gutter, in compliance with the Spalding County Subdivision Ordinance, Section 502(Q)(2).
- iv. Other Design Criteria:
1. Low density, with a maximum density of one dwelling per 1.5 acres.
 2. A minimum of one (1) of the following design criteria must be included:
 - a. minimum grading on lots;
 - b. development emphasis on tree preservation;
 - c. preservation of property in its natural state; and
 - d. setbacks exceeding 100 feet.
- d. **Urban Proximity:** This subdivision design is appropriate for undeveloped property, which abuts or is near to boundaries of the City of Griffin. Appropriate properties for this development are surrounded by residential development with densities equal to or exceeding 2 dwelling units per acre and which are already developed in an existing grid street pattern and are not self-contained subdivisions. In such areas, amenities are provided on a community basis and are not restricted to the development of the particular subdivision. The urban proximity areas may be developed in a manner, which simply extends the existing grid residential development. Properties for which the urban proximity design pattern is appropriate are located designated areas shown on the "Urban Proximity Overlay" map. The "Urban Proximity

Overlay" map is adopted hereby in and made a part of this Ordinance as if fully set forth. Such map shall be signed by the Chairman of the Board of Commissioners of Spalding County and bear the seal of the County or that of a Notary Public under the following words: "This certifies that this is the Official "Urban Proximity Overlay Map" referred to in Section 413(G')(2)(d) of the Zoning Ordinance of Spalding County."

i. Architectural Design Criteria:

1. Traditional vernacular architectural design is required.
2. Each house within the subdivision must be build with at least two (2) of the following:
 - a. authentic exterior siding, i.e. wood or wood appearing;
 - b. minimum ten (10) feet ceilings on ground floor (with the exception of powder rooms, restrooms utility rooms, pantries and closets;
 - c. minimum eight (8) feet depth front porches extending at least 60% of the width of the facade of the house;
 - d. foundations or slab above grade (to make the appearance of a crawlspace) or crawlspace;
 - e. Victorian gingerbread detailing;
 - f. widows walks;
 - g. bay windows or turrets;
 - h. decorative gable vents and gables;
 - i. entrance porticos;
 - j. Greek revival columns;
 - k. decorative window pediments.

ii. Streets and Sidewalk Design Criteria:

1. The following are required:

- a. minimum four (4) feet width sidewalks;
 - b. streetscape design, which includes street trees;
 - c. curb and gutter; and
 - d. streetlights.
 - iii. Other Design Criteria:
 - 1. reduced setbacks to fifteen (15) feet provided each house in the subdivision is built with a rear-facing garage;
 - 2. sodded front yards, with corner lots and double frontage lots having any yard fronting on the right of way sodded;
 - 3. Prior to application of such Special Exception, the developer, project engineer, and other individuals involved in the design of the project shall meet with the Administrative Officer or his designee to discuss detail design issues for the project.
 - 4. Along with the application for a Special Exception, the developer shall submit detailed plans of the subdivision, building elevations of proposed homes within the development, streetscape design plan (if applicable), and site plan for common space areas (if applicable).
 - 5. Where there exists a conflict between any of the regulations or limitations prescribed in this Section with any other provision of the Spalding County Unified Development Ordinance, Subdivision Regulations or any other Spalding County ordinance, the more stringent limitation or requirement shall govern and prevail.
- H. The Board of Appeals may conduct an unofficial public hearing at its option on any Special Exception application; however, neither the amount of public participation nor expression of popular opposition to a proposal shall be a valid consideration in formulating a recommendation on the merits of the proposal. In the event an unofficial public hearing is conducted, notice of the hearing must be published in a newspaper of general circulation in Spalding County at least fifteen (15) days but not more than forty-five (45) days before the hearing. The location of the property, present zoning classification and proposed Special Exception use must be indicated in the newspaper notice. Additionally, notice of the hearing shall be provided by United States mail to the owners of each and every parcel abutting the property on which the proposed

Special Exception use will be conducted. Such notice shall be deemed delivered upon mailing.

- I. The Board of Appeals will make a written record of its findings along with its recommendations on the proposed Special Exception and forward a copy of its findings and recommendations to the Board of Commissioners within sixty (60) days of the date on which the proposed Special Exception Application was received by the Administrative Officer. If the Board of Appeals fails to send its findings and recommendations to the Board of Commissioners within the aforesaid sixty (60) days, it will mean that the Board of Appeals recommends approval of the Special Exception.
- J. The Board of Commissioners must then conduct a public hearing on the Special Exception. Notice of the hearing must be published in a newspaper of general circulation in Spalding County at least fifteen (15) days but not more than forty-five (45) days before the hearing. The location of the property, present zoning classification, and proposed Special Exception use must be indicated in the newspaper notice. Additionally, notice of the hearing shall be provided by United States mail to the owners of each and every parcel abutting the property which is the subject of the proposed Special Exception, such notice shall be deemed delivered upon mailing.
- K. The following policies and procedures will be observed in conducting the required public hearing:
 1. The hearing will be held in the Spalding County Courthouse Annex.
 2. Written comments on the subject of the hearing may be submitted by any citizen or property owner at any time prior to the adjournment of the hearing.
 3. Persons desiring to be heard orally may present their views at the hearing. The length of time for oral presentations permitted to each speaker will be determined by the Chairman of the Board of Commissioners and will depend upon the number of persons present and desiring to speak. Personal remarks will not be tolerated.
 4. Any person desiring a transcript of the hearing must arrange for a court reporter at their own expense.
 5. Cross-examination of persons making oral presentations will not be permitted.
 6. All questions will be addressed to the Chairman of the Board of Commissioners.

- L. After reviewing the record of the public hearing conducted before the Board of Appeals and considering the recommendations thereof, the Board of Commissioners, applying the criteria set forth in Sections 413(G) and 413(G'), as applicable, may approve or deny the requested Special Exception, or impose conditions which may restrict the use or development of the Special Exception use in a manner not otherwise required by this Zoning Ordinance. (#A-00-04, 04-03-00).
- M. If the Board of Commissioners denies a proposed Special Exception, a minimum period of twelve (12) months must pass before the same Special Exception proposal is again submitted for consideration.
- N. A site plan meeting the requirements of Section 416 of this Ordinance shall be submitted with any application for a special exception which shall require a building permit for the purpose of commencing construction on a new structure on the property which is the subject of the special exception application; provided however, that any site plan for a special exception for a certified hardship allowed in Sections 503(D)(2-3), 603(D)(2-3), 703(D)(3-4), 803(D)(3-4), 803A(D)(3-4), 1003(D)(3-4), 1103(D)(3-4) and 1103A(D)(3-4) shall not be required to comply with the provisions of subparts (g), (i), (j), (k), (o) and (p) of Section 416. (#A-99-18, 01-03-00).

Section 414: Amendments.

- A. If a developer or landowner finds that a proposed new use of his land does not meet the requirements of this Ordinance, he may request that the Official Map be amended to permit his proposed use. The developer or owner wishing to request an Amendment of the Official Map must have at least fifty-one (51) percent ownership of the subject property or be the duly authorized agent of such a person, possessing notarized authorization in writing under the owner's signature. The Planning Commission or the Board of Commissioners may also propose an Amendment. However, the power to approve and enact an Amendment rests within the legislative discretion of the Board of Commissioners.
- B. Application for an Amendment may be made with the Administrative Officer. The Administrative Officer will take the required information and transmit it to the Planning Commission for its consideration. *No Application is to be accepted from any person regarding any property that is in violation of the Zoning Ordinance.* If the property which is the subject of an amendment or any other action of the Planning Commission, at the time of such an application, determined by the Administrative Officer to be in violation of the Zoning Ordinance, then the Administrative Officer will be prohibited from accepting or processing any application from that applicant until the applicant voluntarily removes or changes the cause of the violation and ceases to be in violation. The applicant must notify the Administrative Officer that he has ceased the violation and obtain a release from the Administrative Officer as to the violation.

- C. When the applicant has ceased to be in violation of the Zoning Ordinance, the Administrative Officer will then accept the application for Amendment.
- D. When an Amendment is initiated which involves changing the zoning district of a parcel of land, the Administrative officer must post a sign at least two (2) feet by three (3) feet in size in a conspicuous place on the property at least fifteen (15) days but not more than forty-five (45) days prior to the date of the scheduled public hearing. The sign must set forth the fact that it is a "ZONING NOTICE". It must show the present zoning classification, the proposed zoning classification, the purpose, date, time, and place of the scheduled public hearing, and it must inform the public that additional information may be obtained from the Administrative Officer.
- E. All applications for Amendment must first be reviewed by the Planning Commission. The Planning Commission will study the proposed Amendment and determine if it meets the requirements of this Ordinance, as well as other applicable ordinances of Spalding County. At this time, the Administrative Officer may review the proposed Amendment and make written recommendations to the Planning Commission.
- F. The Planning Commission will, when considering a proposed Amendment to the Zoning Ordinance, first determine whether the limitation imposed by such an Amendment, if any, on the right to unrestricted use of property which might result from the proposed Amendment is necessary to promote the public health, safety, or general welfare. In considering whether to recommend a change in the zoning classification of any particular property, the Planning Commission will balance the benefit to the public of the present zoning classification of the property against the detriment to the property owner, and scrutinize the application in light of the character of the land in question and the effect of the zoning decision upon the property owner's rights. In making these determinations, the Planning Commission may consider the following:
 - 1. The existing uses and zoning of nearby property.
 - 2. The suitability of the property for the proposed purpose.
 - 3. The length of time the property has been vacant.
 - 4. The threat to the public health, safety, and welfare if rezoned.
 - 5. The extent to which the value of the property is diminished by the present zoning.
 - 6. The balance between the hardship on the property owner and the benefit to the public in not rezoning.

- G. The Planning Commission may also consider whether development of the property in the zoning classification sought would do any of the following:
1. Have an adverse effect on the insurance rating of the County, or any substantial portion of the County, issued by the Insurance Service Office or similar rating agency.
 2. Overtax any streets presently existing to serve the site, or other public facilities and utilities.
 3. Have a substantial adverse impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.
- H. The Planning Commission may conduct an unofficial public hearing at its option on any proposed zoning request; however, neither the amount of public participation nor expression of popular opposition to a proposal shall be a valid consideration in formulating a recommendation on the merits of the proposal. In the event an unofficial public hearing is conducted, notice of the hearing must be published in a newspaper of general circulation in Spalding County at least fifteen (15) days but not more than forty-five (45) days before the hearing. The location of the property, present zoning classification and proposed zoning classification must be indicated in the newspaper notice. Additionally, notice of the hearing shall be provided by United States mail to the owners of each and every parcel abutting the property which is the subject of the proposed amendment, such notice shall be deemed delivered upon mailing. The unofficial public hearing before the Planning Commission may be continued one (1) time at the request of the applicant.
- I. The Planning Commission will make a written record of its findings along with its recommendations on the proposed Amendment and forward a copy of its findings and recommendations to the Board of Commissioners within sixty (60) days of the date on which the proposed Amendment was received by the Administrative Officer. If the Planning Commission fails to send its findings and recommendations to the Board of Commissioners within the aforesaid sixty (60) days, it will mean that the Planning Commission approves the Amendment.
- J. The Board of Commissioners must then conduct a public hearing on the Amendment. Notice of the hearing must be published in a newspaper of general circulation in Spalding County at least fifteen (15) days but not more than forty-five (45) days before the hearing. The location of the property, present zoning classification, and proposed zoning classification must be indicated in the newspaper notice. Additionally, notice of the hearing shall be provided by United States mail to the owners of each and every parcel abutting the property which is the subject of the proposed amendment, such notice shall be deemed delivered upon mailing. The public hearing before the Board of

Commissioners may be continued one (1) time at the request of the applicant.

- K. The following policies and procedures will be observed in conducting the required public hearing:
1. The hearing will be held in the Spalding County Courthouse Annex.
 2. Written comments on the subject of the hearing may be submitted by any citizen or property owner at any time prior to the adjournment of the hearing.
 3. Persons desiring to be heard orally may present their views at the hearing. The length of time of oral presentations permitted to each speaker will be determined by the Chairman of the Board of Commissioners and will depend upon the number of persons present and desiring to speak. Personal remarks will not be tolerated.
 4. Any person desiring a transcript of the hearing must arrange for a court reporter at their own expense.
 5. Cross-examination of persons making oral presentations will not be permitted.
 6. All questions will be addressed to the Chairman of the Board of Commissioners.
- L. After reviewing the record of the public hearing and considering recommendations from the Planning Commission, the Board of Commissioners may approve or deny the requested amendment, reduce the land area for which the amendment is requested, change the district or land use category requested, or impose conditions which may restrict the use or development of the property in a manner not otherwise required by this Zoning Ordinance. Any such conditions imposed by the Board of Commissioners shall be incorporated into this Zoning Ordinance and shall become a part of the Official Zoning Map, whether or not actually entered upon the Official Zoning Map.
- M. If the Board of Commissioners deny a proposed Amendment, a minimum period of twelve (12) months must pass before the same Amendment proposal is again submitted for consideration.

Section 415: Conditional Approval. Any application for an amendment to this Ordinance, any application for an amendment to the zoning map of Spalding County and any application for Special Exception allowed within the various zoning districts within the Spalding County Zoning Ordinance may be approved subject to conditions which relate to the use, occupancy, or development regulations for the property contained in the application. Conditions imposed on the property may only be

more restrictive than the requirements of any zoning district and other applicable parts of this Ordinance as may apply to the property. The following policies shall apply:

- A. **Controls Proposed by Applicant.** An applicant may propose controls to be considered by the Planning Commission, the Board of Appeals and the Board of Commissioners. Such proposed controls may include plans, limitations of use and occupancy, or more restrictive development standards than would otherwise be applied to the property. Such proposed controls may be eliminated or changed into conditions of approval as submitted, or they may be eliminated, modified or extended. The Board may choose to incorporate, as conditions of approval, selected restrictions or requirements which were not included in the request for controls submitted in the original application.
- B. **Consent Not Required.** Approval of applications subject to conditions shall be executed with or without the consent of the applicant.
- C. **Conditions Shall be Permanent.** All conditions imposed by action of the Board of Commissioners shall remain on the property regardless of changes of ownership.
- D. **Changes of Conditions.** Conditions shall be changed only through the amendment process by which they were established or when expressly overridden by a State government authority taking precedence over the area of regulation.

Section 416: Site Plan Requirements for Rezoning. Any Applicant seeking rezoning of property to the following zoning districts of Spalding County, Georgia, C-1, C-1A, C-1B, C-1C, C-2, C-3, PDD, PRRRD, and O-I or seeking rezoning for any property subject to the requirements of the Spalding County Subdivision Ordinance, Zoning Ordinance of Spalding County, Appendix A for residential development within the following zoning districts of Spalding County, Georgia, AR-1, AR-2, R-1, R-2, R-2A, R-3, R-4, R-5 and R-6 shall submit a conceptual site plan depicting the proposed use of the property including: (#A-03-28, 10-06-03)

- A. Vicinity map;
- B. Correct scale;
- C. The proposed land use and building outline as it would appear should the rezoning be approved;
- D. The present zoning classification of all adjacent property;
- E. The building outline and maximum proposed height of all buildings;
- F. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
- G. The location of all required off street parking and loading areas;

- H. Required yard setbacks appropriately dimensioned;
- I. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required;
- J. Topography at twenty (20) foot contour intervals (USGS Quad Sheets may be used);
- K. Location and elevation of the 100 year flood plain on the property which is the subject of the proposed zoning;
- L. Delineation and dimensions of the boundary of the proposed district;
- M. Date, north arrow and datum;
- N. Location and acreage of all major utility easements greater than twenty (20) feet in width;
- O. Approximate location (outline), height, and use of all other proposed drives, parking areas, buildings, structures and other improvements;
- P. For all property for which ingress and egress must be obtained by access from a road within the state highway system, a permit from the Georgia Department of Transportation for access to the state highway system.

Section 417: Multiple Parcel Rezoning: Multiple parcel rezoning of contiguous tracts will be allowed so long as all tracts are to be rezoned to the same zoning classification. All applicants owning property which is subject to the application are deemed to consent to rezoning of their property and to rezoning of any and all other tracts included within the Application. The following fees shall apply to multiple parcel rezoning applications: (#A-99-08 – 09/07/99; #A-00-11 - 07/17/00)

- A. Parcel 1 - \$500.00
- B. Parcel 2-5 - \$100.00 each, in addition to the fees stated in A; and
- C. Parcels 6+ - \$50.00 each, in addition to the fees stated in A and B.

Section 418: Appealing an Action of the Board of Commissioners. If the Board of Commissioners takes an action which the developer or other aggrieved party believes to be *contrary to law*, that action may be appealed to the Spalding County Superior Court. Such an appeal must be filed within thirty (30) days of the date on which the action of the Board of Commissioners was taken.

Section 419: Fees. The following fees shall be assessed. (#A-99-08 – 09/07/99; #A-00-11 – 07/17/00)

- | | | |
|----|--|----------|
| A. | Certificate of Occupancy | \$ N/C |
| B. | Appeal from Action of Administrative Officer | \$200.00 |

C.	Variance	\$200.00
D.	Special Exception	\$300.00
E.	Amendments	\$500.00
F.	ANSI Inspections	\$ 50.00
G.	Building Permit	

1. General Contractor or Owner using Day Labor: a minimum fee of \$25.00, plus the fees specified below in either Section 419(G) (1) (a) or Section 419(G) (1) (b).
 - a. Dwelling Units: \$.20 per square foot for all area under roof.
 - b. All other construction types (based on construction cost):
 - 1'. \$1000.00 and less: No fee, unless inspection is required, in which case a \$50.00 fee for each inspection shall be charged. (#A-01-08, 05/07/01)
 - 2'. \$1000.01 to \$50,000.00: \$50.00 for the first \$1,000.00 plus \$8.00 for each additional thousand or fraction thereof. (#A-01-08, 05/07/01)
 - 3'. \$50,000.01 to \$100,000.00: \$442.00 for the first \$50,000.00 plus \$6.50 for each additional thousand or fraction thereof.
 - 4'. \$100,000.01 to \$500,000.00: \$767.00 for the first \$100,000.00 plus \$5.50 for each additional thousand or fraction thereof. (#A-99-14, 11-16-99)
 - 5'. \$500,000.01 and above: \$2,967.00 for the first \$500,000.00 plus \$4.00 for each additional thousand or fraction thereof. (#A-99-14, 11-16-99).
 - c. The fees provided for in Section 419(G)(1) shall cover three inspections, 1 footing, 1 framing and 1 final inspection. One (1) additional plumbing inspection will be provided for buildings built on slabs. Additional inspection fees not included herein shall be \$50.00 and any special inspection fee shall be \$50.00.
2. Electrical Contractor: A minimum fee of \$25.00 plus the fees specified below in either Section 419(G)(2)(a), Section 419(G)(2)(b), Section 419(G)(2)(c), or Section 419(G)(2)(d).
 - a. Residential: New or existing and including conventional, industrialized or manufactured: \$.40 per amp.
 - b. Duplex: New or existing: \$.40 per amp.
 - c. Apartment: New or existing: \$.60 per amp.
 - d. Commercial: New or existing service: \$.60 per amp.

- e. Service Change:
Residential: \$50.00
Commercial: 75.00
3. Plumbing Contractor: A minimum fee of \$25.00 for each permit issued, plus:
- a. \$5.00 for each of the following plumbing fixtures: water closets, lavatories, sinks, bath tubs, showers, water heaters, dishwashers, washing machines, laundry tubs, sump pumps and any other fixture not otherwise specifically listed herein;
 - b. \$5.00 for each of the following drains: floor drains or traps (including water and drainage piping) and root drains;
 - c. \$10.00 for each residential sewer (including replacement or repair);
 - d. \$20.00 for the first 150 feet and \$.20 per foot thereafter for each commercial sewer (including replacement or repair);
 - e. \$5.00 for each sewer erector;
 - f. \$10.00 for installation, alteration, or repair of water piping and/or water treatment equipment;
 - g. \$10.00 for repair or alteration of drainage or vent piping;
 - h. \$5.00 each for the first five vacuum breakers or backflow protective devices installed subsequent to the installation of the piping or equipment served; \$3.00 for each additional vacuum breaker or backflow device installed subsequent to the installation of the piping or equipment served;
 - i. \$4.00 for the installation of a gas line.
4. Heating, Ventilation and Air Conditioning Contractor: A minimum fee of \$25.00 for each permit issued, plus:
- a. Residential: \$6.00 per ton heat or air
\$8.00 per ton heat and air
 - b. Commercial: \$9.00 per ton heat or air (up to 20 tons)
\$11.00 per ton heat and air (up to 20 tons)
\$5.00 per ton heat or air over 20 tons
\$7.00 per ton heat and air over 20 tons

H. Demolition (Principal Structures) \$50.00

Section 420: Department of Transportation Permit and Review of Plans Required. Prior to the issuance of any permit pursuant to Section 419(G) (1), the Georgia Department of Transportation must issue a permit for access to the state highway system for any development for which means of ingress and egress shall be obtained from any road within the state highway system. In addition, the review and approval of the development plan by the Georgia Department of Transportation must be obtained prior to issuance of any permit to Section 419(G) (1) for any property which abuts any road within the state highway system.

Section 421: Penalties. Any person who violates any provision of this Ordinance or any Amendment to this Ordinance, or who fails to perform any act required hereunder or commits any prohibited act shall be guilty of a misdemeanor and punishable by a fine of not more than \$1,000.00 for each offense, each and every day for which any violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

Section 422: Remedies. If any building or land is used or maintained in violation of this Ordinance, anyone, including the County, who would be harmed by such a violation may initiate legal proceedings to obtain an injunction or other appropriate remedy to stop the violation or to prevent any act which would constitute such a violation. Other legal remedies are also available as provided by Georgia law.

ARTICLE 15. C-2 MANUFACTURING

Section 1501: Purpose. C-2 zoning districts are intended to establish and preserve physically and aesthetically desirable areas in which clean, higher intensity manufacturing activities may locate and be protected from the intrusion of incompatible land uses. By having such areas available, both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other types of activities which might be incompatible with manufacturing. The elimination of non-manufacturing activities from C-2 district benefits manufacturing activities by removing some possible obstacles to their smooth operation and expansion.

Section 1502: Boundaries of C-2 Districts. The Official Map (Section 2301 of this Ordinance) shows the boundaries of all C-2 districts within Spalding County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

Section 1503: Permitted Uses.

- A. The following **Principal Uses** are permitted in C-2 districts: (#A-01-15, 09/04/01)
1. Manufacturing activity which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions.
 2. Wholesale and Warehousing operation.
 3. Building material yard.
 4. Public garage.
 5. Repair garage.
 6. Newspaper or printing plant.
 7. Off-street parking lot or parking garage.
 8. Armory.
 9. Bottling plant.
 10. Cabinet shop.
 11. Cold storage, ice plant, or freezer locker.
 12. Cosmetic and pharmaceuticals manufacturing.

13. Dairy plant, ice cream manufacturing.
14. Distribution of products or merchandise.
15. Dry cleaning or laundering establishment.
16. Education or training facility.
17. Electrical appliance and equipment sales and repair.
18. Electronic manufacturing and assembly.
19. Fabricating shop such as woodworking, upholstery, or sheet metal shop.
20. Machine shop.
21. Plumbing shop, other contractor—including open storage of materials when located in rear yard.
22. Printing, publishing, reproducing establishment.
23. Sign painting and fabricating shop.
24. Textile manufacturing plant.
25. Baking establishment.
26. Heavy agricultural equipment sales and repair.
27. Truck terminal.
28. Gasoline storage terminal.
29. Tower or antenna meeting the standards and development criteria established in the Spalding County Ordinance to Establish Standards for Telecommunications Antennas and Towers.
30. Acid manufacture and storage.
31. Bulk petroleum plant.
32. Cement, lime, gypsum, or plaster of paris manufacture.
33. Ceramic products manufacture, limited to use of electric kilns.
34. Commercial livestock processing.
35. Concrete, cement products, or clay products manufacture.
36. Feed, grain, or fertilizer manufacture or storage.

37. Food processing plant.
38. Foundry or forging plant.
39. Grain elevator.
40. Ice manufacturing, including dry ice plant.
41. Planing or sawmill.
42. Poultry processing plant .
43. Railroad yard.
44. Recycling center.
45. Rock, sand, or gravel distribution or storage.
46. Tinsmith operation.
47. Roofing operation.
48. Local, State, or Federal government building.
49. Agriculture.
50. Outdoor advertising sign.
51. Group development meeting the following development standards:
 - a. The minimum lot side requirement shall be sufficient so that any structure constructed on said lot or groups of lots can be located so as to meet all setback requirements, parking requirements, and space requirements for loading and unloading for each proposed use, as per the respective zoning district, but in no event shall it be less than two (2) acres.
 - b. All principal buildings established as a part of a group development project shall be accessible to emergency or County service vehicles.
 - c. All buildings and structures established as a part of a group development project shall comply with the established front yard setbacks and exterior side and rear requirements.

- d. All distances between buildings shall comply with the Southern Building Code Congress International (SBCCI) Fire Prevention Code.
 - e. Uses are limited to those Permitted and Special Exception Uses allowed within this district. (#A-99-01, 05/04/99)
52. Animal Hospital or kennel.
 53. Art Studio.
 54. Auto parts retail store.
 55. Bakery.
 56. Bank or financial institution.
 57. Barber/Beauty Shop.
 58. Bed and Breakfast Inn.
 59. Cabinetry Shop.
 60. Catering service.
 61. Clothing store.
 62. Club, private.
 63. College or university.
 64. Crafts.
 65. Crops, growing and sales.
 66. Cultural facility, library, museum.
 67. Dance school or studio.
 68. Dental laboratory.
 69. Department Store.
 70. Driving range.
 71. Dry goods store.
 72. Florist shop.
 73. Flowers, growing and sales.

74. Food store.
75. Garden, growing and sales.
76. Gift shop.
77. Gunsmith.
78. Hospital.
79. Indoor amusement or recreational activities.
80. Laundry.
81. Library.
82. Legal Office.
83. Locksmith.
84. Medical laboratory.
85. Medical office.
86. Messenger service.
87. Music teaching studio.
88. Novelty shop.
89. Office Equipment and supplies.
90. Photography studio.
91. Publicly owned recreation center.
92. Restaurant.
93. Shoe repair shop.
94. Shrubbery, growing and sales.
95. Taxidermist.
96. Tire Store.
97. Group development meeting the following development standards:
 - a. The minimum lot size requirements shall be sufficient so that any structure constructed on said lot or groups or

lots can be located so as to meet all setback requirements, parking requirements, and space requirements for loading and unloading for each proposed use, as per the respective zoning district, but in no event shall it be less than two (2) acres.

- b. All principal buildings established as a part of a group development project shall be accessible to emergency or County service vehicles.
 - c. All buildings and structures established as a part of a group development project shall comply with the established front yard setbacks and exterior side and rear yard requirements.
 - d. All distances between buildings shall comply with the Southern Building Code Congress International (SBCCI) Fire Prevention Code.
 - e. Uses are limited to those Permitted and Special Exception Uses allowed within this district. (#A-99-01, 05/04/99)
98. Church, synagogue, chapel or other place of religious worship including educational building, parsonage, church-related nursery or kindergarten, and other related uses meeting the following development standards:
- a. It must be located on either an arterial or collector road;
 - b. The lot must have a minimum road frontage of 200 feet;
 - c. The lot must have an area of at least two (2) acres.
 - d. All buildings must be located at least fifty (50) feet from any property line;
 - e. No property line on which any proposed church is to be established shall be located within nine hundred (900) feet of the main entrance of an establishment which has been licensed for the sale or consumption of alcoholic beverages.
 - f. No additional approval shall be required for the expansion or modification of any facility, as defined in this Section, which existed as of January 4, 1994 on the property on which it is presently located.
 - g. Nothing herein shall prohibit or preclude a church from being located within a group development without the

necessity of complying with these development standards. (#A-00-09 - 06/05/00)

99. Gasoline Service Station that meets the following development standards:
 - a. All structures, including underground storage tanks, must be placed at least thirty (30) feet from any property line.
 - b. Must be located on a corner lot or on a tract which includes a corner lot.
 - c. Curb cuts must be located at least fifteen (15) feet from the intersection of street lines.
100. Hotels, motels, and bed and breakfasts.
101. Office.
102. Radio station.
103. Auctions.
104. Lodge or club.
105. Funeral Homes.
106. Intermediate Care Home.
107. Nursing Home.
108. Personal Care Home, group or congregate.
109. Day Care Center meeting the following development standards:
 - a. Compliance with the rules promulgated by the Georgia Department of Human Resources where applicable.
110. Pawn shops, provided no unenclosed, outside storage shall be permitted on the premises. (#A-01-09, 06/04/01)
111. Any retail business or service which has continuous, unenclosed outside storage.
112. Automobile and Truck sales.
113. Boat sales.
114. Commercial kennels.
115. Farmers' Markets.

116. Feed and seed stores.
117. Major automotive repair.
118. Mini-warehouses and warehouses.
119. Mobile home sales lots.
120. Outdoor theaters.
121. Recreational vehicle sales and service.
122. Tire retreading.
123. Used car and truck sales.
124. Expansion of a detached single family dwelling, as defined in Section 203(L) of this Ordinance, which is being used for residential purposes, including the expansion of any accessory building, as defined in Section 202(O) of this Ordinance. (#A-01-20, 02/04/02)
125. Loft Residential Development meeting the following development standards: (#A-03-03, 03/17/03)
 - a. Minimum dwelling heated area of 1,000 square feet.
 - b. Maximum Density: Six (6) units per net developable acre, where public sewage and water are provided. Where public sewage and water are not provided, densities must meet the requirement of the Spalding County Health Department, but may not be greater than six (6) dwelling units per net acre.

B. The following Principal Uses are permitted as Special Exceptions in C-2 districts:

1. Airport, heliport.
2. *Reserved.*
3. Central mixing plant for cement, mortar, plaster, or housing materials.
4. Development of natural resources—including the removal of minerals and natural materials. This includes appurtenant buildings and machinery. Such an activity must meet the following development standards:
 - a. At the time of application for the Building Permit, the owners or operators of the quarry must present to the Administrative Officer documentation which confirms that

a permit has been issued in accordance with the Georgia Surface Mining Act of 1968, as amended.

5. Asphalt plants.
 6. Manufacturing activity which may cause noise, vibrations, smoke, gas, fumes, odor, dusts, fire hazard, or other objectionable conditions.
 7. Utility substation meeting the following development standards:
 - a. Structures must be placed at least thirty (30) feet from all property lines.
 - b. Structures must be enclosed by a woven wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with a masonry footing.
 - c. No vehicles or equipment may be stored on the lot.
 - d. A buffer, as provided in Section 405 of this Ordinance, must be maintained along the side and rear property lines.
 - e. All other development standards as enumerated in Section 1504 are waived, except for J., M., T., and X.
 - f. In the event that the Special Exception required hereunder is approved, the aforementioned development standards (a., b., c., d., e) shall not be waived. (#A-01-06, 5/07/01)
 8. Solid Waste Disposal Facility, meeting the following criteria: (#A-03-18, 07/21/03)
 - a. The site must be geotechnically suitable as defined by the County's Solid Waste Management Plan.
 - b. No approval shall be issued for a facility that is located within one-half (1/2) mile of an adjoining county without the applicant's first receiving the express approval of the governing authority of that adjoining county.
 - c. All solid waste disposal facilities shall comply with the applicable requirements of the Georgia Solid Waste Management Act of 1990, as amended.
- C. The following Accessory Uses are permitted in C-2 districts:
1. Those determined by the Administrative Officer to be customarily appurtenant to those uses permitted in this district.

- 2. Tower, domestic or antenna, domestic.
- D. The following **Accessory Uses** are permitted as **Special Exceptions** in C-2 districts:
 - 1. Tower or antenna meeting the standards and development criteria established in the Spalding County Ordinance to Establish Standards for Telecommunications Antennas and Towers.
- E. All **Accessory Uses** must meet the following standards:
 - 1. They may not be located closer than five (5) feet to any property line.
 - 2. Accessory buildings not attached to the principal building must be located at least twelve (12) feet from the principal building on the lot.
- F. All uses not permitted within C-2 districts by this Section are specifically prohibited.

Section 1504 Development Standards for C-2 Districts. In addition to the development standards contained in Article 4 of this Ordinance, the following standards are required within C-2 districts:

- A. **Minimum Heated Floor Area for Buildings:** None.
- B. **Minimum Lot Area:**
 - 1. Unsewered Areas: As specified by the Spalding County Health Department, but in no case less than two (2) acres.
 - 2. Sewered Areas: One (1) acre.
- C. **Minimum Lot Width:** 100 feet.
- D. **Minimum Front-Yard Depth:** 70 feet.
- E. **Minimum Side-Yard Depth:** 30 feet if side lot line adjoins a C-2 zoned district; however, if side lot line adjoins any other district, minimum required side yard is 100 feet.
- F. **Minimum Rear-Yard Depth:** 35 feet if rear lot line adjoins C-1B or C-2 district; however, if rear lot

line adjoins any other district, minimum required rear yard is 100 feet.

- G. **Maximum Bldg. Height:** 60 feet, provided the respective structure is serviced by an approved sprinkler fire suppression system. In structures that are not serviced by an approved sprinkler fire suppression system, the maximum building height shall be 35 feet. This height limit does not apply to projections affixed to buildings, which projection is not intended for human habitation. (#A-01-13, 09/04/01)
- H. **Minimum Frontage Width:** 100 feet.
- I. **Sight Distance:** Within 30 feet of the pavement edge, plants cannot be of a type which will exceed a height of 30 inches at maturity and/or a trunk diameter of 4 inches. There may be some flexibility in regard to the maximum trunk diameter when protected by a guardrail or some other suitable type barrier beyond 30 feet from pavement edge. Almost any type of planted vegetation is permissible.
- J. **Applicability to Land and Buildings:** No building, structure or land may be used or occupied—and no building or structure or part of a building or structure may be erected, constructed, reconstructed, moved, or structurally altered—unless in conformity with all of the regulations specified for the district in which it is located.
- K. **Every Use Must Be on a Lot:** No building or structure may be erected or use established unless upon a lot as defined by this Ordinance.
- L. **Only One Principal Building Per Lot:** Only 1 principal building and its accessory buildings may be erected on any lot, except for planned developments or as otherwise provided.
- M. **Open Space Not to Be Encroached Upon:** No open space may be encroached upon or reduced in any manner except in conformity with the yard, setback, off-street parking spaces, and other such required development standards contained in the Ordinance. Shrubbery, driveways, retaining walls, fences, curbs, and buffers (see definition in Article 2) are not considered to be encroachments of yards. Open space areas as required by this Ordinance must be permanently maintained as open space in accordance with the requirements of this Ordinance.
- N. **Reduction of Yards or Lot Area:** Except as otherwise provided in this Ordinance, a lot existing at the time of passage of this Ordinance may *not* be reduced, divided, or changed so as to produce a tract of land

which does not comply with the minimum dimension or area requirements of this Ordinance for the district in which it is located unless that reduction or division is necessary to provide land which is needed and accepted for public use.

- O. **Lots with Multiple Frontage:** In the case of a corner lot or double frontage lot, front yard setback requirements apply to all lot lines abutting a street.
- P. **Landlocked Lots:** In the case of a landlocked lot (lot without direct access to a public street or road) lawfully existing as of the effective date of this Ordinance, the property owner is entitled to 1 Building Permit, as long as all of the following requirements are met:
1. No other principal building exists or is being constructed on the property.
 2. No other valid Building Permit has been issued prior to the effective date of this Ordinance and is currently valid.
 3. The property was and continues to be under single ownership since the effective date of this Ordinance.
 4. The property owner has acquired a 30 foot easement to City-, County-, or State-maintained street, and the easement has been duly recorded and made a part of the property deed.
 5. In the event the property is divided, no additional permits will be issued.
- Q. *(Reserved)*
- R. **Yards and Other Spaces:** No part of a yard, other open space, off-street parking, or loading space required for another building may be included as a part of the yard, off-street parking, or loading space required for another building, except as specifically provided for in this Ordinance.
- S. **Substandard Lots:** Any lot existing at the time of the adoption of this Ordinance, which has an area or a width which is less than required by this Ordinance, is subject to the following exceptions and modifications:
(#A-04-11, 06-07-04)
1. **Single Lot:** When a lot has an area or frontage which does not conform with the requirements of the district in which it is located, but was a lot at the effective date of this Ordinance, such a lot may be used for any use allowed in the zoning district in which it is located as long as all other requirements of this Ordinance are met.

- T. **Encroachment on Public Rights of Way:** No building, structure, service area, required off-street parking, or loading/unloading facility is permitted to encroach on public rights of way.
- U. **Physical Design Standards:** Minimum design standards for driveways, loading areas, and other such physical site improvements are contained in applicable development regulations of Spalding County. Consult the Administrative Officer for specific requirements.
- V. **Off-Street Parking and Service Requirements:** Minimum standards for Off-Street Parking and Service Requirements are contained in the Spalding County Standard for Off-street Parking and Service Facilities (Appendix G).
- W. **Other Applicable Development Regulations:** Information concerning any other applicable development regulations may be obtained from the Administrative Officer.
- X. **Signs:** Minimum design and location standards are contained in the Spalding County Sign Ordinance (See Appendix E). Consult that document for specific requirements.
- Y. **Yards Abutting Railroads:** Side yards and rear yards are not required adjacent to railroad right of way.

SPALDING COUNTY
STATE OF GEORGIA

RESOLUTION

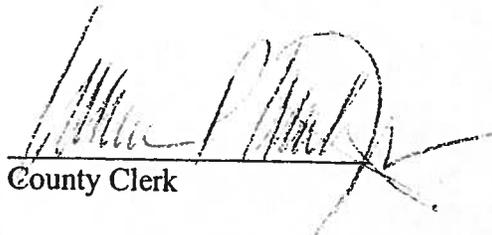
WHEREAS, with the passage of the Georgia Comprehensive Solid Waste Management Act of 1990, all of Georgia's 159 counties and 529 cities were required to complete a Solid Waste Management Plan in order to remain "Qualified Local Governments." Each of these local governments must maintain that status in order to remain eligible for a range of state and federal assistance programs; AND,

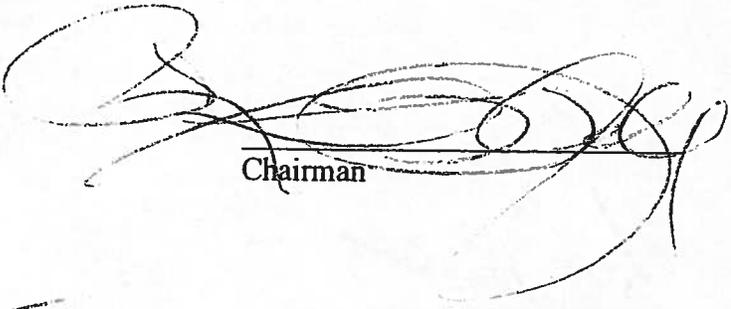
WHEREAS, the McIntosh Trail Regional Development Center of has been engaged to draft an update to the Solid Waste Management Plan in accordance with said Georgia Comprehensive Solid Waste Management Act of 1990, AND

WHEREAS, an advisory committee was created of both public and governmental officials to facilitate in the planning process for the Draft Spalding County Multijurisdictional Solid Waste Management Plan Update 2004 that includes the Cities of Orchard Hill and Sunny Side,

NOW, THEREFORE be it resolved that the Board of Commissioners of Spalding County herewith transmit the Draft Spalding County Multijurisdictional Solid Waste Management Plan Update 2004 to the McIntosh Trail Regional Development Center and the Georgia Department of Community Affairs for review and approval as prescribed by the laws of the State of Georgia.

Approved this 18th day of October, 2004


County Clerk


Chairman

SPALDING COUNTY
STATE OF GEORGIA

RESOLUTION

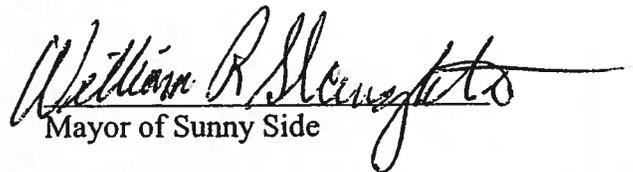
WHEREAS, with the passage of the Georgia Comprehensive Solid Waste Management Act of 1990, all of Georgia's 159 counties and 529 cities were required to complete a Solid Waste Management Plan in order to remain "Qualified Local Governments." Each of these local governments must maintain that status in order to remain eligible for a range of state and federal assistance programs; AND,

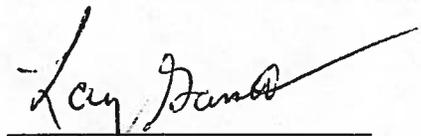
WHEREAS, the McIntosh Trail Regional Development Center of has been engaged to draft an update to the Solid Waste Management Plan in accordance with said Georgia Comprehensive Solid Waste Management Act of 1990, AND

WHEREAS, an advisory committee was created of both public and governmental officials to facilitate in the planning process for the Draft Spalding County Multijurisdictional Solid Waste Management Plan Update 2004 that includes the Cities of Orchard Hill and Sunny Side,

NOW, THEREFORE be it resolved that the Mayor and Council for the City of Sunny Side herewith transmit the Draft Spalding County Multijurisdictional Solid Waste Management Plan Update 2004 to the McIntosh Trail Regional Development Center and the Georgia Department of Community Affairs for review and approval as prescribed by the laws of the State of Georgia.

Approved this 19TH day of Oct., 2004


Mayor of Sunny Side


City Clerk

RESOLUTION

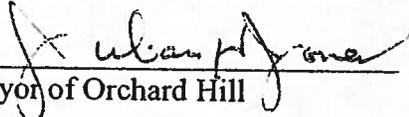
WHEREAS, with the passage of the Georgia Comprehensive Solid Waste Management Act of 1990, all of Georgia's 159 counties and 529 cities were required to complete a Solid Waste Management Plan in order to remain "Qualified Local Governments." Each of these local governments must maintain that status in order to remain eligible for a range of state and federal assistance programs; AND,

WHEREAS, the McIntosh Trail Regional Development Center of has been engaged to draft an update to the Solid Waste Management Plan in accordance with said Georgia Comprehensive Solid Waste Management Act of 1990, AND

WHEREAS, an advisory committee was created of both public and governmental officials to facilitate in the planning process for the Draft Spalding County Multijurisdictional Solid Waste Management Plan Update 2004 that includes the Cities of Orchard Hill and Sunny Side,

NOW, THEREFORE be it resolved that the Mayor and Council for the City of Orchard Hill herewith transmit the Draft Spalding County Multijurisdictional Solid Waste Management Plan Update 2004 to the McIntosh Trail Regional Development Center and the Georgia Department of Community Affairs for review and approval as prescribed by the laws of the State of Georgia.

Approved this 20 day of October, 2004


Mayor of Orchard Hill


City Clerk

**RESOLUTION FOR THE
ADOPTION OF THE
2004 MULTIJURISDICTIONAL SOLID WASTE MANAGEMENT PLAN**

WHEREAS, notice has been received that the 2004 Multijurisdictional Solid Waste Management Plan is in compliance with the Minimum Planning Standards and Procedures for Solid Waste Management; and

WHEREAS, the 2004 Multijurisdictional Solid Waste Management Plan is in agreement with the goals as set forth by the governing officials for Spalding County; and

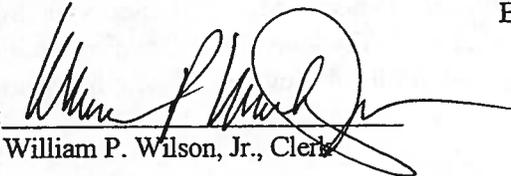
NOW THEREFORE BE IT RESOLVED, that Spalding County does hereby adopt the 2004 Multijurisdictional Solid Waste Management Plan.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Spalding County, Georgia on the 18th day of January, 2005.



Chairman, Board of Commissioners
Edward Goss, Jr.

Attest:



William P. Wilson, Jr., Clerk

Certification

I hereby certify that I am an officer of the public entity shown below and that I hold the title indicated. The 114 pages attached hereto are true, correct, and accurate copies of the original and current adopted Solid Waste Management Plan for Spalding County and the cities therein as documented and maintained in my office.


Jennifer Szabo, Program Coordinator
Office of Environmental Management
Georgia Department of Community Affairs

Sworn to and subscribed
Before me this 4th day
of January , 2010.


Notary Public

JO M. PONCE
Notary Public, Cobb County, Georgia
My Commission Expires Feb. 17, 2012

APPENDIX D

**NOTICE OF PUBLIC HEARINGS
AND SIGN-IN SHEETS**

PUBLIC HEARING
SPALDING COUNTY MULTIJURISDICTIONAL
SOLID WASTE STWP UPDATE
Tuesday, December 30, 2003 - 2:00 p.m. - Spalding County Annex

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Bob Morgan	19 Johnston Rd. Griffin, GA.	770-412-8746
Kevin Barkley	P.O. Box T Griffin, GA 30224	229-6421
H.G. Reid	P.O. Box T Griffin, GA 30224	229-6624
J Crane	1515A Williamson Rd 30224	467-4774
Chuck Taylor	119 E. Solomon St Griffin GA 30224	
Fred Betz	109 Four Oaks Dr Griffin, GA 30224	
William Wilson	PO Box 1087 Griffin GA	770-467-4233
Tim Brantley	PO Box 818 - Griffin, GA	7-227-6300
Jim Garrison	PO Box 1087 Griffin	770-467-4222
boomorgan1@PeoplePC.com		
Kevin Barkley + H.G. Reid on system		
Betz - TSLBTZ@AOL		
Chuck Taylor ctaylor@spaldingcounty.com		
Tim Crane spalpwr@mindspilling.com		
William Wilson wwilson@spaldingcounty.com		
jbrantley@cityofgriffin.com		
jgarrison@spaldingcounty.com		

**SPALDING COUNTY
SOLID WASTE ADVISORY COMMITTEE
FOR THE 2004 UPDATE TO
SPALDING COUNTY MULTIJURISDICTIONAL
SOLID WASTE MANAGEMENT PLAN
INCLUDING THE CITIES OF ORCHARD HILL AND SUNNY SIDE**

Kevin Barkley

Ivan Betz

James Channell

Tim Crane

Jinna Garrison

Julian Jones

Bob Morgan

George Reid

Billy Slaughter

Chuck Taylor

William Wilson

APPENDIX G

McINTOSH TRAIL RDC LOCAL REVIEW FORMS

**NOTIFICATION OF LOCAL SOLID WASTE MANAGEMENT PLAN
SUBMITTAL AND REGIONAL REVIEW HEARING/COMMENT OPPORTUNITY**

Date of Submittal: October 20, 2004

**Submitting Local
Government**

Address:	Spalding County P. O. Box 1087 Griffin, GA 30224	City of Orchard Hill P. O. Box 448 Orchard Hill, GA 30266	City of Sunny Side 4924 Old Atlanta Road Sunnyside, GA 30284
Phone:	770-467-4232	770-228-3411	770-227-7660

Contact Person: William Wilson, County Manager

New Local Plan: **Joint Plan** **Single Jurisdiction**
 Capital Improvements Element
 Local Plan Amendment (Single Jurisdiction)
 Local Plan Update: **Joint Plan** **Single Jurisdiction**

Regional Review Hearing Date and Time: Friday, November 5, 2004 - 9:00 a.m.

Place of Regional Hearing: McIntosh Trail Regional Development Center
120 North Hill Street
Griffin, GA 30224

Description of General Nature of Plan: Spalding County and the Cities of Orchard Hill and Sunny Side have completed a 10-year update to its Multijurisdictional Solid Waste Management Plan.

Reviewing Regional Development Center: McIntosh Trail Regional Development Center

Contact Person: Jeannie R. Brantley, Economic Development Specialist
Address: McIntosh Trail RDC
P. O. Box 818, 120 North Hill Street
Griffin, GA 30224
Phone: 770-227-6300

PROCEDURAL AND PUBLIC HEARING REQUIREMENTS

Spalding County Multijurisdictional Solid Waste Management Plan
Including the Cities of Orchard Hill and Sunny Side

Local Government Transmittal and Public Hearings:

- √ Official Transmittal Letter from Submitting Local Government(s) Received by RDC with Solid Waste Management Plan Update Submittal
- √ Letter States that Two Required Local Public Hearings Were Held:
 - First Hearing: Tuesday, December 30, 2003 - 2:00 pm
 - Second Hearing: Thursday, October 14, 2004 - 2:00 pm
- √ Inventory and Analysis
- √ Identification of Needs and Goals
- √ Implementation Strategy

RDC SOLID WASTE MANGEMENT PLAN REVIEW CHECKLIST

Date: February 8, 2005

Name of Government(s): City of Griffin

Type of Solid Waste Management Plan Submittal:

- New Solid Waste Management Plan
- Solid Waste Management Plan Amendment
- Solid Waste Management Plan Update

RDC Public Hearing Date: February 4, 2005

Reconsideration Hearing Date: _____

RDC Local Plan Review Completion Date: February 8, 2005

Materials Forwarded to DCA

- Copy of Solid Waste Management Plan
- Copy of Solid Waste Management Plan Review Checklist
- Copy of RDC Findings and Recommendations

RDC Recommendation:

- Solid Waste Management Plan is in Compliance with the Minimum Planning Standards and Procedures for Solid Waste Management**
- Solid Waste Management Plan is not in Compliance with the Minimum Planning Standards and Procedures for Solid Waste Management**

Authorized RDC Representative: Jeannie R. Brantley

Signature: _____ Date: _____

Reviewing RDC: McIntosh Trail Regional Development Center

Date Review Forwarded to DCA: February 8, 2005

Contact Person: Jeannie R. Brantley Phone: 770-227-6300



GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS

Mike Beatty
COMMISSIONER

Sonny Perdue
GOVERNOR

February 7, 2005

Honorable Robert G. Morgan
Mayor, City of Orchard Hill
Post Office Box 448
Orchard Hill, Georgia 30266-0448

Dear Mayor Morgan:

We have received notification that Spalding County and the cities of Orchard Hill and Sunny Side have adopted the **2005 – 2014** Solid Waste Management Plan that meets the Minimum Planning Standards and Procedures for Solid Waste Management. Accordingly, it is my pleasure to notify you that Spalding County and the cities of Orchard Hill and Sunny Side have regained eligibility for solid waste permits, grants, and loans.

As you have experienced, in addition to proper and thorough long-range planning, effective solid waste management requires the ability to adapt when circumstances indicate that such action is necessary. Through continued review, and revision when necessary, solid waste planning provides your local government with more control over its destiny and assists you in dealing more effectively with both short-term and long-term management decisions.

We commend you for your hard work and dedication. If you have any questions regarding your solid waste management plan, please call Mary Harrington in our Office of Environmental Management at (404) 679-3144.

Sincerely,

Mike Beatty
Commissioner

MB/meh

cc: Lanier E. Boatwright, Jr., Executive Director, McIntosh Trail RDC



GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS

Mike Beatty
COMMISSIONER

Sonny Perdue
GOVERNOR

February 7, 2005

Honorable Larry Gossett
Mayor, City of Sunny Side
City Hall
Sunny Side, Georgia 30284-9999

Dear Mayor Gossett:

We have received notification that Spalding County and the cities of Orchard Hill and Sunny Side have adopted the **2005 – 2014** Solid Waste Management Plan that meets the Minimum Planning Standards and Procedures for Solid Waste Management. Accordingly, it is my pleasure to notify you that Spalding County and the cities of Orchard Hill and Sunny Side have regained eligibility for solid waste permits, grants, and loans.

As you have experienced, in addition to proper and thorough long-range planning, effective solid waste management requires the ability to adapt when circumstances indicate that such action is necessary. Through continued review, and revision when necessary, solid waste planning provides your local government with more control over its destiny and assists you in dealing more effectively with both short-term and long-term management decisions.

We commend you for your hard work and dedication. If you have any questions regarding your solid waste management plan, please call Mary Harrington in our Office of Environmental Management at (404) 679-3144.

Sincerely,

Mike Beatty
Commissioner

MB/meh

cc: Lanier E. Boatwright, Jr., Executive Director, McIntosh Trail RDC



GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS

Mike Beatty
COMMISSIONER

Sonny Perdue
GOVERNOR

February 7, 2005

Honorable Edward Goss, Jr.
Chairman, Spalding County Commission
Post Office Box 1087
Griffin, Georgia 30224-1087

Dear Commissioner Goss:

We have received notification that Spalding County and the cities of Orchard Hill and Sunny Side have adopted the **2005 – 2014 Solid Waste Management Plan** that meets the Minimum Planning Standards and Procedures for Solid Waste Management. Accordingly, it is my pleasure to notify you that Spalding County and the cities of Orchard Hill and Sunny Side have regained eligibility for solid waste permits, grants, and loans.

As you have experienced, in addition to proper and thorough long-range planning, effective solid waste management requires the ability to adapt when circumstances indicate that such action is necessary. Through continued review, and revision when necessary, solid waste planning provides your local government with more control over its destiny and assists you in dealing more effectively with both short-term and long-term management decisions.

We commend you for your hard work and dedication. If you have any questions regarding your solid waste management plan, please call Mary Harrington in our Office of Environmental Management at (404) 679-3144.

Sincerely,

Mike Beatty
Commissioner

MB/meh

cc: Lanier E. Boatwright, Jr., Executive Director, McIntosh Trail RDC



McIntosh Trail

Regional Development Center

Bobby Burnette, Chairman

Lanier E. Boatwright, Executive Director

January 25, 2005



Mr. Rick Brooks
Director
Planning and Environmental Management Division
Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, GA 30329-2231

Dear Mr. Brooks

Please be advised that the Spalding County Board of Commissioners have adopted the resolution concerning their Multijurisdictional Solid Waste Management Plan. This action was taken on January 18, 2005. We have enclosed copies of the resolutions from Spalding County, the City of Orchard Hill and the City of Sunny Side.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Lanier E. Boatwright
Executive Director

LEB/je

Enclosure

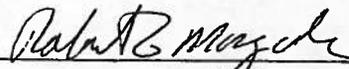
**RESOLUTION FOR THE
ADOPTION OF THE
2004 MULTIJURISDICTIONAL SOLID WASTE MANAGEMENT PLAN**

WHEREAS, notice has been received that the 2004 Multijurisdictional Solid Waste Management Plan is in compliance with the Minimum Planning Standards and Procedures for Solid Waste Management; and

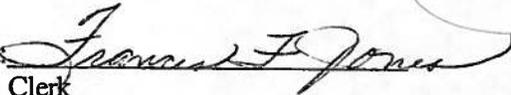
WHEREAS, the 2004 Multijurisdictional Solid Waste Management Plan is in agreement with the goals as set forth by the governing officials for the City of Orchard Hill; and

NOW THEREFORE BE IT RESOLVED, that the City of Orchard Hill does hereby adopt the 2004 Multijurisdictional Solid Waste Management Plan as prescribed by the laws of the State of Georgia.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Orchard Hill, Georgia on the 18th day of January, 2005.



Mayor, City of Orchard Hill

Attest: 
Clerk

770 2283411

**RESOLUTION FOR THE
ADOPTION OF THE
2004 MULTIJURISDICTIONAL SOLID WASTE MANAGEMENT PLAN**

WHEREAS, notice has been received that the 2004 Multijurisdictional Solid Waste Management Plan is in compliance with the Minimum Planning Standards and Procedures for Solid Waste Management; and

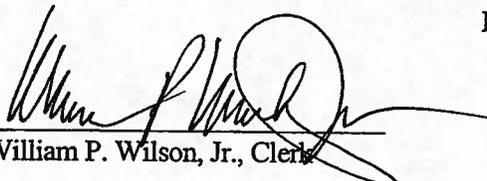
WHEREAS, the 2004 Multijurisdictional Solid Waste Management Plan is in agreement with the goals as set forth by the governing officials for Spalding County; and

NOW THEREFORE BE IT RESOLVED, that Spalding County does hereby adopt the 2004 Multijurisdictional Solid Waste Management Plan.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Spalding County, Georgia on the 18th day of January, 2005.



Chairman, Board of Commissioners
Edward Goss, Jr.

Attest: 

William P. Wilson, Jr., Clerk

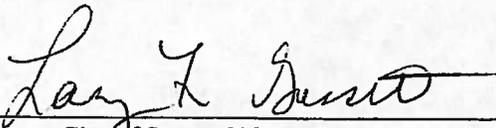
**RESOLUTION FOR THE
ADOPTION OF THE
2004 MULTIJURISDICTIONAL SOLID WASTE MANAGEMENT PLAN**

WHEREAS, notice has been received that the 2004 Multijurisdictional Solid Waste Management Plan is in compliance with the Minimum Planning Standards and Procedures for Solid Waste Management; and

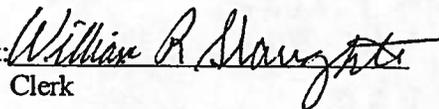
WHEREAS, the 2004 Multijurisdictional Solid Waste Management Plan is in agreement with the goals as set forth by the governing officials for the City of Sunny Side; and

NOW THEREFORE BE IT RESOLVED, that the City of Sunny Side does hereby adopt the 2004 Multijurisdictional Solid Waste Management Plan as prescribed by the laws of the State of Georgia.

IN WITNESS WHEREOF, this resolution has been duly adopted by the governing authority of Sunny Side, Georgia on the 18th day of January, 2005.



Mayor, City of Sunny Side

Attest: 
Clerk

SPALDING COUNTY
BOARD OF COMMISSIONERS

Edward Goss, Jr., CHAIRMAN
Eddie L. Freeman, VICE CHAIRMAN
Cecil L. Davis
Gwen Flowers-Taylor
Johnie A. McDaniel



COUNTY MANAGER
William P. Wilson, Jr.
COUNTY ATTORNEY
James R. Fortune, Jr.

January 21, 2005

JAN 24

Mr. Lanier Boatwright
Executive Director
McIntosh Trail Regional Development Center
P.O. Box 818
Griffin, GA 30224-0818

RE: Multijurisdictional Solid Waste Management Plans

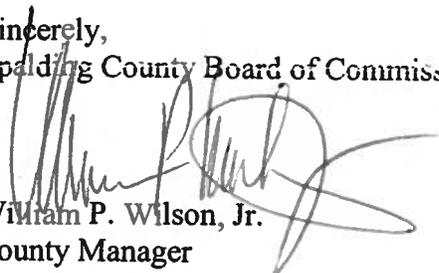
Dear Mr. Boatwright:

The Spalding County Board of Commissioners, at its January 18, 2005 meeting, unanimously voted to adopt the 2004 Multijurisdictional Solid Waste Management Plan, and a copy of that executed resolution is enclosed for submission.

Enclosed also are copies of the executed Resolution from the City of Orchard Hill and the City of Sunny Side for submission. This should return us to Qualified Local Government status.

If you have any questions, or need additional information, please let me know.

Sincerely,
Spalding County Board of Commissioners


William P. Wilson, Jr.
County Manager

/taw

c: Board of Commissioners
Frances Jones
Billy Slaughter
File



GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

Mike Beatty
COMMISSIONER

Sonny Perdue
GOVERNOR

December 29, 2004

Lanier E. Boatwright, Jr.
Executive Director, McIntosh Trail RDC
Post Office Box 818
Griffin, Georgia 30224-0021

Dear Lanier,

Our staff has reviewed the 2004 Solid Waste Management Plan for Spalding County and the cities of Orchard Hill and Sunny Side. We find the plan to be in compliance with the Minimum Planning Standards and Procedures for Solid Waste Management, but have the following advisory comments for you to consider:

- The Minimum Planning Standards require that haulers be listed with an address, but page 21 of the plan states: "Because Spalding County does not regulate private haulers who enter the county to conduct business, it is difficult to determine the specific location each hauler utilizes to dispose of waste collected." We recommend that the County take notice of haulers and their waste disposal destinations in order to avoid potential illegal dumping issues and to fulfill the requirements of the Minimum Planning Standards.
- The Implementation Schedule indicates that the County does not plan to develop a disposal contingency plan until 2009, but page 21 states "In the unfortunate event that an interruption [*for waste disposal*] does occur, the County will enter into an interim agreement with the Cedar Grove Municipal Solid Waste Landfill in adjacent Lamar County for the disposal of its municipal solid waste." We recommend that the County develop a disposal contingency plan sooner rather than later.
- The Implementation Schedule also states that the County won't develop specific landfill siting criteria until 2007. We recommend that the County develop specific landfill siting criteria as soon as possible in the event that a waste management company seeks to site a facility in Spalding County before 2007.

As soon as we receive notification that Spalding County and the cities of Orchard Park and Sunny Side have adopted the 2004 Solid Waste Management Plan, we will send official notification of their eligibility to receive solid waste permits, grants, and loans.

Sincerely,

Rick Brooks, Director
Planning and Environmental Management Division

RB/meh



McIntosh Trail

Regional Development Center

Bobby Burnette, Chairman
Lanier E. Boatwright, Executive Director

November 22, 2004

Mr. Randy Hartman
Director of Environmental Management
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

RE: Spalding County Multijurisdictional Solid Waste Management Plan
Including the Cities of Orchard Hill and Sunny Side

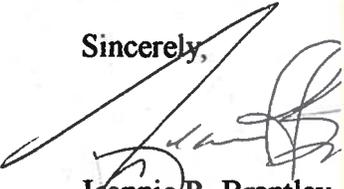
Dear Mr. Hartman:

Enclosed is the above referenced solid waste management plan being submitted for your review and approval. McIntosh Trail RDC has reviewed the Plan for compliance with the Georgia Comprehensive Solid Waste Management Act of 1990 and the Minimum Planning Standards and Procedures for Solid Waste Management (as revised). The Plan is determined to be in compliance and should have any negative impact upon the region.

If you have any questions concerning this Plan, please do not hesitate to contact me utilizing the following:

Jeannie R. Brantley
Economic Development Specialist
McIntosh Trail RDC
P. O. Box 818 - Griffin, GA 30224

Sincerely,


Jeannie R. Brantley
Economic Developn

Enclosures

Re letter: Dec 29, 2004

2004 NOV 23 PM 12: 34

In database

**NOTIFICATION OF LOCAL SOLID WASTE MANAGEMENT PLAN
SUBMITTAL AND REGIONAL REVIEW HEARING/COMMENT OPPORTUNITY**

2004 OCT 29 PM 4: 34

Date of Submittal: October 20, 2004

**Submitting Local
Government**

Address:	Spalding County P. O. Box 1087 Griffin, GA 30224	City of Orchard Hill P. O. Box 448 Orchard Hill, GA 30266	City of Sunny Side 4924 Old Atlanta Road Sunnyside, GA 30284
Phone:	770-467-4232	770-228-3411	770-227-7660

Contact Person: William Wilson, County Manager

New Local Plan: Joint Plan Single Jurisdiction
 Capital Improvements Element
 Local Plan Amendment (Single Jurisdiction)
 Local Plan Update: Joint Plan Single Jurisdiction

Regional Review Hearing Date and Time: Friday, November 5, 2004 - 9:00 a.m.

Place of Regional Hearing: McIntosh Trail Regional Development Center
120 North Hill Street
Griffin, GA 30224

Description of General Nature of Plan: Spalding County and the Cities of Orchard Hill and Sunny Side have completed a 10-year update to its Multijurisdictional Solid Waste Management Plan.

Reviewing Regional Development Center: McIntosh Trail Regional Development Center

Contact Person: Jeannie R. Brantley, Economic Development Specialist
Address: McIntosh Trail RDC
P. O. Box 818, 120 North Hill Street
Griffin, GA 30224
Phone: 770-227-6300